Apex Town Council Meeting

Tuesday, January 21, 2020

Jacques K. Gilbert, Mayor
Nicole L. Dozier, Mayor Pro Tempore
Brett D. Gantt, Audra M. Killingsworth, Cheryl F. Stallings, and Terry Mahaffey, Council Members
Drew Havens, Town Manager
Shawn Purvis, Assistant Town Manager
Marty Stone, Assistant Town Manager
Donna B. Hosch, MMC, NCCMC, Town Clerk
Laurie L. Hohe, Town Attorney

The Regular Meeting of the Apex Town Council scheduled for Tuesday, January 21, 2020, at 6:00 PM will be held in the Council Chamber of Apex Town Hall, 73 Hunter Street. The meeting will adjourn when all business is concluded or at 10:00 PM, whichever comes first.

COMMENCEMENT

Call to Order : Invocation : Pledge of Allegiance

PRESENTATIONS

Mayor Jacques K. Gilbert

Presentation of a Resolution declaring February African-American/Black History Month in Apex

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 Hosch, Town Clerk

Motion to approve Apex Tax Report dated December 3, 2019

CN2 Mayor Jacques K. Gilbert

Motion to approve appointments to the Tree Citizen Advisory Panel

CN3 Dianne Khin, Planning and Community Development Director

Motion to adopt a Resolution Directing the Town Clerk to Investigate Petition Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a Resolution Setting Date of Public Hearing on the Question of Annexation – Apex Town Council's intent to annex DRP NC

4, LLC (Roberts Crossing) property containing 27.75 acres located at 0, 7013, 7019, 7021, 7029 and 7113 Roberts Road , Annexation #675 into the Town's corporate limits.

CN4 Steve Maynard, Purchasing and Contracts Manager

Motion to award contract to Stella-Jones for the purchase of utility poles and authorization for the Town Manager to sign said contract

CN5 Steve Adams, Utilities Acquisition Specialist

Motion to approve abandonment of the greenway area shown on Book of Maps 2016 Page 751 labeled "New Town of Apex & Cary Greenway Easement 10,190SF/0.234AC"

CN6 Dennis Brown, Construction Project Manager

Motion to approve and authorize the Town Manager to execute Amendment GMP 1 with Construction Manager at Risk, J M Thompson, in amount of $9,219,199.39 for the new Pleasant Park Project. This is Guaranteed Maximum Price 1 (GMP 1) which includes site grading, utilities and retaining walls. The final Guaranteed Maximum Price will be added to this contract by an amendment after subcontractor bidding is completed for all other items required for the project.

CN7 Brian Meyer, Assistant Town Attorney; and John Letteney, Police Chief

Motion to approve an Ordinance amending Chapter 20, Article X, "Parades and Demonstrations", of the Town of Apex Code of Ordinances.

REGULAR MEETING AGENDA

Mayor Gilbert will call for additional Agenda items from Council or Staff and set the Agenda prior to taking action

PUBLIC FORUM

Public Forum allows the public an opportunity to address the Town Council. The speaker is requested not to address an item that appears as a Public Hearing 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 Dianne Khin, Planning and Community Development Director

Public Hearing and possible motion to adopt an Ordinance on the Question of Annexation – Apex Town Council's intent to annex Iron Gate Subdivision properties located at 1003, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1026, 1027, 1029, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1052, 1053 & 1055, Irongate Drive, 1735, 1801 & 1805, Tingen Road, 2001 & 2002 Reedy Court, 3001, 3002, 3003, 3004, 3005 & 3006 River Circle and 2701 Veridea Parkway, Annexation #672 into the Town's corporate limits.

PH2 Dianne Khin, Planning and Community Development Director

Public Hearing and possible motion to adopt an Ordinance on the Question of Annexation – Apex Town Council's intent to annex Robert and Amy Rossi (existing single-family dwelling) property containing 2.87 acres located at 7109 Beaver Trail, Annexation #683 into the Town's corporate limits.

PH3 Sarah Rayfield, Senior Planner

Public Hearing and possible motion to approve Rezoning Application #19CZ12 Kissena Lane PUD. The applicant, Hector Cuales, seeks to rezone approximately 1.74 acres located at 0 & 1105 Tingen Road (PINs 0741361302, 0741269237, & 0741268380) from Residential Agricultural (RA) and High Density Single-family Residential (HDSF) to Planned Unit Development-Conditional Zoning (PUD-CZ).

PH4 Lauren Staudenmaier, Planner I

Public Hearing and possible motion to approve an amendment to the 2045 Land Use Map and Rezoning Application #19CZ24 Upchurch-Williams House. The applicant, Cara Powell, seeks to amend the 2045 Land Use Map from Medium/High Density Residential to Office Employment and to rezone approximately 5.50 acres for the property located at 7213 Roberts Road, from Rural Residential (RR) to Office and Institutional-Conditional Zoning (O&I-CZ).

OLD BUSINESS

UNFINISHED BUSINESS

NEW BUSINESS

NB1 Dianne Khin, Planning and Community Development Director

Possible motion to authorize Historical Marker Program within Apex's jurisdiction.

NB2 Marty Stone, Assistant Town Manager

Discussion and possible motion to amend Section 14-17.2 of the Code of Ordinances of the Town of Apex to restrict firearms and deadly weapons on town property.

CLOSED SESSION

WORK SESSION

ADJOURNMENT

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PRESENTATION

Meeting Date: January 21, 2020

Item Details

Presenter(s): Mayor Jacques K. Gilbert

Department(s): Governing Body

Requested Motion

Presentation of a Resolution declaring February African-American/Black History Month in Apex

Approval Recommended?

N/A

Item Details

N/A

Attachments

- Resolution 20-0121-02

RESOLUTION NO. 20-0121-02

A RESOLUTION DECLARING FEBRUARY
AFRICAN-AMERICAN/BLACK HISTORY MONTH IN APEX

WHEREAS, Black History Month is an annual observance in Canada, the Republic of Ireland, the Netherlands, the United Kingdom, and the United States of America; and

WHEREAS, historian Dr. Carter G. Woodson founded Black History Week in America in 1926 during the week of the birthdays of President Abraham Lincoln and former slave and abolitionist, Frederick Douglass; and

WHEREAS, North Carolina was one of the first states to observe Black History Week in its schools; and

WHEREAS, during the Bicentennial Celebration in 1976 President Gerald Ford urged Americans to "seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout history", extending the week into a month; and

WHEREAS, since 1976, every American president has officially designated February as Black History Month; and

WHEREAS, Governor Roy Cooper has declared February Black History Month in the State of North Carolina; and

WHEREAS, Apex, encompassing the community of Friendship, has a rich history of American Indian/Indigenous People-Tuscarora Tribe, and where during the age of Jim Crow, their Pow Wow brought together their white and black neighbors who agreed to reject Jim Crow and embrace peace and friendship; and

WHEREAS, in the spirit and strength of the Friendship, Whops, Low End, Frog Town, Matthews, Feltonville, and Scots Grove communities, Black History Month affords the whole community an opportunity to become more knowledgeable, in particular of the contributions of Black people to the physical and cultural progress and history of our country, state, and town; and

WHEREAS, such insight can strengthen the knowledge of all of our citizens regarding human rights and progress made toward breaking down barriers and building relationships, oneness, and strong sense of community; and

WHEREAS, as Americans, together we can achieve the ultimate goal of equity and inclusion while rejecting any form of inequality and discrimination; and

WHEREAS, valuing all people and respecting their experiences, we strive to understand and empathize with the struggles of our neighbors, and celebrate our differences resulting in a better functioning community – Dr. Martin Luther King, Jr.'s beloved community;

NOW, THEREFORE, be it resolved that the Town of Apex, North Carolina, declares the month of February 2020 as BLACK HISTORY MONTH and urges all citizens to come together in our onward march toward dignity, justice, and equality for all.

This the 21st day of January 2020.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

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for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Item Details

Presenter(s): Donna Hosch, Town Clerk

Department(s): Administration

Requested Motion

Motion to approve Apex Tax Report dated December 3, 2019

Approval Recommended?

Yes

Item Details

In regular session on January 6, 2020, the Wake County Board of Commissioners approved the Apex Tax Report dated December 3, 2019.

Attachments

- Tax Report

Board Report

Return

Date : 01/06/2020

Approved By : _____

TO : WAKE COUNTY BOARD OF COMMISSIONERS

RE: CONSIDERATION OF REFUND FOR TAXES, INTEREST AND PENALTIES FOR APEX

No.	Name of Tax Payer	Account Number	Tax and Penalties		Total Rebate	Total Refund	Request Status
1	SHAKED, NAAMA 1012 KATIE LN CARY NC, 27519 - 1557	0000330866- 2019- 2019- 000000	City County	400.93 716.27	1,117.20	1,117.20	Refund
	Marcus D. Kinrade		Total City Rebated	400.93			
	Wake County Tax Administrator		Total County Rebated	716.27			
	MsDK		**Total Rebate/Refund**		1,117.20	1,117.20	

CC:

***Refund amount may differ from rebated total due to released interest or application of payment to any balance due on the account.**

Print Lock

WAKE COUNTY
NORTH CAROLINA

Wake County Revenue Department

Rebate Details

11/01/2019 - 11/30/2019

APEX

DATE	TIME	PAGE
12/03/2019	1:08:12 PM	1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS											
741412	83.62	0.00	8.36	0.00	91.98	11/01/2019	0006804003	2018	2018	000000	TRINHTINVY INC
743120	86.26	0.00	8.62	0.00	94.88	11/22/2019	0006872572	2019	2019	000050	PREMIER NC APEX LLC
743113	129.69	0.00	12.97	0.00	142.66	11/21/2019	0006847812	2019	2019	000000	TD2
742874	129.69	0.00	12.97	0.00	142.66	11/20/2019	0006869908	2019	2019	000000	GNANN, HANNA HELENA
742866	129.69	0.00	12.97	0.00	142.66	11/19/2019	0006870190	2019	2019	000000	SCOTT, STEELE S
742289	8.39	0.00	0.84	0.00	9.23	11/12/2019	0006484894	2019	2019	000000	BOURQUE, GERALD
742278	1.54	0.00	0.15	0.00	1.69	11/13/2019	0006446749	2019	2019	000000	PANOLTIA INC
742154	129.69	0.00	12.97	0.00	142.66	11/12/2019	0006870616	2019	2019	000000	VEGAN COMMUNITY KITCHEN LLC
741809	0.00	0.00	23.42	0.00	23.42	11/06/2019	0006808118	2019	2019	006000	GRAYHAWK LEASING LLC
741659	129.69	0.00	12.97	0.00	142.66	11/06/2019	0006869990	2019	2019	000000	PARAMOUNT REALTY SOLUTIONS LLC
741415	83.62	0.00	8.36	0.00	91.98	11/01/2019	0006804003	2019	2019	000000	TRINHTINVY INC
SUBTOTALS FOR BUSINESS ACCOUNTS	**911.88**	**0.00**	**114.60**	**0.00**	**1,026.48**	**11**	**Properties Rebated**				
INDIVIDUAL PROPERTY ACCOUNTS											
741844	15.86	20.00	0.00	0.00	35.86	11/06/2019	0006871462	2019	2018	000000	VIRGIL, SARA LYNN
743108	3.70	0.00	0.37	0.00	4.07	11/21/2019	0006884670	2019	2019	000000	TOWNSEND, AARON CLAYTON
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	**19.56**	**20.00**	**0.37**	**0.00**	**39.93**	**2**	**Properties Rebated**				

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
INDIVIDUAL REAL ESTATE ACCOUNTS											
741850	186.75	0.00	0.00	0.00	186.75	11/06/2019	0000353515	2019	2019	000000	JUSTICE, JESSE
743001	1.45	0.00	0.00	0.00	1.45	11/27/2019	0000448171	2019	2019	000000	PODDUTURI, JOSHI REDDY
741530	394.88	0.00	0.00	0.00	394.88	11/15/2019	0000165623	2019	2019	000000	ARSLAN, MARK BRADFORD
741838	548.79	0.00	0.00	0.00	548.79	11/06/2019	0000254924	2019	2019	000000	BAILEY, ROXIE D
741539	400.93	0.00	0.00	0.00	400.93	11/15/2019	0000330866	2019	2019	000000	SHAKED, NAAMA
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS	**1,532.80**	**0.00**	**0.00**	**0.00**	**1,532.80**	**5**	**Properties Rebated**				
PUBLIC SERVICE ACCOUNTS											
741963	316.74	0.00	0.00	0.00	316.74	11/07/2019	0009000313	2019	2019	000000	BELLSOUTH TEL CO
SUBTOTALS FOR PUBLIC SERVICE ACCOUNTS	**316.74**	**0.00**	**0.00**	**0.00**	**316.74**	**1**	**Properties Rebated**				
WILDLIFE BOAT ACCOUNTS											
743347	110.59	0.00	0.00	0.00	110.59	11/25/2019	0004194444	2019	2019	000000	ARTHURS, RALPH BARTON
741407	5.12	0.00	0.51	0.00	5.63	11/01/2019	0004188046	2019	2019	000000	KROMBACH, JOHN J
742744	255.85	0.00	25.58	0.00	281.43	11/18/2019	0004198329	2019	2019	000000	BYRD, LARRY RAY
742292	43.32	0.00	4.33	0.00	47.65	11/12/2019	0004193969	2019	2019	000000	APPLE, JAMES BRIAN

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
SUBTOTALS FOR WILDLIFE BOAT ACCOUNTS	**414.88**	**0.00**	**30.42**	**0.00**	**445.30**	**4**	**Properties Rebated**				
TOTAL REBATED FOR APEX	**3,195.86**	**20.00**	**145.39**	**0.00**	**3,361.25**	**23**	**Properties Rebated for City**				

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Item Details

Presenter(s): Mayor Jacques K. Gilbert

Department(s): Governing Body

Requested Motion

Motion to approve appointments to the Tree Citizen Advisory Panel

Approval Recommended?

Yes

Item Details

Tree CAP

All appointments are for one year – January 21, 2020, through December 31, 2020.

1. Jeff Ulrick
2. Chris Bright
3. Betsy Sisley
4. Bill Carraway
5. Suzanne Mason

Attachments

- N/A

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for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Item Details

Presenter(s): Dianne Khin, Planning and Community Development Director

Department(s): Planning and Community Development

Requested Motion

Motion to adopt a Resolution Directing the Town Clerk to Investigate Petition Received, to accept the Certificate of Sufficiency by the Town Clerk, and to adopt a Resolution Setting Date of Public Hearing on the Question of Annexation – Apex Town Council's intent to annex DRP NC 4, LLC (Roberts Crossing) property containing 27.75 acres located at 0, 7013, 7019, 7021, 7029 and 7113 Roberts Road , Annexation #675 into the Town's corporate limits.

Approval Recommended?

Planning and Community Development Department recommends approval.

Item Details

The Town Clerk certifies to the investigation of said annexation. Adoption of the Resolution authorizes the Town Clerk to advertise said public hearing by electronic means and on the Town of Apex's website. The Public Hearing would be scheduled for the February 4, 2020 Town Council meeting.

Attachments

- Annexation Petition
- Legal Description
- Vicinity Map
- Resolution Directing the Town Clerk to Investigate Petition
- Certificate of Sufficiency by the Town Clerk
- Resolution Setting Date of Public Hearing

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 #: _____ Submittal Date: _____

Fee Paid $ _____ Check # _____

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

DRP NC 4, LLC	073332 -9316,-6797 & 073342 -2608,-4410,-4096,-1758
Owner Name (Please Print)	Property PIN or Deed Book & Page #
212-751-5965	MEAGHAN.MAHONEY@DWPARTNERS.COM
Phone	E-mail Address
Owner Name (Please Print)	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: MSS Land Land Consultants, PC

Phone: 919-510-4434 x23 Fax: _____

E-mail Address: gowersw@mssland.com

Annexation Summary Chart

Total Acreage to be annexed:	24.18	Reason for annexation: (select one)	
Population of acreage to be annexed:		Receive Town Services	X
Existing # of housing units:	3	Other (please specify)	
Zoning District*:	PUD-CZ		

*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 for questions.

PETITION FOR VOLUNTARY ANNEXATION

Application #: _____ Submittal Date: _____

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, DRP NC 4, LLC, a Delaware limited liability company, caused this instrument to be executed in its name by the Authorized Signatory of DW General Partner, LLC, its Manager pursuant to authority duly given, this the 10th day of January, 2020.

Name of Limited Liability Company DRP NC 4, LLC By: DW General Partner LLC, its Manager ,

By: _____
Signature of Member/Manager

STATE OF NEW YORK

COUNTY OF NEW YORK

Sworn and subscribed before me, Meaghan Mahoney, a Notary Public for the above State and County, this the 10th day of January, 2020.

_____
Notary Public

SEAL

MEAGHAN MAHONEY
Notary Public, State of New York
Reg. No. 01MA6346899
Qualified in Nassau County
My Commission Expires 8/22/2020

My Commission Expires: 8/22/2020

COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the _____ day of _____, 20_____.

Name of Partnership _____

By: _____
Signature of General Partner

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: _____

ROBERTS ROAD ASSEMBLAGE

ANNEXATION AREA

All that tract, piece or parcel of land lying and being situated in the Township of White Oak, Town of Apex, County of Wake, and State of North Carolina; being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pipe set on the southeastern right-of-way margin of NC 540 (an existing variable-width public right-of-way (NCDOT Project Reference: R-2635C; Deed Book 13838, pg 2632; Deed Book 14286, page 137)); said point also located on a southern line of lands of, now or formerly, NC Department of Transportation (Deed Book 7188, page 214; Book of Maps 1982, page 504); said point also being the **POINT OR PLACE OF BEGINNING** and having an North Carolina state plane coordinate of N 732,865.86'; E 2,033,172.29' (NAD 83 (2011)); thence; from said point of beginning, along said lands of NC Department of Transportation, and along lands of, now or formerly, Melanie J. Yelvington and Brian J.D. Enaman (Deed Book 6446, page 78), and along lands of, now or formerly, Don T. Poitras (Deed Book 8152, page 884), S 89°-46'-16" E 800.40' to an existing iron pipe; thence, continuing along said lands of Poitras, the following two courses: 1) S 89°-46'-16" E 294.29' to an existing concrete marker; 2) N 01°-04'-10" E 92.00' to an existing iron pipe marking a southwestern corner of lands of, now or formerly, Dorothy P. Thorpe and Evelyn P. Moss; thence, along said lands of Thorpe and Moss, S 85°-20'-04" E 101.34' to an existing iron pipe with cap and tack located on the southwestern right-of-way margin of Roberts Road (NCSR 1608) (an existing variable-width public right-of-way (Deed Book 1930, page 234; Deed Book 1930, page 237)); thence, along the southwestern right-of-way margin of Roberts Road, the following seven courses: 1) S 21°-51'-59" E 87.02' to a point; 2) S 20°-02'-54" E 79.67' an existing bent iron pipe; 3) S 19°-06'-54" E 488.97' to a point; 4) S 19°-45'-28" E 116.38' to a point; 5) S 21°-56'-12" E 96.73' to a point marked by an iron pipe set; 6) S 27°-16'-20" E 96.84' to a point; 7) S 33°-46'-22" E 105.74' to a point; said point being a northeastern corner of lands of, now or formerly, Haley S. Hoffler (Deed Book 16229, page 1989; Book of Maps 2002, page 561); thence, along said lands of Hoffler, and along lands of, now or formerly, Jeanne S. Collier and spouse, Matthew G. Collier (Deed Book 9665, page 1585), S 89°-59'-35" W 515.70' to an existing leaning iron pipe located in an eastern line of lands of, now or formerly, Peter Beal and wife, Penny Beal (Deed Book 11882, page 2654; Book of Maps

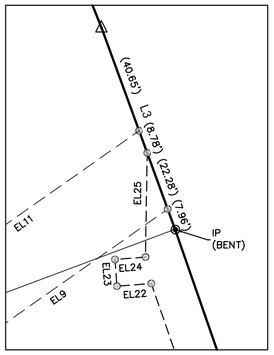
1982, page 595); thence, along said lands of Beal, N 00°-51'-35" E 22.67' to a nail at the base of an existing iron pipe; thence, continuing along said lands of Beal, and along lands of, now or formerly, Joseph Mack Jones and wife, Carrie Anne Morton Jones (Deed Book 13825, page 905; Book of Maps 1988, page 415), and along lands of, now or formerly, Harold W. Meder and wife, N. Janis Meder (Deed Book 4264, page 659), N 86°-26'-25" W 657.48' to an iron pipe set; said point lying on an easterly line of lands of, now or formerly, Francis Fuller Heirs (Deed Book 0167, page 131), thence along said lands of, now or formerly, Francis Fuller Heirs, the following four courses: 1) N00°-13'-34" E 579.91' to an existing iron pipe; 2) N89°-46'-26" W 384.75' to an existing iron pipe; 3) S 00°-13'-34" W 263.99' to an existing bent iron pipe ; 4) N 87°-35'-26" W 69.89' to an existing iron pipe marking the northeastern corner of lands of Pine Top, LLC (Deed Book 13003, page 1155; Book of Maps 2008, page 303); thence, along said lands of Pine Top, S 88°-36'-02" W 174.81' to an existing iron bar marking a southeastern corner of lands of, now or formerly, North Carolina Turnpike Authority (NCTA) & North Carolina Department of Transportation (NCDOT) (Deed Book 13870, page 2185; Book of Maps 1998, page 900); thence along said lands of NCTA and NCDOT, N 02°-03'-56" W 115.65' to an iron pipe set on the southeastern right-of-way margin of NC 540; thence, along the southeastern right-of-way margin of NC 540, the following four courses: 1) N 33°-02'-47" E 91.05' to an existing right-of-way disk; 2) N 27°-11'-44" E 51.94' to an existing right-of-way disk; 3) N 19°-56'-13" E 245.05' to an existing right-of-way disk; 4) N 38°-47'-08" E 81.42' to the point or place of beginning; containing 1,053,445 square feet, or 24.184 acres of land, more or less, as shown on a PRELIMINARY survey titled "SATELLITE ANNEXATION FOR THE TOWN OF APEX of the Lands of DRP NC 4, LLC", dated
January 13, 2020, and prepared by MSS Land Consultants, PC.

Together With that part of NC 540 Variable Width Public Right of Way more particularly described as follows:

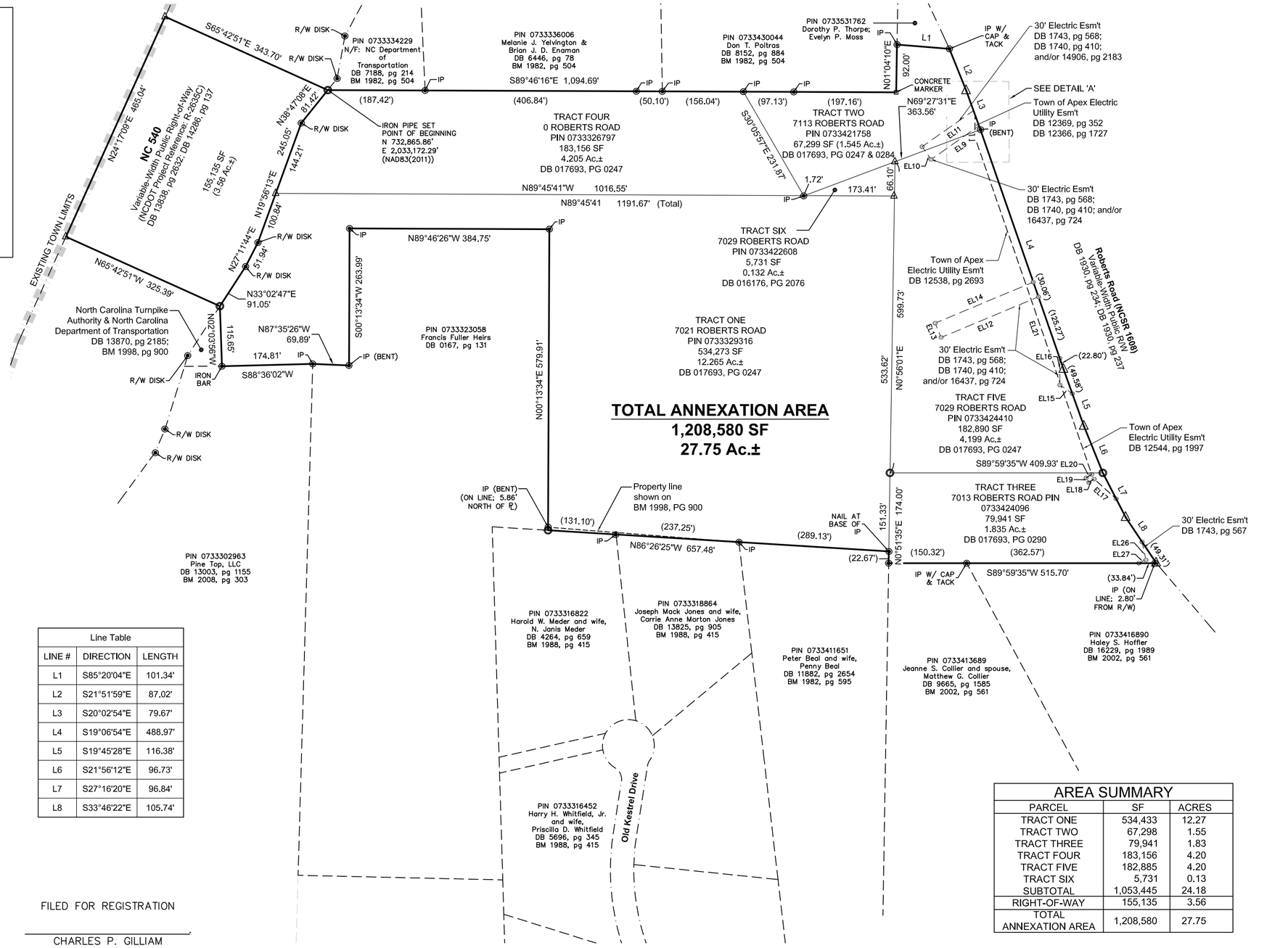
BEGINNING at a point marked by an iron pipe set on the southeastern right-of-way margin of NC 540 (an existing variable-width public right-of-way (NCDOT Project Reference: R-2635C; Deed Book 13838, pg 2632; Deed Book 14286, page 137)); said point

also located on a southern line of lands of, now or formerly, NC Department of Transportation (Deed Book 7188, page 214; Book of Maps 1982, page 504); said point also being the **POINT OR PLACE OF BEGINNING** and having an North Carolina state plane coordinate of N 732,865.86'; E 2,033,172.29' (NAD 83 (2011)); thence; from said point of beginning, along said southeastern right-of-way margin of NC 540 the following four (4) courses; 1) S 38°-47'-08" W 81.42' to an existing right-of-way disk; 2) S 19°-56'-13" W 245.05' to an existing right-of-way disk; 3) S 27°-11'-44" W 51.94' to an existing right-of-way disk; 4) S 33°-02'-47" W 91.05' to an iron pipe set marking the northernmost corner of lands of, now or formerly, North Carolina Turnpike Authority (NCTA) & North Carolina Department of Transportation (NCDOT) (Deed Book 13870, page 2185; Book of Maps 1998, page 900); thence departing said southeastern margin of NC 540 N 65°-42'51" W 325.39' to a point on the northwestern right-of-way margin of said NC 540; thence along said northwestern margin N 24°17'09" E 465.04'; thence S 65°42'51" E 343.70' to the point or place of beginning. Containing 155,135 square feet, or 3.56 acres of land, more or less, as shown on a PRELIMINARY survey titled "SATELLITE ANNEXATION FOR THE TOWN OF APEX of the Lands of DRP NC 4, LLC", dated

January 13, 2020, and prepared by MSS Land Consultants, PC.



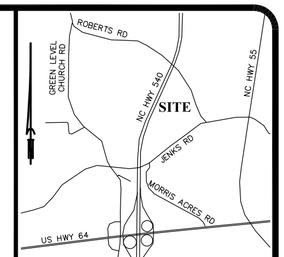
DETAIL A
1" = 40'



Line Table		
LINE #	DIRECTION	LENGTH
EL9	S54°55'03"W	112.88'
EL10	N35°04'57"W	30.00'
EL11	N54°55'03"E	120.93'
EL12	S67°19'13"W	203.14'
EL13	N22°40'47"W	30.00'
EL14	N67°19'13"E	205.01'
EL15	N54°42'12"W	29.24'
EL16	N00°24'04"W	51.30'
EL17	N48°01'31"W	56.93'
EL18	S56°35'56"W	11.80'
EL19	N33°24'04"W	10.00'
EL20	N56°35'39"E	12.85'
EL21	N19°07'07"W	678.57'
EL22	N85°37'04"E	12.84'
EL23	N04°22'56"W	10.00'
EL24	N85°37'04"E	11.42'
EL25	N00°59'03"E	32.57'
EL26	S12°10'31"E	35.20'
EL27	S64°34'31"W	15.34'

Line Table		
LINE #	DIRECTION	LENGTH
L1	S85°20'04"E	101.34'
L2	S21°51'59"E	87.02'
L3	S20°02'54"E	79.67'
L4	S19°06'54"E	488.97'
L5	S19°45'28"E	116.38'
L6	S21°56'12"E	96.73'
L7	S27°16'20"E	96.84'
L8	S33°46'22"E	105.74'

AREA SUMMARY		
PARCEL	SF	ACRES
TRACT ONE	534,433	12.27
TRACT TWO	67,298	1.55
TRACT THREE	79,941	1.83
TRACT FOUR	183,156	4.20
TRACT FIVE	182,885	4.20
TRACT SIX	5,731	0.13
SUBTOTAL	1,053,445	24.18
RIGHT-OF-WAY	155,135	3.56
TOTAL ANNEXATION AREA	1,208,580	27.75



VICINITY MAP
Not to Scale

LEGEND
- Existing Monumentation
- Iron Pipe Set
- Mathematical Points
- IP Iron Pipe
- IR Iron Rebar
- CM Concrete Marker
- SFHA Special Flood Hazard Area
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- DB / BM Deed Book / Book of Maps
- R/W Right-of-Way
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- (0.00') Tie Distance (Chord Distance)
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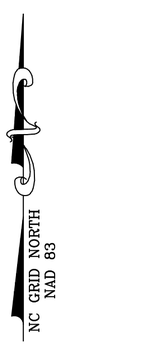


0 75 150 300
GRAPHIC SCALE
1" = 150'

FILED FOR REGISTRATION

_____,
CHARLES P. GILLIAM
REGISTER OF DEEDS
WAKE COUNTY

BY: _____,
ASST./DEPUTY

TIME: _____,

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 _____, _____, 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

GENERAL NOTES:

1. All distances are horizontal ground distances and areas were computed using the coordinate method, unless otherwise noted hereon.
2. The subject property is not located within a Special Flood Hazard Area as scaled from NFIP FIRM Number 3720073300J; Effective Date: May 2, 2006.
3. Wetlands and stream buffers are not addressed by this survey.
4. This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the Land Surveyor's original signature & an original embossed, ink or scanned seal are the product of the Land Surveyor.
5. Property identification numbers taken from the official tax records of Wake County.
6. All underground utilities shown hereon are based solely on visible ground surface evidence. Prior to any construction and/or excavation, the exact vertical & horizontal locations must be determined.
7. Zoning: PUD-CZ
8. References: DB 167, pg 130 & 131; DB 1705, pg 67; DB 7187, pg 170; DB 8068, pg 1768; DB 16176, pg 2073 & 2080; DB 17693, pg 247; DB 17693, pg 284; DB 17693, pg 290; BM 1998, pg 900; BM 1998, pg 415; BM 1982, pg 815.

I, Matthew A. Hayes, PLS (L-4516), certify that this survey is of an existing parcel or parcels of land and does not create a street or change an existing street;
I also certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description(s) shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1:10,000+; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

Class of survey: Class A
Positional accuracy: 0.02' H; 0.02' V
Type of GPS field procedure: OPUS
Date(s) of Survey: March 20, 2013
Datum/Epoch: NAD 83(2011) (EPOCH:2010.0000)
Published/Fixed-control use: OPUS used
Geoid model: NAVD88 (GEOID12A)
Combined grid factor: 0.99990063
Units: US Survey Feet

Witness my original signature, registration and seal.

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL

_____
Matthew A. Hayes, PLS L-4516

BOOK _____, PAGE _____

SATELLITE ANNEXATION MAP for the TOWN OF APEX of the Lands of DRP NC 4, LLC

Checked by: MAH
Drawn by: BAO
Date: Jan. 13, 2020
North Carolina
Wake County
White Oak Township
Town of Apex ETJ

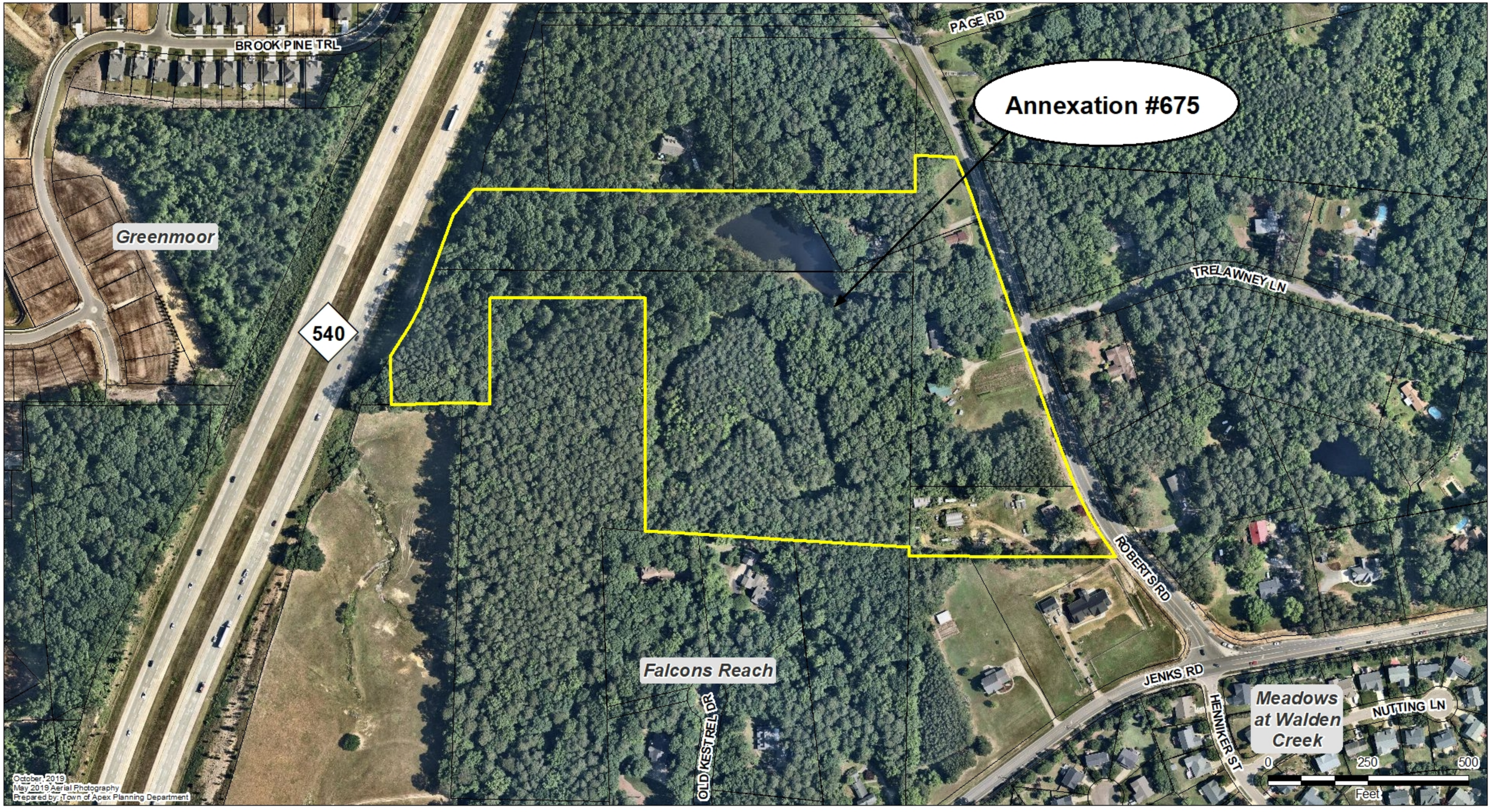
SURVEYED by

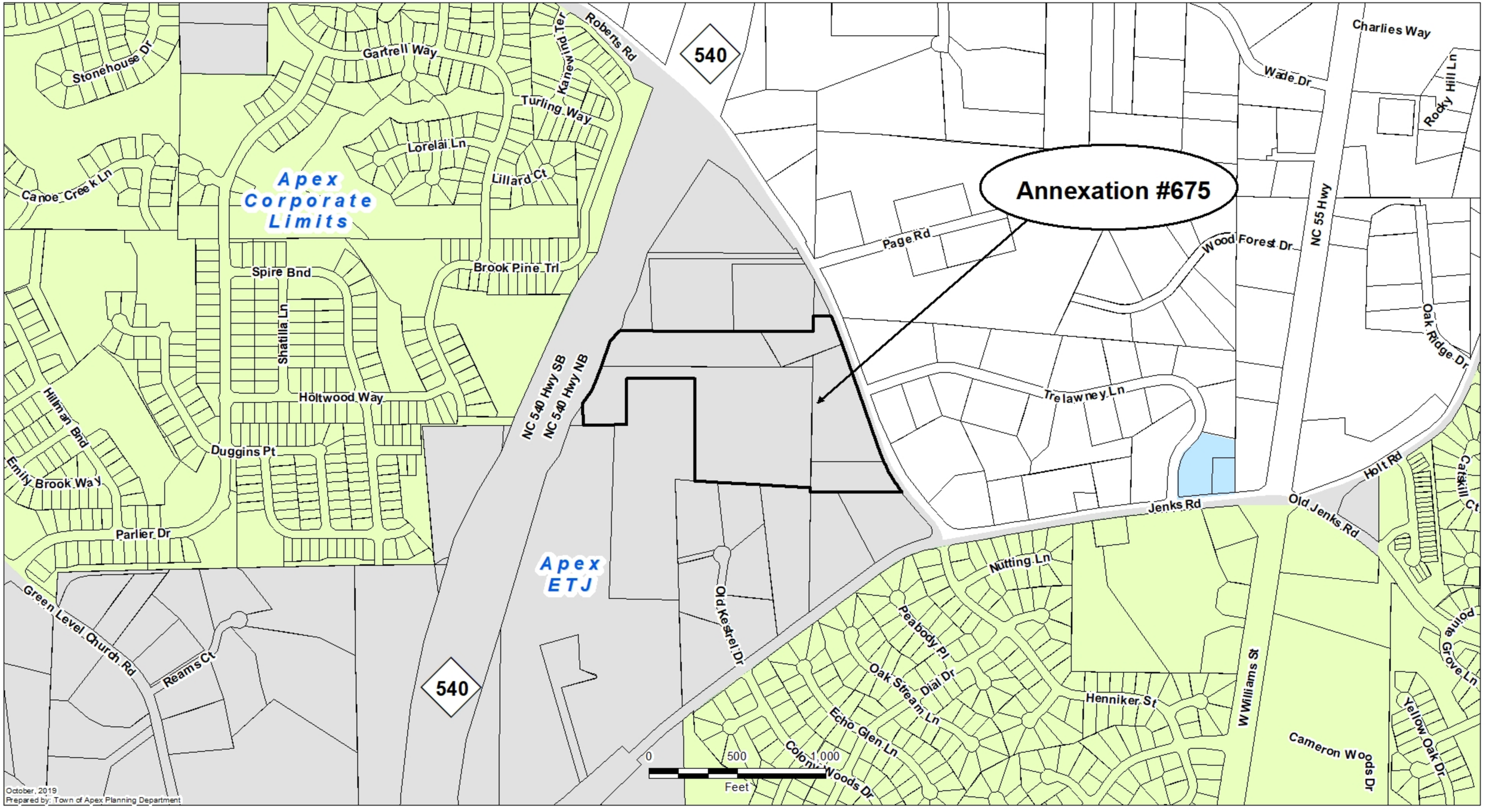
MSS LAND CONSULTANTS
6118 Saint Giles St. Suite E Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowersw@mssland.com
Firm License #: C-2070

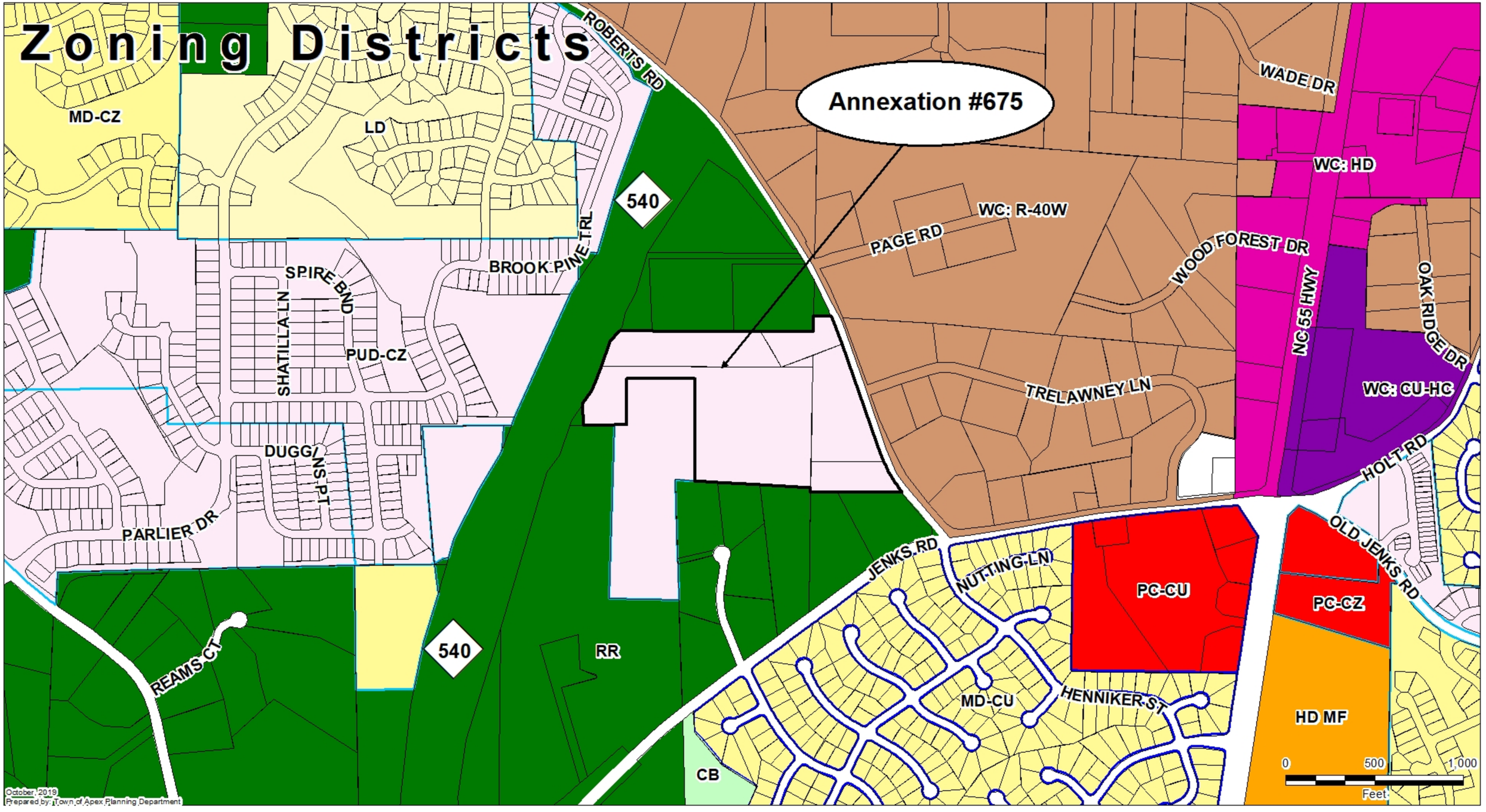
"Committed to Total Quality Service"

O:_BEAZER HOMES\BZH-19-01\dwg\Roberts_Tracts_AnnexationMap_Rev.dwg

O:_BEAZER HOMES\BZH-19-01\dwg\Roberts_Tracts_annexationMap_Rev.dwg, 1/13/2020 8:54:22 AM, Barem


Annexation #675
BROOK PINE TRL
PAGE RD
Greenmoor
540
TRELAWNEY LN
ROBERTS RD
Falcons Reach
OLD KESTREL DR
JENKS RD
HENNIKER ST
Meadows at Walden Creek
NUTTING LN
0
250
500
Feet
October 2019
May 2019 Aerial Photography
Prepared by: Town of Apex Planning Department


Annexation #675
Apex Corporate Limits
Apex ETJ
540
540
Stonehouse Dr
Gartrell Way
Kanewind Ter
Roberts Rd
Turling Way
Lorelai Ln
Lillard Ct
Canoe Creek Ln
Spire Bnd
Brook Pine Trl
Shatilla Ln
Holtwood Way
Hillman Bnd
Duggins Pt
Emily Brook Way
Parlier Dr
Green Level Church Rd
Reams Ct
NC 540 Hwy SB
NC 540 Hwy NB
Old Kestrel Dr
Page Rd
Trelawney Ln
Wood Forest Dr
NC 55 Hwy
Wade Dr
Charlies Way
Rocky Hill Ln
Oak Ridge Dr
Holt Rd
Catskill Ct
Jenks Rd
Old Jenks Rd
Nutting Ln
Peabody Pl
Oak Stream Dial Dr
Echo Glen Ln
Colony Woods Dr
Henniker St
W Williams St
Cameron Woods Dr
Pointe Grove Ln
Yellow Oak Dr
0
500
1,000
Feet
October, 2019
Prepared by: Town of Apex Planning Department


Zoning Districts
Annexation #675
MD-CZ
LD
ROBERTS RD
540
BROOK PINE TRL
SPIRE BND
SHATILLA LN
PUD-CZ
DUGGINS PT
PARLIER DR
REAMS CT
540
RR
CB
PAGE RD
WC: R-40W
WOOD FOREST DR
TRELAWNEY LN
WADE DR
WC: HD
NC 55 HWY
OAK RIDGE DR
WC: CU-HC
HOLT RD
OLD JENKS RD
JENKS RD
NUTTING LN
PC-CU
PC-CZ
MD-CU
HENNIKER ST
HD MF
0
500
1,000
Feet
October, 2019
Prepared by: Town of Apex Planning Department

RESOLUTION DIRECTING THE TOWN CLERK
TO INVESTIGATE PETITION RECEIVED UNDER G.S.§ 160A-31

Annexation Petition #675
Roberts Crossing

WHEREAS, G.S. §160-A 31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Apex deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex, that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the Town Council the result of her investigation.

This the 21st day of January 2020.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk



CERTIFICATE OF SUFFICIENCY BY THE TOWN CLERK

Annexation Petition #675
Roberts Crossing

To: The Town Council of the Town of Apex, North Carolina

I, Donna B. Hosch, Town Clerk, do hereby certify that I have investigated the annexation petition attached hereto, and have found, as a fact, that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S.§ 160A-31, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Apex, North Carolina this 21st day of January 2020.

_____
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 #: _____ Submittal Date: _____

Fee Paid $ _____ Check # _____

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

DRP NC 4, LLC	073332 -9316,-6797 & 073342 -2608,-4410,-4096,-1758
Owner Name (Please Print)	Property PIN or Deed Book & Page #
212-751-5965	MEAGHAN.MAHONEY@DWPARTNERS.COM
Phone	E-mail Address
Owner Name (Please Print)	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: MSS Land Land Consultants, PC

Phone: 919-510-4434 x23 Fax: _____

E-mail Address: gowersw@mssland.com

Annexation Summary Chart

Total Acreage to be annexed:	24.18	Reason for annexation: (select one)	
Population of acreage to be annexed:		Receive Town Services	X
Existing # of housing units:	3	Other (please specify)	
Zoning District*:	PUD-CZ		

*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 for questions.

PETITION FOR VOLUNTARY ANNEXATION

Application #: _____ Submittal Date: _____

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, DRP NC 4, LLC, a Delaware limited liability company, caused this instrument to be executed in its name by the Authorized Signatory of DW General Partner, LLC, its Manager pursuant to authority duly given, this the 10th day of January, 2020.

Name of Limited Liability Company DRP NC 4, LLC By: DW General Partner LLC, its Manager ,

By: _____
Signature of Member/Manager

STATE OF NEW YORK

COUNTY OF NEW YORK

Sworn and subscribed before me, Meaghan Mahoney, a Notary Public for the above State and County, this the 10th day of January, 2020.

_____
Notary Public

SEAL

MEAGHAN MAHONEY
Notary Public, State of New York
Reg. No. 01MA6346899
Qualified in Nassau County
My Commission Expires 8/22/2020

My Commission Expires: 8/22/2020

COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the _____ day of _____, 20_____.

Name of Partnership _____

By: _____
Signature of General Partner

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: _____

ROBERTS ROAD ASSEMBLAGE

ANNEXATION AREA

All that tract, piece or parcel of land lying and being situated in the Township of White Oak, Town of Apex, County of Wake, and State of North Carolina; being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pipe set on the southeastern right-of-way margin of NC 540 (an existing variable-width public right-of-way (NCDOT Project Reference: R-2635C; Deed Book 13838, pg 2632; Deed Book 14286, page 137)); said point also located on a southern line of lands of, now or formerly, NC Department of Transportation (Deed Book 7188, page 214; Book of Maps 1982, page 504); said point also being the **POINT OR PLACE OF BEGINNING** and having an North Carolina state plane coordinate of N 732,865.86'; E 2,033,172.29' (NAD 83 (2011)); thence; from said point of beginning, along said lands of NC Department of Transportation, and along lands of, now or formerly, Melanie J. Yelvington and Brian J.D. Enaman (Deed Book 6446, page 78), and along lands of, now or formerly, Don T. Poitras (Deed Book 8152, page 884), S 89°-46'-16" E 800.40' to an existing iron pipe; thence, continuing along said lands of Poitras, the following two courses: 1) S 89°-46'-16" E 294.29' to an existing concrete marker; 2) N 01°-04'-10" E 92.00' to an existing iron pipe marking a southwestern corner of lands of, now or formerly, Dorothy P. Thorpe and Evelyn P. Moss; thence, along said lands of Thorpe and Moss, S 85°-20'-04" E 101.34' to an existing iron pipe with cap and tack located on the southwestern right-of-way margin of Roberts Road (NCSR 1608) (an existing variable-width public right-of-way (Deed Book 1930, page 234; Deed Book 1930, page 237)); thence, along the southwestern right-of-way margin of Roberts Road, the following seven courses: 1) S 21°-51'-59" E 87.02' to a point; 2) S 20°-02'-54" E 79.67' an existing bent iron pipe; 3) S 19°-06'-54" E 488.97' to a point; 4) S 19°-45'-28" E 116.38' to a point; 5) S 21°-56'-12" E 96.73' to a point marked by an iron pipe set; 6) S 27°-16'-20" E 96.84' to a point; 7) S 33°-46'-22" E 105.74' to a point; said point being a northeastern corner of lands of, now or formerly, Haley S. Hoffler (Deed Book 16229, page 1989; Book of Maps 2002, page 561); thence, along said lands of Hoffler, and along lands of, now or formerly, Jeanne S. Collier and spouse, Matthew G. Collier (Deed Book 9665, page 1585), S 89°-59'-35" W 515.70' to an existing leaning iron pipe located in an eastern line of lands of, now or formerly, Peter Beal and wife, Penny Beal (Deed Book 11882, page 2654; Book of Maps

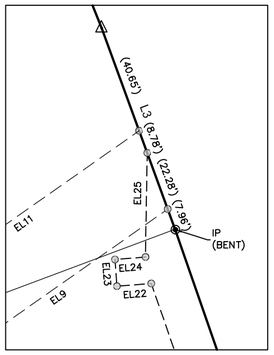
1982, page 595); thence, along said lands of Beal, N 00°-51'-35" E 22.67' to a nail at the base of an existing iron pipe; thence, continuing along said lands of Beal, and along lands of, now or formerly, Joseph Mack Jones and wife, Carrie Anne Morton Jones (Deed Book 13825, page 905; Book of Maps 1988, page 415), and along lands of, now or formerly, Harold W. Meder and wife, N. Janis Meder (Deed Book 4264, page 659), N 86°-26'-25" W 657.48' to an iron pipe set; said point lying on an easterly line of lands of, now or formerly, Francis Fuller Heirs (Deed Book 0167, page 131), thence along said lands of, now or formerly, Francis Fuller Heirs, the following four courses: 1) N00°-13'-34" E 579.91' to an existing iron pipe; 2) N89°-46'-26" W 384.75' to an existing iron pipe; 3) S 00°-13'-34" W 263.99' to an existing bent iron pipe ; 4) N 87°-35'-26" W 69.89' to an existing iron pipe marking the northeastern corner of lands of Pine Top, LLC (Deed Book 13003, page 1155; Book of Maps 2008, page 303); thence, along said lands of Pine Top, S 88°-36'-02" W 174.81' to an existing iron bar marking a southeastern corner of lands of, now or formerly, North Carolina Turnpike Authority (NCTA) & North Carolina Department of Transportation (NCDOT) (Deed Book 13870, page 2185; Book of Maps 1998, page 900); thence along said lands of NCTA and NCDOT, N 02°-03'-56" W 115.65' to an iron pipe set on the southeastern right-of-way margin of NC 540; thence, along the southeastern right-of-way margin of NC 540, the following four courses: 1) N 33°-02'-47" E 91.05' to an existing right-of-way disk; 2) N 27°-11'-44" E 51.94' to an existing right-of-way disk; 3) N 19°-56'-13" E 245.05' to an existing right-of-way disk; 4) N 38°-47'-08" E 81.42' to the point or place of beginning; containing 1,053,445 square feet, or 24.184 acres of land, more or less, as shown on a PRELIMINARY survey titled "SATELLITE ANNEXATION FOR THE TOWN OF APEX of the Lands of DRP NC 4, LLC", dated
January 13, 2020, and prepared by MSS Land Consultants, PC.

Together With that part of NC 540 Variable Width Public Right of Way more particularly described as follows:

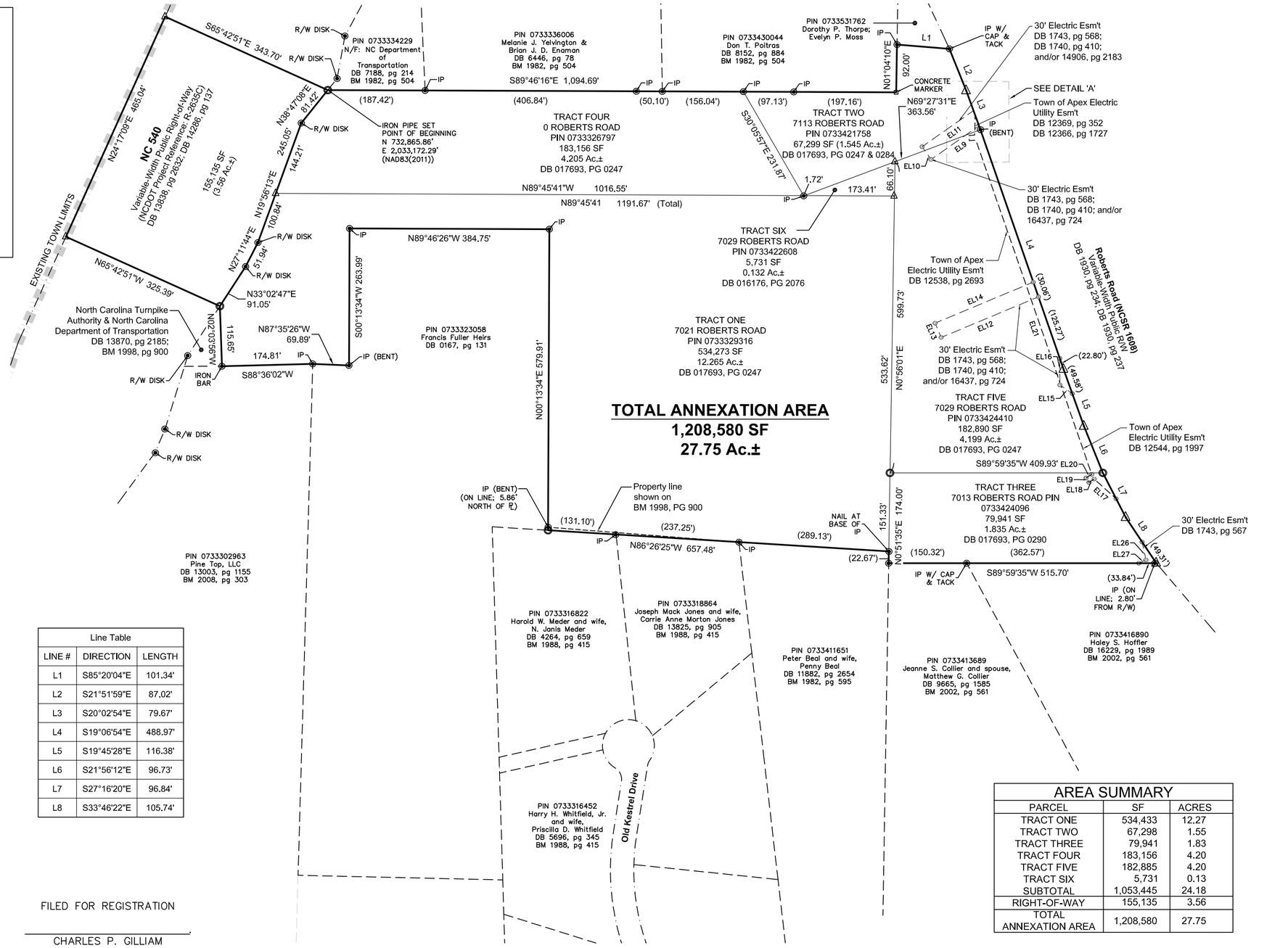
BEGINNING at a point marked by an iron pipe set on the southeastern right-of-way margin of NC 540 (an existing variable-width public right-of-way (NCDOT Project Reference: R-2635C; Deed Book 13838, pg 2632; Deed Book 14286, page 137)); said point

also located on a southern line of lands of, now or formerly, NC Department of Transportation (Deed Book 7188, page 214; Book of Maps 1982, page 504); said point also being the **POINT OR PLACE OF BEGINNING** and having an North Carolina state plane coordinate of N 732,865.86'; E 2,033,172.29' (NAD 83 (2011)); thence; from said point of beginning, along said southeastern right-of-way margin of NC 540 the following four (4) courses; 1) S 38°-47'-08" W 81.42' to an existing right-of-way disk; 2) S 19°-56'-13" W 245.05' to an existing right-of-way disk; 3) S 27°-11'-44" W 51.94' to an existing right-of-way disk; 4) S 33°-02'-47" W 91.05' to an iron pipe set marking the northernmost corner of lands of, now or formerly, North Carolina Turnpike Authority (NCTA) & North Carolina Department of Transportation (NCDOT) (Deed Book 13870, page 2185; Book of Maps 1998, page 900); thence departing said southeastern margin of NC 540 N 65°-42'51" W 325.39' to a point on the northwestern right-of-way margin of said NC 540; thence along said northwestern margin N 24°17'09" E 465.04'; thence S 65°42'51" E 343.70' to the point or place of beginning. Containing 155,135 square feet, or 3.56 acres of land, more or less, as shown on a PRELIMINARY survey titled "SATELLITE ANNEXATION FOR THE TOWN OF APEX of the Lands of DRP NC 4, LLC", dated

January 13, 2020, and prepared by MSS Land Consultants, PC.



DETAIL A
1" = 40'



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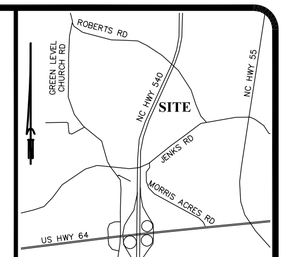

VICINITY MAP
Not to Scale

LEGEND
- Existing Monumentation
- Iron Pipe Set
- Mathematical Points
- IP Iron Pipe
- IR Iron Rebar
- CM Concrete Marker
- SFHA Special Flood Hazard Area
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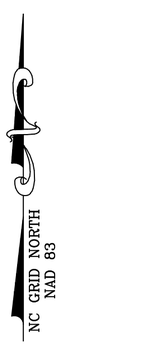


0 75 150 300
GRAPHIC SCALE
1" = 150'

FILED FOR REGISTRATION

_____,
CHARLES P. GILLIAM
REGISTER OF DEEDS
WAKE COUNTY

BY: _____,
ASST./DEPUTY

TIME: _____,

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 _____, _____, 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

GENERAL NOTES:

1. All distances are horizontal ground distances and areas were computed using the coordinate method, unless otherwise noted hereon.
2. The subject property is not located within a Special Flood Hazard Area as scaled from NFIP FIRM Number 3720073300J; Effective Date: May 2, 2006.
3. Wetlands and stream buffers are not addressed by this survey.
4. This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the Land Surveyor's original signature & an original embossed, ink or scanned seal are the product of the Land Surveyor.
5. Property identification numbers taken from the official tax records of Wake County.
6. All underground utilities shown hereon are based solely on visible ground surface evidence. Prior to any construction and/or excavation, the exact vertical & horizontal locations must be determined.
7. Zoning: PUD-CZ
8. References: DB 167, pg 130 & 131; DB 1705, pg 67; DB 7187, pg 170; DB 8068, pg 1768; DB 16176, pg 2073 & 2080; DB 17693, pg 247; DB 17693, pg 284; DB 17693, pg 290; BM 1998, pg 900; BM 1998, pg 415; BM 1982, pg 815.

I, Matthew A. Hayes, PLS (L-4516), certify that this survey is of an existing parcel or parcels of land and does not create a street or change an existing street;
I also certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description(s) shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1:10,000+; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

Class of survey: Class A
Positional accuracy: 0.02' H; 0.02' V
Type of GPS field procedure: OPUS
Date(s) of Survey: March 20, 2013
Datum/Epoch: NAD 83(2011) (EPOCH:2010.0000)
Published/Fixed-control use: OPUS used
Geoid model: NAVD88 (GEOID12A)
Combined grid factor: 0.99990063
Units: US Survey Feet

Witness my original signature, registration and seal.

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES
NORTH CAROLINA PROFESSIONAL

_____
Matthew A. Hayes, PLS L-4516

BOOK _____, PAGE _____

SATELLITE ANNEXATION MAP for the TOWN OF APEX of the Lands of DRP NC 4, LLC

Checked by: MAH
Drawn by: BAO
Date: Jan. 13, 2020
North Carolina
Wake County
White Oak Township
Town of Apex ETJ

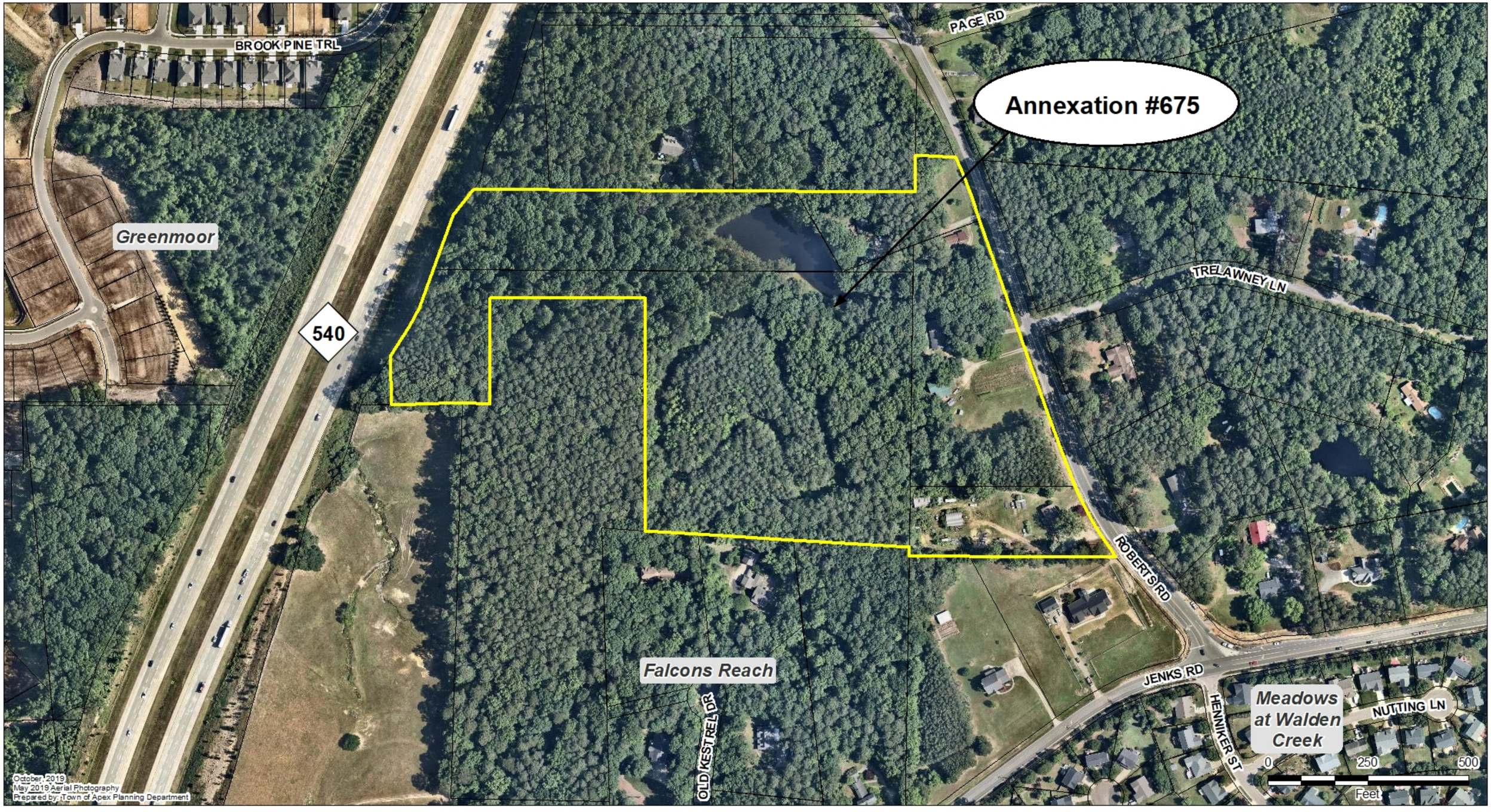
SURVEYED by

MSS LAND CONSULTANTS
6118 Saint Giles St. Suite E Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowersw@mssland.com
Firm License #: C-2070

"Committed to Total Quality Service"

O:_BEAZER HOMES\BZH-19-01\dwg\Roberts_Tracts_AnnexationMap_Rev.dwg

O:_BEAZER HOMES\BZH-19-01\dwg\Roberts_Tracts_annexationMap_Rev.dwg, 1/13/2020 8:54:22 AM, Barem


Annexation #675
BROOK PINE TRL
PAGE RD
Greenmoor
540
TRELAWNEY LN
ROBERTS RD
Falcons Reach
OLD KESTREL DR
JENKS RD
HENNIKER ST
Meadows at Walden Creek
NUTTING LN
0
250
500
Feet
October 2019
May 2019 Aerial Photography
Prepared by: Town of Apex Planning Department

RESOLUTION SETTING DATE OF PUBLIC HEARING
ON THE QUESTION OF ANNEXATION PURSUANT TO G.S.§ 160A-31 AS AMENDED

Annexation Petition #675
Roberts Crossing

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council of Apex, North Carolina has by Resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, Certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Apex Town Hall at 6:00 o'clock p.m. on the 4th day of February 2020.

Section 2. The area proposed for annexation is described as attached.

Section 3. Notice of said public hearing shall be published on the Town of Apex Website, www.apexnc.org, Public Notice, at least ten (10) days prior to the date of said public hearing.

This the 21st day of January 2020.

_____
Jacques K. Gilbert, Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC, Town Clerk

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Item Details

Presenter(s): Steve Maynard, Purchasing and Contracts Manager

Department(s): Finance/Purchasing

Requested Motion

Motion to award contract to Stella-Jones for the purchase of utility poles and authorization for the Town Manager to sign said contract

Approval Recommended?

Yes

Item Details

The bid for this project was conducted by ElectriCities on behalf of Apex, Drexel, Lexington, Morganton, Newton, and Shelby.

Attachments

- Stella-Jones Contract

ELECTRICITIES
of NORTH CAROLINA, INC.

December 17, 2019

Mr. Steve Maynard
Purchasing and Contracts Manager
105 Upchurch Street
Apex, NC 27502-0250

Dear Mr. Maynard:

Bids were solicited on behalf of 16 cities and opened on October 25, 2019 for wooden utility poles to be purchased during 2020. Cities were given an opportunity to review the prices and decide to either accept or reject bids. 15 cities accepted the pricing obtained.

As in the past, the bid package stated that the award of bids may be based on (1) cost to individual cities, (2) all CCA poles may be awarded to a single vendor, (3) all PENTA poles may be awarded to another single vendor or (4) all poles may be awarded to a single vendor as determined to be in the best interest of the participating municipalities. After evaluating the bids, it was determined to be in the best interest of the participating municipalities to award the contract as follows:

Apex, Drexel, Lexington, Morganton, Newton, and Shelby's CCA poles were awarded to Stella-Jones formerly McFarland Cascade. Benson, Greenville Utilities Commission, High Point, Rocky Mount, and Washington's CCA poles were awarded to Koppers.

High Point, Huntersville, Kings Mountain, Newton, Statesville and Wilson's PENTA poles were awarded to Stella-Jones.

ElectriCities recommends that the City Council of Apex execute the contract with the successful bidders based on lowest evaluated bidder for those individual Municipalities wishing to enter a contract for year beginning February 2020. I have included all bid information.

Sincerely,

Clarice C. Wilson, CLGPO
Procurement Specialist

Enclosures: Two copies of contracts for Stella Jones for CCA and Penta Poles
Two copies of contracts for Koppers for CCA Poles
Bid Tab

919.760.6000
1427 Meadow Wood Blvd.
Raleigh, North Carolina 27604
www.electricities.com

FIXED PRICE PURCHASE CONTRACT #100719-N
Wooden Distribution Poles

THIS IS A FIXED PRICE PURCHASE CONTRACT ("Contract") made effective the____day of_____, 2020, among the North Carolina municipal corporations listed on Exhibit A attached hereto (refen-ed to herein singularly as a **"Purchasing Member"** and collectively as the **"Purchasing Members"** , and Stella-Jones Corporation, a corporation organized and existing under the laws of the state of Washington, **("Vendor").**

RECITALS

A. Each of the Participating Members entered into a Municipal Cooperative Bid Agreement for Utility Materials, Supplies and Equipment dated July 1, 2016 or later, **("Bid Agreement")** among the Paiiicipating Members and ElectriCities ofN01ih Carolina, Inc. **("ElectriCities")** in connection with the cooperative public bidding of wooden distribution poles by the Participating Members.

B. Vendor has been established as the lowest responsive and responsible bidder in the cooperative public bidding of wooden distribution poles by the Participating Members.

C. The Bid Request requires the execution and delivery of this Contract by the Vendor within ten (10) days after notification of the award and the Purchasing Members that have elected to become a paiiy to the Contract have authorized an official from the City of Rocky Mount to execute this Contract on their behalf.

COVENANTS

NOW, THEREFORE, in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed:

1. Term. The term of this Contract shall begin on February 1, 2020 through January 31, 2021, with the option to renew by the **"Purchasing Members"** for an additional year at the same price and terms and conditions, if deemed in the best interest of our members.

2. Request for Bid Documents. The Bid Documents include the documents contained in the Request for Bid Documents including **(a) Request for Bid# 100719-N; (b) Pole Descriptions; (c) Estimated quantity of poles which may be purchased by each Participating Member; (d) The Form of the Fixed Price Contract# 100719-N; (e) Bid Proposal forms Schedules A - F;** (f) any addenda issued prior to bid; and (i) any agreed upon amendments thereafter. The provisions of the Bid Documents are hereby incorporated by reference.

3. Fixed Pricing. Vendor agrees that it will sell the specified wooden distribution poles to any Purchasing Member that submits a purchase order on or after February 1, 2020, at the prices listed on **Schedules A & B** attached hereto and incorporated herein by reference.

4. Purchase Orders. This Contract, nor any purchase order issued by a Purchasing Member in connection herewith, shall be considered a requirements contract. However, once a Purchasing Member has executed an Acceptance Notice with ElectriCities accepting the price and terms of the Vendor's bid and the resulting Contract, that Purchasing Member must purchase its wooden utility pole requirements, if any, from the Vendor for the term of this Contract or any renewal; provided, however, if the Vendor does not deliver an order to a Purchasing Member within (i) 30 days; or (ii) 5 days, whichever was agreed, then that Purchasing Member may cancel its order without any liability to the Purchasing Member and purchase its wooden distribution poles included in that order from any source it desires. To the extent a Purchasing Member desires to purchase wooden distribution poles from Vendor, it shall issue a purchase order to the vendor for each transaction. Each Purchasing Member shall be solely responsible for the administration of its respective purchase orders and to see that the Vendor fulfills its obligation to that Purchasing Member.

5. Terms of Purchase. Each purchase order issued by a Purchasing Member shall contain a description of the class and size of wooden distribution poles ordered, the quantity, the shipment schedule, the terms and place of delivery, and any other terms deemed pertinent by the Purchasing Member such as the hours its warehouse will not accept deliveries. Each purchase order shall reference this Contract. To the extent not included in a purchase order issued in connection with this Contract or the Bid Documents, the following terms shall be deemed included:

a. Delivery. Vendor agrees to deliver all wooden distribution poles to a Purchasing Member within thirty (30) days unless Purchasing Member requests immediate shipment from the time of receipt of the Purchasing Member's purchase order at which time they shall be delivered within five (5) days from the date of the Purchase Order. The wooden distribution poles shall be delivered and unloaded F.O.B. the Purchasing Member's designated site. Vendor shall bear all costs and responsibilities, including equipment and labor, for delivery and unloading the wooden distribution poles at the Purchasing Member's designated site.

b. Warranty of Title. Vendor represents and warrants that; (i) on the date of delivery, Vendor will have and deliver to the Purchasing Member, good and marketable title to the wooden distribution poles sold, subject to no claim, pledge, lien, restriction, conditional sale agreement, charge or other encumbrance; (ii) Vendor has the right to convey the same as provided herein; and (iii) Vendor will warrant and defend title thereto against any adverse claims of all persons whomsoever.

c. Warranty of Quality. Vendor represents and warrants to the Purchasing Members that all wooden distribution poles to be supplied under this Contract are fit and sufficient for the purpose intended, shall be new and free from defects (whether patent or latent) in materials or workmanship and shall conform to the Request for Bid Documents, including specifications set forth in the Bid Documents and all applicable laws, rules and regulations of governmental regulatory authorities.

d. Right of Inspections. The wooden distribution poles shall be inspected at

the expense of the Vendor as set forth in the Request for Bid Documents. The inspection by the independent inspection companies shall not constitute a waiver of or in any way limit the rights or remedies a Purchasing Member may have concerning the wooden distribution poles purchased. If any wooden distribution poles are rejected at the Purchasing Member's site, the rejected wooden distribution poles will be held for disposition at Vendor's direction, expense and risk. Vendor shall replace any wooden distribution poles so rejected as soon as possible upon notice of such rejection but no longer than fifteen (15) days at no additional cost to the Purchasing Member. The rights and remedies set forth in this Contract shall be in addition to, and not in lieu of, all rights and remedies available to the parties under or in connection with this Contract.

e. Risk of Loss. The risk of loss from any casualty to the wooden distribution poles, regardless of the cause, shall be upon the Vendor until: inspection and acceptance of the wooden distribution poles by the Purchasing Member as set forth in the Request for Bid Documents.

f. Payment Terms. Payment of all amounts due under any purchase order executed by Vendor shall be made by the Purchasing Member by cash or check payable to the Vendor within thirty (30) days after: inspection and acceptance of the wooden utility poles by Purchasing Member as set forth in the Request for Bid Documents. No payment shall be due until the Purchasing Member shall have had a reasonable opportunity to inspect the wooden distribution poles.

g. Selection of Route and Carrier. Vendor shall have the option of selecting the particular route and carrier for shipment of the wooden distribution poles to a Purchasing Member.

h. Insurance. On shipment of wooden distribution poles by any carrier, Vendor shall purchase sufficient insurance to cover damage or loss of the goods to the Purchasing Member. Vendor shall also purchase and maintain sufficient coverage for Commercial General Liability, Business Automobile Liability, Umbrella Liability and Workers Compensation in the Statutory Coverage for North Carolina. No reduction, modification, cancellation or expiration of the policies shall become effective until thirty (30) days from the date of written notice thereof has been given to the Purchasing Members and ElectriCities.

i. License and Permits. Vendor is required to have and maintain all licenses and permits required to do business in the State of North Carolina.

6. Waiver. The failure of any party to enforce at any time any of the provisions of this Contract, to require at any time performance by the other party of any of the provisions hereof, or to resort to any remedy or to exercise one or more remedies shall in no way be construed to be a waiver of such provisions, nor in any way to affect the validity of this Contract or any part hereof, or the right of such party to enforce each and every such provision.

7. Assignment. The rights, duties and obligations under this Contract may not be assigned by any party hereto, without the written consent of the other parties, which consent may be withheld for any reason, and any attempt to assign said rights, duties and obligations without

the prior written consent of the other parties shall be null and void and of no force or effect. Subject to the restriction on assignment contained herein, the provisions of this Contract shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. Any assignment or subcontracting, even with the consent of a party hereto, shall not relieve the other party from any of its obligations or liabilities hereunder.

8. Counterparts. This Contract may be executed simultaneously in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument, binding on all parties to this Contract, notwithstanding that all parties may not have been executed by all counterparts or the same counterpart.

9. Force Majeure. Delays or failure of any party hereto in the performance of its required obligations shall be excused by circumstances beyond reasonable control of the party affected, including, but not limited to, acts of God, strikes, labor holiday, fire, flood, windstorm, explosion, riot, war, sabotage, action or request of governmental authority, accident, inability to obtain material, equipment or transportation, provided that a prompt notice of such delay is given and the parties shall be diligent in attempting to remove such cause(s) and thereafter perform such obligations as soon as reasonably practicable under the circumstances.

10. Governing Law. This Contract shall be deemed a contract entered into, delivered and made in the State of North Carolina, and it shall be governed, construed, interpreted and enforced in accordance with the laws of the State of North Carolina, notwithstanding the principles of conflicts of law.

11. Modification. The parties hereto may amend, modify and supplement this Contract only in writing duly executed by all parties hereto.

12. Notice Any notice, consent or other communication permitted or required by this Contract to be given to a party shall be in writing and addressed to such party at the following address or transmitted via facsimile machine (provided documentation of completed transmission is retained) to the following facsimile number:

If to:
Vendor: Name Phil Agnelli.
Address Contracts Manager.
Stella-Jones Corporation.
P.O. Box 1496
Tacoma, WA 98401-1496

If to:
Purchasing Members: c/o ElectriCities of North Carolina, Inc.
Attn: Procurement Specialist
Post Office Box 29513
Raleigh, North Carolina 27626-0513
Facsimile Number: (919) 760-6055

Unless a different individual, address or facsimile number shall have been designated by the respective party by notice in writing in accordance herewith. Any notice given hereunder shall be deemed given when delivered by hand, one (1) day after being transmitted by facsimile or three (3) days after being deposited in the United States mail, postage prepaid, certified mail (return receipt requested).

14. Severability. If any provision of this Contract, or portion thereof, shall be determined to be void or unenforceable by any court of competent jurisdiction, then such determination shall not affect any other provision of this Contract, or portion thereof, all of which other provisions and portions thereof shall remain in full force and effect. If any provision of this Contract, or portion thereof, is capable of two interpretations, one of which would enter the provision, or portion thereof, void and the other of which would render the provision, or portion thereof, valid, then the provision, or portion thereof, shall have the meaning which renders it valid.

15. Entire Agreement. This Contract and the Bid Documents shall constitute the entire agreement between the Vendor and the Purchasing Members, and along with any purchase order issued by a Purchasing Member shall constitute the entire Agreement between the Vendor and the Purchasing Member, with respect to the subject matter described herein. Time is of the essence for execution of this contract.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names by their duly authorized officers or agents and their respective corporate seals to be hereunder affixed, all to be effective the day and year first above written.

VENDOR:

Stella-Jones Corporation

By: _____
Vice President

ATTEST:

_____
~~Secretary~~ Assistant Treasurer
(CORPORATE SEAL)

PURCHASING MEMBERS
BY: The ~~City of Lexington~~ Town of Apex, pursuant to Authority granted to it by the Municipal Cooperative Bid Agreement for Utility Materials, Supplies and Equipment Dated July 1, 2016, between the Participating Members and ElectriCities of North Carolina, Inc.

BY _____
Print Name

_____.
Title of Person Authorized to Sign Contract

ATTEST:

_____.
City Clerk

(MUNCIPAL SEAL)

Exhibit A

CCA

Apex
Drexel
Lexington
Morganton
Newton
Shelby

PENTA

High Point
Huntersville/Cornelius
Kings Mountain
Newton
Statesville
Wilson

CCA Pole Prices
within 30 days
Apex
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
40	4	10	$165.00	$1,650.00	$31.00	$196.00	$1,960.00
40	3			$0.00		$0.00	$0.00
40	2	8	$226.00	$1,808.00	$41.00	$267.00	$2,136.00
45	5			$0.00		$0.00	$0.00
45	4	10	$184.00	$1,840.00	$37.00	$221.00	$2,210.00
45	3			$0.00		$0.00	$0.00
45	2	10	$273.00	$2,730.00	$49.00	$322.00	$3,220.00
50	4			$0.00		$0.00	$0.00
50	3	4	$272.00	$1,088.00	$51.00	$323.00	$1,292.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	5			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3	4	$317.00	$1,268.00	$70.00	$387.00	$1,548.00
55	2			$0.00		$0.00	$0.00
55	1			$0.00		$0.00	$0.00
60	3	3	$376.00	$1,128.00	$78.00	$454.00	$1,362.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
65	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		49		$11,512.00			$13,728.00

CCA Pole Prices
within 30 days
Drexel
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4	2	$133.00	$266.00	$17.00	$150.00	$300.00
35	2			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
40	3	2	$190.00	$380.00	$24.00	$214.00	$428.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
45	3	8	$233.00	$1,864.00	$28.00	$261.00	$2,088.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3			$0.00		$0.00	$0.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	5			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
55	2			$0.00		$0.00	$0.00
55	1			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		12		$2,510.00			$2,816.00

CCA Pole Prices
within 30 days
Lexington
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			0.00		0.00	0.00
30	6	160	79.00	12,640.00	10.00	89.00	14,240.00
30	5			0.00		0.00	0.00
35	6			0.00		0.00	0.00
35	5			0.00		0.00	0.00
35	4	104	133.00	13,832.00	17.00	150.00	15,600.00
40	5			0.00		0.00	0.00
40	4			0.00		0.00	0.00
40	3	50	190.00	9,500.00	24.00	214.00	10,700.00
40	2			0.00		0.00	0.00
45	5			0.00		0.00	0.00
45	4			0.00		0.00	0.00
45	3	125	233.00	29,125.00	28.00	261.00	32,625.00
45	2	2	273.00	546.00	34.00	307.00	614.00
50	4			0.00		0.00	0.00
50	3	15	272.00	4,080.00	34.00	306.00	4,590.00
50	2	10	315.00	3,150.00	39.00	354.00	3,540.00
55	4			0.00		0.00	0.00
55	3	3	317.00	951.00	50.00	367.00	1,101.00
60	3			0.00		0.00	0.00
60	2	10	434.00	4,340.00	70.00	504.00	5,040.00
65	2	2	770.00	1,540.00	80.00	850.00	1,700.00
70	2	5	1,008.00	5,040.00	95.00	1,103.00	5,515.00
70	1	1	1,202.00	1,202.00	106.00	1,308.00	1,308.00
75	2	3	1,204.00	3,612.00	106.00	1,310.00	3,930.00
75	1	1	1,387.00	1,387.00	119.00	1,506.00	1,506.00
80	1	2	1,589.00	3,178.00	136.00	1,725.00	3,450.00
Totals		493		94,123.00			105,459.00

CCA Pole Prices
within 30 days
Morganton
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			0.00		0.00	0.00
30	6			0.00		0.00	0.00
30	5	25	90.00	2,250.00	11.00	101.00	2,525.00
30	4			0.00		0.00	0.00
35	6			0.00		0.00	0.00
35	5			0.00		0.00	0.00
35	4	35	133.00	4,655.00	17.00	150.00	5,250.00
40	5			0.00		0.00	0.00
40	4	45	165.00	7,425.00	20.00	185.00	8,325.00
40	3			0.00		0.00	0.00
40	2			0.00		0.00	0.00
45	4			0.00		0.00	0.00
45	3	50	233.00	11,650.00	28.00	261.00	13,050.00
45	2			0.00		0.00	0.00
50	4			0.00		0.00	0.00
50	3	20	272.00	5,440.00	34.00	306.00	6,120.00
50	2			0.00		0.00	0.00
50	1			0.00		0.00	0.00
55	4			0.00		0.00	0.00
55	3	20	317.00	6,340.00	39.00	356.00	7,120.00
55	2			0.00		0.00	0.00
60	3			0.00		0.00	0.00
60	2			0.00		0.00	0.00
65	3			0.00		0.00	0.00
65	2			0.00		0.00	0.00
70	3			0.00		0.00	0.00
70	1			0.00		0.00	0.00
Totals		195		37,760.00			42,390.00

CCA Pole Prices
within 30 days
Newton
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4	22	$133.00	$2,926.00	$17.00	$150.00	$3,300.00
40	5			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
40	3	33	$190.00	$6,270.00	$24.00	$214.00	$7,062.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
45	3	20	$233.00	$4,660.00	$28.00	$261.00	$5,220.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3	3	$272.00	$816.00	$34.00	$306.00	$918.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3	4	$317.00	$1,268.00	$50.00	$367.00	$1,468.00
55	2			$0.00		$0.00	$0.00
60	3	2	$376.00	$752.00	$60.00	$436.00	$872.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		84		16,692.00			18,840.00

CCA Pole Prices
within 30 days
Shelby
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4	43	$133.00	$5,719.00	$15.00	$148.00	$6,364.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3	30	$190.00	$5,700.00	$21.00	$211.00	$6,330.00
45	3	50	$233.00	$11,650.00	$25.00	$258.00	$12,900.00
50	3	5	$272.00	$1,360.00	$30.00	$302.00	$1,510.00
55	3	5	$317.00	$1,585.00	$45.00	$362.00	$1,810.00
60	3	5	$376.00	1,880.00	$54.00	$430.00	$2,150.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	5	$315.00	$1,575.00	$35.00	$350.00	$1,750.00
55	2			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
80	2			$0.00		$0.00	$0.00
85	1			$0.00		$0.00	$0.00
Totals		143		29,469.00			32,814.00

Penta Pole Prices
within 30 days
High Point
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4	50	$162.00	$8,100.00	$37.00	$199.00	$9,950.00
40	5			$0.00		$0.00	$0.00
40	4	40	$201.00	$8,040.00	$46.00	$247.00	$9,880.00
40	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4	28	$243.00	$6,804.00	$55.00	$298.00	$8,344.00
45	3	27	$281.00	$7,587.00	$63.00	$344.00	$9,288.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3	23	$333.00	$7,659.00	$78.00	$411.00	$9,453.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3	21	$389.00	$8,169.00	$105.00	$494.00	$10,374.00
55	2			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		189		$46,359.00			$57,289.00

Penta Pole Prices
within 30 days
Huntersville/Cornelius
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6	15	$96.00	$1,440.00	$19.00	$115.00	$1,725.00
35	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4	20	$201.00	$4,020.00	$40.00	$241.00	$4,820.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3			$0.00		$0.00	$0.00
45	3	10	$281.00	$2,810.00	$54.00	$335.00	$3,350.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	5	$384.00	$1,920.00	$77.00	$461.00	$2,305.00
55	2	3	$447.00	$1,341.00	$108.00	$555.00	$1,665.00
60	2	3	$650.00	$1,950.00	$123.00	$773.00	$2,319.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		56		$13,481.00			$16,184.00

Penta Pole Prices
within 30 days
Kings Mountain
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5	68	$110.00	$7,480.00	$22.00	$132.00	$8,976.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
40	3	35	$233.00	$8,155.00	$46.00	$279.00	$9,765.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
45	3	24	$281.00	$6,744.00	$54.00	$335.00	$8,040.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3			$0.00		$0.00	$0.00
50	2			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
55	2			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		127		$22,379.00			$26,781.00

Penta Pole Prices
within 30 days
Newton
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
30	5	30	$110.00	$3,300.00	$23.00	$133.00	$3,990.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3			$0.00		$0.00	$0.00
45	3			$0.00		$0.00	$0.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2			$0.00		$0.00	$0.00
55	2			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		30		3,300.00			3,990.00

Penta Pole Prices
within 30 days
Statesville
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6	125	$122.00	$15,250.00	$25.00	$147.00	$18,375.00
30	5			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3	120	$233.00	$27,960.00	$47.00	$280.00	$33,600.00
45	3	105	$281.00	$29,505.00	$56.00	$337.00	$35,385.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	15	$384.00	$5,760.00	$79.00	$463.00	$6,945.00
55	2	5	$447.00	$2,235.00	$107.00	$554.00	$2,770.00
60	2	2	$650.00	$1,300.00	$130.00	$780.00	$1,560.00
65	2	1	$862.00	$862.00	$145.00	$1,007.00	$1,007.00
70	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		373		$82,872.00			$99,642.00

Penta Pole Prices
within 30 days
Wilson
Schedule A
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
30	5	195	$110.00	$21,450.00	$18.00	$128.00	$24,960.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3	123	$233.00	$28,659.00	$36.00	$269.00	$33,087.00
45	3	128	$281.00	$35,968.00	$44.00	$325.00	$41,600.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	48	$384.00	$18,432.00	$63.00	$447.00	$21,456.00
55	2	11	$447.00	$4,917.00	$88.00	$535.00	$5,885.00
60	2	12	$650.00	$7,800.00	$107.00	$757.00	$9,084.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		517		$117,226.00			$136,072.00

CCA Pole Prices
within 5 days
Apex
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
40	4	10	$175.00	$1,750.00	$31.00	$206.00	$2,060.00
40	3			$0.00		$0.00	$0.00
40	2	8	$236.00	$1,888.00	$41.00	$277.00	$2,216.00
45	5			$0.00		$0.00	$0.00
45	4	10	$194.00	$1,940.00	$37.00	$231.00	$2,310.00
45	3			$0.00		$0.00	$0.00
45	2	10	$283.00	$2,830.00	$49.00	$332.00	$3,320.00
50	4			$0.00		$0.00	$0.00
50	3	4	$282.00	$1,128.00	$51.00	$333.00	$1,332.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	5			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3	4	$327.00	$1,308.00	$70.00	$397.00	$1,588.00
55	2			$0.00		$0.00	$0.00
55	1			$0.00		$0.00	$0.00
60	3	3	$386.00	$1,158.00	$78.00	$464.00	$1,392.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
65	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		49		$12,002.00			$14,218.00

CCA Pole Prices
within 5 days
Drexel
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4	2	$143.00	$286.00	$17.00	$160.00	$320.00
35	2			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
40	3	2	$200.00	$400.00	$24.00	$224.00	$448.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
45	3	8	$243.00	$1,944.00	$28.00	$271.00	$2,168.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3			$0.00		$0.00	$0.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	5			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
55	2			$0.00		$0.00	$0.00
55	1			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		12		$2,630.00			$2,936.00

CCA Pole Prices
within 5 days
Lexington
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			0.00		0.00	0.00
30	6	160	89.00	14,240.00	10.00	99.00	15,840.00
30	5			0.00		0.00	0.00
35	6			0.00		0.00	0.00
35	5			0.00		0.00	0.00
35	4	104	143.00	14,872.00	17.00	160.00	16,640.00
40	5			0.00		0.00	0.00
40	4			0.00		0.00	0.00
40	3	50	200.00	10,000.00	24.00	224.00	11,200.00
40	2			0.00		0.00	0.00
45	5			0.00		0.00	0.00
45	4			0.00		0.00	0.00
45	3	125	243.00	30,375.00	28.00	271.00	33,875.00
45	2	2	283.00	566.00	34.00	317.00	634.00
50	4			0.00		0.00	0.00
50	3	15	282.00	4,230.00	34.00	316.00	4,740.00
50	2	10	325.00	3,250.00	39.00	364.00	3,640.00
55	4			0.00		0.00	0.00
55	3	3	327.00	981.00	50.00	377.00	1,131.00
60	3			0.00		0.00	0.00
60	2	10	444.00	4,440.00	70.00	514.00	5,140.00
65	2	2	780.00	1,560.00	80.00	860.00	1,720.00
70	2	5	1,018.00	5,090.00	95.00	1,113.00	5,565.00
70	1	1	1,212.00	1,212.00	106.00	1,318.00	1,318.00
75	2	3	1,214.00	3,642.00	106.00	1,320.00	3,960.00
75	1	1	1,397.00	1,397.00	119.00	1,516.00	1,516.00
80	1	2	1,599.00	3,198.00	136.00	1,735.00	3,470.00
Totals		493		99,053.00			110,389.00

CCA Pole Prices
within 5 days
Morganton
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			0.00		0.00	0.00
30	6			0.00		0.00	0.00
30	5	25	100.00	2,500.00	11.00	111.00	2,775.00
30	4			0.00		0.00	0.00
35	6			0.00		0.00	0.00
35	5			0.00		0.00	0.00
35	4	35	143.00	5,005.00	17.00	160.00	5,600.00
40	5			0.00		0.00	0.00
40	4	45	175.00	7,875.00	20.00	195.00	8,775.00
40	3			0.00		0.00	0.00
40	2			0.00		0.00	0.00
45	4			0.00		0.00	0.00
45	3	50	243.00	12,150.00	28.00	271.00	13,550.00
45	2			0.00		0.00	0.00
50	4			0.00		0.00	0.00
50	3	20	282.00	5,640.00	34.00	316.00	6,320.00
50	2			0.00		0.00	0.00
50	1			0.00		0.00	0.00
55	4			0.00		0.00	0.00
55	3	20	327.00	6,540.00	39.00	366.00	7,320.00
55	2			0.00		0.00	0.00
60	3			0.00		0.00	0.00
60	2			0.00		0.00	0.00
65	3			0.00		0.00	0.00
65	2			0.00		0.00	0.00
70	3			0.00		0.00	0.00
70	1			0.00		0.00	0.00
Totals		195		39,710.00			44,340.00

CCA Pole Prices
within 5 days
Newton
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4	22	$143.00	$3,146.00	$17.00	$160.00	$3,520.00
40	5			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
40	3	33	$200.00	$6,600.00	$24.00	$224.00	$7,392.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
45	3	20	$243.00	$4,860.00	$28.00	$271.00	$5,420.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3	3	$282.00	$846.00	$34.00	$316.00	$948.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3	4	$327.00	$1,308.00	$50.00	$377.00	$1,508.00
55	2			$0.00		$0.00	$0.00
60	3	2	$386.00	$772.00	$60.00	$446.00	$892.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		84		17,532.00			19,680.00

CCA Pole Prices
within 5 days
Shelby
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4	43	$143.00	$6,149.00	$15.00	$158.00	$6,794.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3	30	$200.00	$6,000.00	$21.00	$221.00	$6,630.00
45	3	50	$243.00	$12,150.00	$25.00	$268.00	$13,400.00
50	3	5	$282.00	$1,410.00	$30.00	$312.00	$1,560.00
55	3	5	$327.00	$1,635.00	$45.00	$372.00	$1,860.00
60	3	5	$386.00	$1,930.00	$54.00	$440.00	$2,200.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	5	$325.00	$1,625.00	$35.00	$360.00	$1,800.00
55	2			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
80	2			$0.00		$0.00	$0.00
85	1			$0.00		$0.00	$0.00
Totals		143		30,899.00			34,244.00

Penta Pole Prices
within 5 days
High Point
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4	50	$172.00	$8,600.00	$37.00	$209.00	$10,450.00
40	5			$0.00		$0.00	$0.00
40	4	40	$211.00	$8,440.00	$46.00	$257.00	$10,280.00
40	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4	28	$253.00	$7,084.00	$55.00	$308.00	$8,624.00
45	3	27	$291.00	$7,857.00	$63.00	$354.00	$9,558.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3	23	$343.00	$7,889.00	$78.00	$421.00	$9,683.00
50	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3	21	$399.00	$8,379.00	$105.00	$504.00	$10,584.00
55	2			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		189		$48,249.00			$59,179.00

PENTA Pole Prices
within 5 days
Huntersville/Cornelius
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.8 Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6	15	$106.00	$1,590.00	$19.00	$125.00	$1,875.00
35	6			$0.00		$0.00	$0.00
30	5			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4	20	$211.00	$4,220.00	$40.00	$251.00	$5,020.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3			$0.00		$0.00	$0.00
45	3	10	$291.00	$2,910.00	$54.00	$345.00	$3,450.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	5	$394.00	$1,970.00	$77.00	$471.00	$2,355.00
55	2	3	$457.00	$1,371.00	$108.00	$565.00	$1,695.00
60	2	3	$660.00	$1,980.00	$123.00	$783.00	$2,349.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		56		$14,041.00			$16,744.00

Penta Pole Prices
within 5 days
Kings Mountain
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
30	5	68	$120.00	$8,160.00	$22.00	$142.00	$9,656.00
35	6			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
40	3	35	$243.00	$8,505.00	$46.00	$289.00	$10,115.00
40	2			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
45	3	24	$291.00	$6,984.00	$54.00	$345.00	$8,280.00
45	2			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
50	3			$0.00		$0.00	$0.00
50	2			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
55	2			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		127		$23,649.00			$28,051.00

Penta Pole Prices
within 5 days
Newton
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
30	5	30	$120.00	$3,600.00	$23.00	$143.00	$4,290.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3			$0.00		$0.00	$0.00
45	3			$0.00		$0.00	$0.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2			$0.00		$0.00	$0.00
55	2			$0.00		$0.00	$0.00
60	2			$0.00		$0.00	$0.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		30		3,600.00			4,290.00

Penta Pole Prices
within 5 days
Statesville
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6	125	$132.00	$16,500.00	$25.00	$157.00	$19,625.00
30	5			$0.00		$0.00	$0.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3	120	$243.00	$29,160.00	$47.00	$290.00	$34,800.00
45	3	105	$291.00	$30,555.00	$56.00	$347.00	$36,435.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	15	$394.00	$5,910.00	$79.00	$473.00	$7,095.00
55	2	5	$457.00	$2,285.00	$107.00	$564.00	$2,820.00
60	2	2	$660.00	$1,320.00	$130.00	$790.00	$1,580.00
65	2	1	$872.00	$872.00	$145.00	$1,017.00	$1,017.00
70	2			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		373		$86,602.00			$103,372.00

Penta Pole Prices
within 5 days
Wilson
Schedule B
Stella-Jones Corporation

Size	Class	Qty	Unit Price	Subtotal	Freight per Pole	F.O.B Per Pole	Total
30	7			$0.00		$0.00	$0.00
30	6			$0.00		$0.00	$0.00
35	6			$0.00		$0.00	$0.00
30	5	195	$120.00	$23,400.00	$18.00	$138.00	$26,910.00
35	5			$0.00		$0.00	$0.00
40	5			$0.00		$0.00	$0.00
45	5			$0.00		$0.00	$0.00
35	4			$0.00		$0.00	$0.00
40	4			$0.00		$0.00	$0.00
45	4			$0.00		$0.00	$0.00
50	4			$0.00		$0.00	$0.00
55	4			$0.00		$0.00	$0.00
40	3	123	$243.00	$29,889.00	$36.00	$279.00	$34,317.00
45	3	128	$291.00	$37,248.00	$44.00	$335.00	$42,880.00
50	3			$0.00		$0.00	$0.00
55	3			$0.00		$0.00	$0.00
60	3			$0.00		$0.00	$0.00
65	3			$0.00		$0.00	$0.00
70	3			$0.00		$0.00	$0.00
40	2			$0.00		$0.00	$0.00
45	2			$0.00		$0.00	$0.00
50	2	48	$394.00	$18,912.00	$63.00	$457.00	$21,936.00
55	2	11	$457.00	$5,027.00	$88.00	$545.00	$5,995.00
60	2	12	$660.00	$7,920.00	$107.00	$767.00	$9,204.00
65	2			$0.00		$0.00	$0.00
60	1			$0.00		$0.00	$0.00
50	1			$0.00		$0.00	$0.00
70	1			$0.00		$0.00	$0.00
Totals		517		$122,396.00			$141,242.00

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Presenter(s): Steve Adams, Utilities Acquisition Specialist

Department(s): Administration

Requested Motion

Motion to approve abandonment of the greenway area shown on Book of Maps 2016 Page 751 labeled "New Town of Apex & Cary Greenway Easement 10,190SF/0.234AC"

Approval Recommended?

YES

Item Details

This area of greenway was a required connection to the American Tobacco Trail as part of the larger White Oak Greenway. With construction and dedication of the of the new connection complete and recorded in Book of Maps 2019 Page 1661 the connection referenced above is no longer required. The new connection to the ATT is complete.

Attachments

- Book of Maps 2019 Page 1661

NORTH CAROLINA PROFESSIONAL SEAL L-4695 LAND SURVEYOR THOMAS M. GRZEBIEN

6/11/19

MATCH SHEET 2

SEE SHEET 4 FOR ADJOINER INFORMATION

EXISTING 30' WAKE COUNTY PERMANENT DRAINAGE EASEMENT DB 10716, PG. 139 BM 2016, PG. 751-752

EXISTING 20' WAKE COUNTY TEMPORARY CONSTRUCTION EASEMENT DB 10716, PG. 139 BM 2016, PG. 751-752

HATCHED PORTION OF THE EXISTING 40' TOWN OF CARY/TOWN OF APEX GREENWAY EASEMENT AND EXISTING CROSS ACCESS EASEMENT 1 PER BM 2016, PG. 751-752 TO BE ABANDONED

CLOVERDALE RD
50' PUBLIC R/W

50' TOWN OF APEX BUFFER | 50' JORDAN LAKE BUFFER

30' ZONE 1 | 20' ZONE 2 | 50' ZONE 3

EXISTING 40' TOWN OF CARY/TOWN OF APEX GREENWAY EASEMENT BM 2016, PG. 751-752

EXISTING 20' TOWN OF APEX UTILITY EASEMENT BM 2018, PG. 1274-1282

AMENITY SITE
122,541.SF / 2.813 ACRES

AMERICAN TOBACCO TRAIL

N7°00'58"W 174.72'

NEW 50' TYPE 'A' BUFFER

S34°46'50"E 173.94'

N34°46'50"W 173.94'

NEW 40' TOWN OF CARY/TOWN OF APEX GREENWAY EASEMENT

NEW TRACT 1B (SEE SHT. 4)
2,902,045 SF / 66.622 ACRES

EXISTING 20' TOWN OF APEX PUBLIC UTILITY EASEMENT BM 2018, PG. 1274-1282

SEE SHEET 4 FOR THE OVERALL TRACT LAYOUT

EXISTING WAKE COUNTY ACCESS EASEMENT (HATCHED) BM 2003, PG. 2092

EXISTING 30' TOWN OF CARY/TOWN OF APEX TEMPORARY CONSTRUCTION EASEMENT BM 2016, PG. 751-752

N8°36'44"W 209.92'

206.63'

S23°45'35"E 118.78'

N23°45'35"W 118.78'

S84°38'27"W 300.88'

S84°38'27"W 50.08'

40.06'

27.06'

N84°38'27"E 348.73'

NEW 10' TYPE 'A' BUFFER

NEW 50' TYPE 'A' BUFFER

EXISTING 40' APEX SANITARY SEWER EASEMENT DB 16073, PG. 1418, 1424, & 1430

SEE SHEET 4 FOR ADJOINER INFORMATION

(SEE GENERAL NOTE #1)

0' 60' 120' 180'

SCALE IN FEET

WAKE COUNTY, NC 88
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/27/2019 12:56:05

BOOK:BM2019 PAGE:01661

REVISIONS	DATE: 06/11/19
	SCALE: 1"=60'
	SURVEYED BY: RW/JM, 11/17/17
	DRAWN BY: TMG
	CHECK & CLOSURE BY: TMG
	CAD FILE: WED AMENITY SITE PLAN 1
	PROJECT NO: 05180840.01

TABLE OF CONTENTS

SHEET 1: CERTIFICATES, NOTES, VICINITY MAP
SHEET 2: LINE & CURVE TABLES, TRACT\OPEN SPACE DETAILS, LEGEND FOR SHEETS 2-4
SHEET 3: TRACT\OPEN SPACE DETAILS
SHEET 4: OVERALL TRACT 1 LAYOUT, ADJOINER INFORMATION
SHEET 5: RCA DETAILS, AREA TABLES

WEDDINGTON RCA & SUBDIVISION PLAT (PHASE 5)

GREEN LEVEL WEST ROAD (NO ASSIGNED ADDRESSES), APEX

BAKER RESIDENTIAL OF THE CAROLINAS, LLC
401 HARRISON OAKS BOULEVARD, SUITE 140, CARY, NC, 27513

WHITE OAK TOWNSHIP, TOWN OF APEX	WAKE COUNTY	NORTH CAROLINA
PIN: 0723-44-2078	ZONING: PUD-CZ	SHEET 3 OF 5

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

Resolution No. 20-0121-01

A Resolution to Abandon Existing Greenway Easement

WHEREAS, the Towns of Apex and Cary presently have greenway easement interests in that certain area of land designated as "HATCHED PORTION OF THE EXISITING 40' TOWN OF CARY/TOWN OF APEX GREENWAY EASEMENT 1 PER BM 2016, PG 751-752 TO BE ABANDONED" (the "Area To Be Abandoned") as shown on the plat recorded at Book of Maps 2019, Page 1661, Wake County Register of Deeds (the "Plat") and attached hereto as Exhibit A;

WHEREAS, the greenway has been relocated and a map easement has been dedicated as depicted on the Plat as "NEW 40' TOWN OF CARY/TOWN OF APEX GREENWAY EASEMENT" and the Town of Apex no longer has any need of the Area To Be Abandoned;

WHEREAS, the Town Council considers it advisable to abandon any interest the Town of Apex has in the Area To Be Abandoned;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apex that:

(1) The Town Council hereby abandons any interest the Town of Apex has in the Area To Be Abandoned as shown on Exhibit A; and

(2) This abandonment does not affect any interest the Town of Cary may have in the Area To Be Abandoned.

Upon motion duly made by Council Member_____ , and duly seconded by Council Member _____, the above Resolution was duly adopted by the Apex Town Council at the meeting held on the 21st day of January 2020, in the Town Hall.

Upon call for a vote the following Council Members voted in the affirmative:

_____

_____

_____

and the following Council Members voted in the negative:

_____

_____

_____

This the 21st day of January 2020.

TOWN OF APEX

_____

Jacques K. Gilbert, Mayor

ATTEST:

_____

Donna B. Hosch, Town Clerk, MMC

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Item Details

Presenter(s): Dennis Brown, Construction Project Manager

Department(s): Administration

Requested Motion

Motion to approve and authorize the Town Manager to execute Amendment GMP 1 with Construction Manager at Risk, J M Thompson, in amount of $9,219,199.39 for the new Pleasant Park Project. This is Guaranteed Maximum Price 1 (GMP 1) which includes site grading, utilities and retaining walls. The final Guaranteed Maximum Price will be added to this contract by an amendment after subcontractor bidding is completed for all other items required for the project.

Approval Recommended?

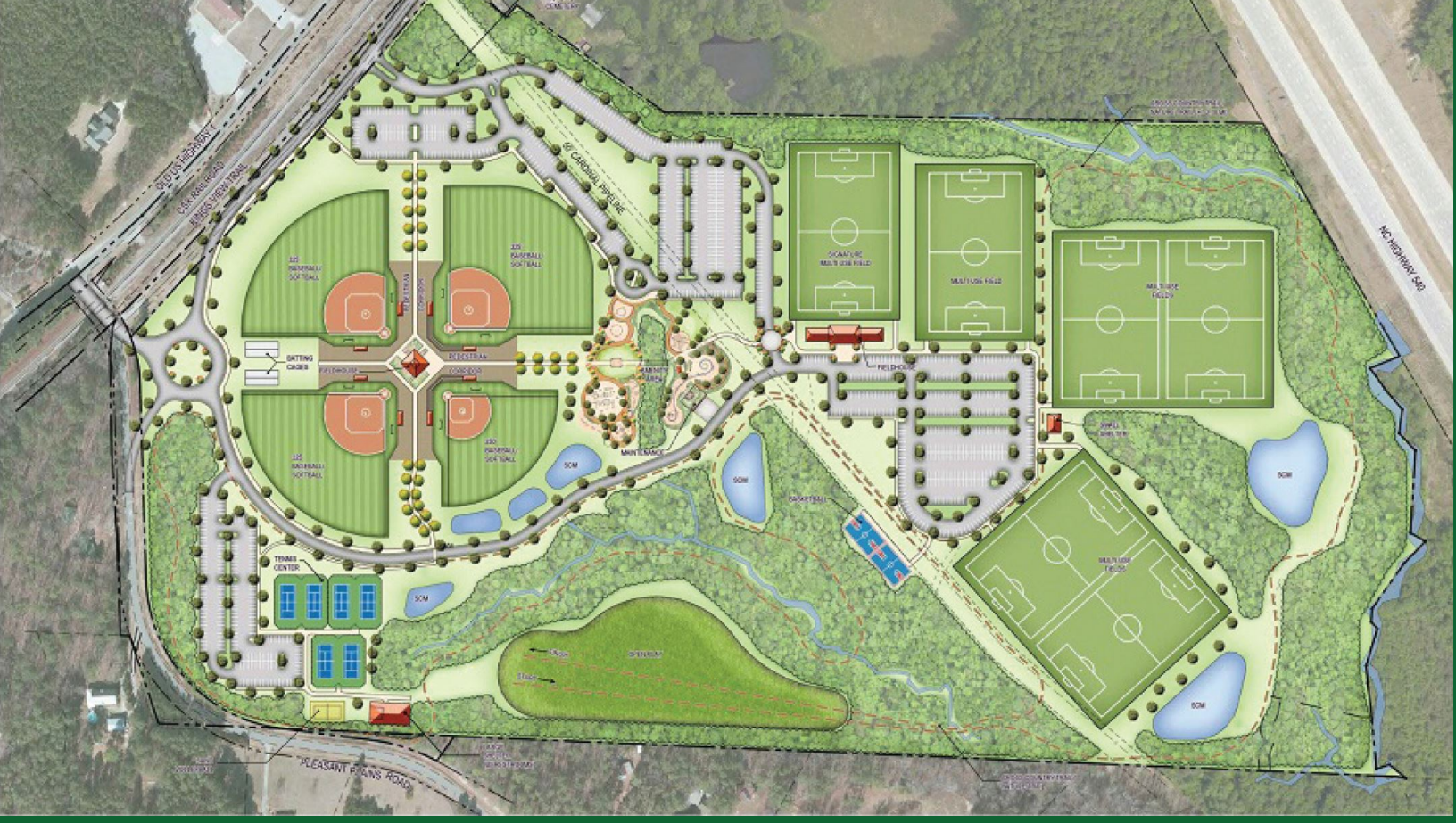
Yes

Item Details

This Contract Amendment is necessary to establish the Guaranteed Maximum Price for construction and Construction Manager at Risk (CMAR) services for the first phase of work to be provided pursuant to the approved CMAR Pre-Construction and Construction Services Contract.

Attachments

- Contract Amendment #1



Town of Apex Pleasant Park

GMP-1

JMT

J.M. THOMPSON

General Contractors since 1921

JMT
GC License No. 474

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Section I. Executive Summary
Section II. GMP-1 Cost Totals

- List of low bidders
- Unit Prices
- Allowances

Section III. GMP -1 Scope of Work
Section IV. GMP-1 General Conditions
Section V. Document Enumeration
Section VI. Project Schedule
Section VII. Project Estimate



Executive Summary

Town of Apex – Pleasant Park - Executive Summary - GMP-1

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.

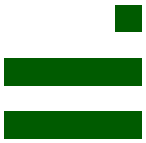
Along with the creation of roadways and pathways within the limits of disturbance, the park will include six turf multiuse athletic fields, a signature soccer building, a baseball structure, picnic shelters and amenity buildings with restrooms, a maintenance structure, and a 1.3 acre enclosed water play / splash pad area with an enchanted forest theme.

GMP -1 as conveyed throughout this deliverable encompasses the work detailed herein. The trade scopes include Earthwork, Segmental retaining walls, and Site utilities. 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-1 also includes the necessary general conditions as applicable to the scope(s) of work detailed in this deliverable, and correlates to the schedule.

GMP -1 Is a change order to the existing contract for preconstruction.

GMP-1 Cost Totals



J.M. THOMPSON
General Contractors since 1921

Pleasant Park
GMP - 1 Summary
January 06, 2020

Division:	Description:	Cost:	
BP2.0	Earthwork & Storm Drainage	$	5,712,870.00
BP2.1	Segmental Walls	$	689,484.00
BP2.3	Utilities	$	1,451,328.00

	Subtotal:		$	7,853,682.00
	Bonds & Insurance:	1.25%	$	98,171.03
	GMP 1 General Conditions:		$	955,586.00
	Fee:	3.50%	$	311,760.37
	Total Investment:		**$**	**9,219,199.39**

Town of Apex – Pleasant Park - Low Bidder - GMP-1

BP 2.0 Earthwork & Storm Drainage:
S.T. Wooten Corporation
12204 Cleveland Road
Garner, NC 27529
Contact:
Austin Moore
Austin.Moore@STWCorp.com
o: 919.779.9752
m: 252.373.4341

BP 2.1 Segmental Retaining Walls:
Jenns LLC
1809 Colwell Avenue
Wilmington, NC 28403
Contact:
Jonathan McCarthy
JMcCarthy@jennsllc.com
m: 336.399.6813

BP 2.3 Site Utilities:
Infrastructure East LLC
819 Purser Dr.
Raleigh, NC 27603
Contact:
Alvin Gerrell
AG.Infrastructureeast@outlook.com
m: 919.703.0531

Town of Apex – Pleasant Park - Unit Prices - GMP-1

UNIT PRICES: These unit prices do not include fee or general conditions and are included only in the event that quantities should go beyond those detailed in the allowances.

UP #1 (Applicable to BP 2.0, BP 2.3) Excavate unsuitable soils and stockpile on site at noted location:	$	7.50	Per CY
UP #2 (Applicable to BP 2.0, BP 2.3) Excavate unsuitable soils and haul off site:	$	21.00	Per CY
UP #3 (Applicable to BP 2.0) Mass Rock excavation and left on site in designated area:	$	150.00	Per CY
UP #4 (Applicable to BP 2.0) Mass Rock excavation and hauled off site:	$	200.00	Per CY
UP #5 (Applicable to BP 2.0, BP 2.3) Trench Rock excavation and left on site in designated area:	$	125.00	Per CY
UP #6 (Applicable to BP 2.0, BP 2.3) Trench Rock excavation and hauled off site:	$	150.00	Per CY
UP #7 (Applicable to BP 2.0, BP 2.3) Provide, import and place ABC stone 100 TN or more:	$	27.00	Per TN
UP #8 (Applicable to BP 2.0, BP 2.3) Provide, import and place ABC stone 99 TN or less:	$	27.00	Per TN
UP #9 (Applicable to BP 2.0, 2.3) Provide, import and place compactible fill (soil):	$	35.00	Per CY
UP #10 (Applicable to BP 2.0, BP 2.3) Place compactable fill from stock pile:	$	13.00	Per CY
UP #11 (Applicable to BP 2.0, BP 2.1, BP 2.3) Provide, import and place #57 stone:	$	35.00	Per TN
UP #12 (Applicable to BP 2.0, BP 2.1, BP 2.3) Provide, import and place structural processed fill:	$	21.00	Per TN
UP #13 (Applicable to BP 2.1) Provide, install retaining from 0ft up to 5’ in height	$	14.00	Per SF
UP #14 (Applicable to BP 2.1) Provide, install retaining from 5’ and above in height	$	14.00	Per SF
UP #15 (Applicable to BP 2.0) Provide, install 6” HDPE Drain Leaders	$	36.00	Per LF
UP #16 (Applicable to BP 2.0) Provide, install 6” HDPE Drain Leader Bends	$	71.00	Per EA
UP #17 (Applicable to BP 2.0) Provide, install 6” HDPE Drain Clean Outs	$	295.00	Per EA

Town of Apex – Pleasant Park - Allowances - GMP-1

Allowance Description:	Quantity included:	Total Allowance
Allowance #1: (Applicable to BP 2.0) Excavate unsuitable soils & stockpile on site at noted location:	**8,500 CY**:	$ 63,750.00
Allowance #2: (Applicable to BP 2.0) Excavate unsuitable soils and haul off site:	**500 CY**:	$ 10,500.00
Allowance #3 & Allowance #4: NOT USED		
Allowance #5: (Applicable to BP 2.3) Trench Rock excavation and hauled off site:	**100 CY:**	$ 15,000.00
Allowance #6: NOT USED		
Allowance #7: (Applicable to BP 2.0) Provide, import and place ABC stone:	**100 TN**:	$ 2,700.00
Allowance #8: NOT USED		
Allowance #9: (Applicable to BP 2.0) Provide, import and place compactable fill (Soil):	**100 CY:**	$ 3,500.00
Allowance #10: (Applicable to BP 2.0) Place compactable fill from stockpile:	**100 CY:**	$ 1,300.00
Allowance #11: (Applicable to BP 2.0, BP 2.1, BP 2.3) Provide, import and place #57 stone:	**500 TN:**	$ 17,500.00
Allowance #12: (Applicable to BP 2.0, BP 2.3) Provide, import and place structural processed fill:	**1,000 TN:**	$ 21,000.00
Allowance #13: (Applicable to BP 2.0, Provide, install 6" HDPE Drain Leaders	**900 LF:**	$ 32,400.00
Allowance #14: (Applicable to BP 2.0, BP 2.3) Provide, install 6" HDPE Drain Leader Bends:	**16 EA:**	$ 1,136.00
Allowance #15: (Applicable to BP 2.0, BP 2.3) Provide, install 6" HDPE Drain Clean Outs	**16 EA:**	$ 4,720.00

GMP-1 Scope of Work

Town of Apex – Pleasant Park - Scope of work - GMP-1

1. GMP -1 includes BP 2.0 Earthwork & Storm Drainage, BP 2.1 Segmental Retaining walls, BP 2.3 Site Utilities, General conditions and applicable insurances as described herein.

2. We have not included the removal any hazardous material in GMP-1.

3. The Town of Apex (TOA) is buying and installing the site lighting, outside of this project.

4. The TOA will provide transformers within 25' of each structure.

5. The site amenity structure and any related engineering, foundations, utilities required are by the TOA outside of this contract.

6. 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.

7. We have included 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).

8. Any sub contractor hired direct by the design team or owner shall inspect and verify, at least two (2) weeks prior to 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. The survey shall include, but not be limited to a detailed review of all work in place furnished & installed by others. Items that do not meet the installation requirements must be identified accordingly. Subcontractor to coordinate all existing utility locating and identification for their work. This includes but not limited to use of NC811 and private utility locating services. Particular attention to be paid to any work within Cardinal Gas Line easement. Subcontractor to coordinate preconstruction meeting with all utilities and notify Construction Manager. Subcontractor to meet all utility company guidelines for work within utility easement.

9. Any sub contractor hired direct by the design team or owner shall abide by the contract documents, including but not limited to the project manual, bid scopes and addenda.

10. 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.

11. 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.

12. 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. 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.

13. Designers and owner 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.

14. Stored materials may be submitted for payment when stored on site, received in a timely fashion and with prior approval of the Owner.

15. Owners & designers understand that weekly project meetings will be held on the job site

16. The Owner has engaged a third party commissioning agent for this project.

17. 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 specification.

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18. Earthwork package includes clearing & grubbing, layout, excavation and fill to designed sub grades, installation and maintenance of erosion control, temporary roads and laydown/staging areas, storm drainage and temporary fencing.

19. Includes demolition as shown on Demolition and Staging plans including demolition required for improvements along Kings View Trail and Pleasant Plains Road. Coordinate relocated utilities with appropriate Utility. Removal of all garbage, trash or any other debris of man-made origin and removal of underground utilities and storm drainage. Includes all demolition and clearing necessary for site development as identified. All demolition materials is to be removed off site and disposed of properly.

20. Includes all surveying and construction staking including Clearing, Erosion Control, Storm system, Site Utilities and Segmented Walls. Providing staking for all structures and buildings. Providing staking at Amenity areas for site walls and to subgrade. Staking of other improvements within Amenity area is the responsibility of the owner or owners installer. GMP-1 includes subgrade as built for all Athletic Fields. Athletic Fields drainage and finish as builts by Others (in GMP-2). CM shall obtain a signed and sealed drawing to certify all installations, etc. comply with Contract Documents upon completion of each phase of work..

21. Cm will have 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. Subcontractor will maintain erosion control measures throughout the entire project duration. Subcontractor will provide all reporting required by regulatory agencies and 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.

22. Provide clearing and grubbing not limited to, removal of trees and other vegetation, clearing, grubbing. The entire area will be stripped of all topsoil, high plasticity near surface soils, trash, debris and other organic materials as specified. Upon completion of the stripping operations, the exposed subgrade in areas to receive fill will be proof-rolled. The exposed subgrade in cut areas will also be proof-rolled. 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.

23. 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 with the exception of structural fill for segmented walls.

24. The intent is to balance site. Excess material including topsoil and footing spoils to be wasted on site. Area shown as Phase 4 will be primary area for excess fill.

25. 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 Owners Testing Agency. UNSTATISFACTORY soil materials (located above subgrade) may be blended if the specification allows and replaced with suitable soil at no additional cost to the project.

26. Stockpile existing topsoil from the site and respread as required. Excess topsoil to be wasted on site.

27. Furnish and install storm drainage system including underground roof drainage system, foundation drain, sidewalk drains, area drains, trench drains, head walls and tie into existing systems. This will include any removal of existing piping and structures.

28. Connect roof leader piping at buildings and canopies to storm drainage system.

29. Furnish and install all stone bedding material as required by plans and specifications.

30. Furnish and install trench protection for work per OSHA regulations.

31. Furnish, install and maintain temporary roads, laydown areas as required. CM to have sub contractor 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.

32. 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.

33. CM will ensure subcontractors provide pumps and dewatering devices required to perform all work in this bid package

34. CM will have subcontractor provide traffic control required to perform work in this bid package.

35. CM will coordinate all work for telephone, gas and electrical services which will be by others.

36. CM’s subcontractor to install all storm sewer work as indicated on the drawings and include any temporary by-pass pumping or timber matting as may be needed to perform the work.

37. CM to hold subcontractor responsible for locating, disconnecting and properly capping abandoned utility lines associated with his work as shown on the drawing.

38. Excavate the trench to accommodate the designed thickness of the retaining wall leveling pad, plus the embedment depth for the project conditions. The leveling pad trench shall be compacted to the density specified in the contract documents and inspected by the Owner Testing Agency prior to any leveling pad base material being placed. Owner Testing Agency to verify base course as applicable.

39. Drain pipes and gravel fill shall meet the plans and specifications at retaining walls. All drain pipes must exit to daylight or be connected to an underground drainage system if shown. A minimum one percent gradient will be maintained on the pipe with outlets at a maximum of 50 feet or 100 feet if the pipe is crowned between the outlets. All pipe outlets should be configured to be protected from crushing or plugging.

40. Segmental retaining walls will be placed in accordance with manufacturer's instructions and recommendations, and as specified on the plans. Particular care to be used maintaining radiuses, placement of grid and proper backfill techniques. Place gravel fill, backfill and then compact. Remove excess fill from top of units and install the next course. Shims can be continuous and compressible and not used on courses containing geogrid between the units.

41. Provide reinforced fill behind wall in reinforced zone as required by plans and specifications. Soil lift heights are not to exceed 8 inches following compaction. Final compaction requirements in the consolidation zone should be established by the SRW design engineer or Owner Testing Agency.

42. Construct walls to tolerances as specified. Project specific differential settlement limits will be defined by the project geotechnical engineer.

43. Provide all water and sewer service piping, fire protection service mains and appurtenances as indicated on the documents.

44. Provide all necessary piping, sleeves, valves, borings, fittings, valve boxes, water meter boxes/vaults, manhole structures, fire hydrants, post indicating valves, tapping devices, flanges, water meters, etc. Air relief valve and manhole structures complete are included.

45. Disinfection/Bacteriological (chlorination) testing, pressure testing, certification tests, etc. under the direction of the Owner, Engineer, Inspectors, and governmental authority(s) having jurisdiction. CM to have subcontractor dilute and properly dispose of heavily chlorinated water with Owner permission.

46. All taps / tie-ins into existing system(s) are included.

47. All pipe bedding material as required by the Contract Documents, Local, City, County, State, and Federal Codes/Regulations.

48. Provide all sanitary sewerage system piping appurtenances as indicated on the documents.

49. Provide all necessary piping, fittings, manholes, cleanouts, valve boxes (for cleanouts in paved areas), pipe encasements, etc.

50. Provide Pump Station turnkey with all necessary appurtenances for a complete system per plans and specifications. Provide Plumbing, Mechanical and Electrical systems including connections. Provide engineered shoring and excavation plan as required by OSHA. (Electric transformer to be provide within 25')

51. Provide demolition, bypass pumping, timber matting, drilling, boring and repair of existing manholes for new and temporary tie-ins as required.

52. Includes all sewer installation testing requirements required of and under the direction of Owner, Engineer, Inspectors, and governmental authority(s) having jurisdiction.

53. All pipe bedding material is as required by the Contract Documents, Local, City, County, State, and Federal Codes/Regulations.

54. CM to hold subcontractor responsible for the design and installation of shoring as required for the installation of Sanitary Sewer piping.

55. Temporary water at Trailer Area

56. CM to have and maintain 250 gallon water container elevated for gravity flow and plumb to Construction Managers office trailer.

.

57. Temporary sanitary

58. Structure elevations and lengths of piping indicated on the document are for information purposes only. All information shall be field verified for lengths; finish grade elevations shall be coordinate with final grading drawings, etc.

59. Permits to be provided by Owner at no cost. CM shall obtain permits and coordinate inspections with Town and Construction Manager.

60. CM shall provide flow test(s) for all installations in order to provide Owner with updated readings upon completion of lines installed under this agreement.

61. Final clean all utilities prior to turnover.

GMP-1 General Conditions

IV.



Tuesday, January 7, 2020

Pleasant Park General Conditions

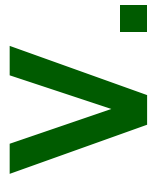
Item	Description	Takeoff Qty	UM	Subcontract Unit Cost	UM	Other Unit Cost	UM	Rate	Total Unit Cost		%	Total Amount
10	Project Manager	103.00	week					$ 3,300.00	$ 3,300.00	/week	100%	$ 339,900.00
10	Asst. Project Manager	103.00	week	$ -		$ -		$ 2,211.00	$ 2,211.00	/week	75%	$ 170,799.75
10	Project Engineer	103.00	week					$ 2,178.00	$ 2,178.00	/week	75%	$ 168,250.50
20	PM Vehicle	24.00	mnth			$ 1,250.00			$ 1,250.00	/mnth	100%	$ 30,000.00
10	Project Executive oversight	103.00	week					$ 4,620.00	$ 4,620.00	/week	10%	$ 47,586.00
20	Asst. PM Vehicle	24.00	mnth			$ 1,250.00			$ 1,250.00	/mnth	100%	$ 30,000.00
30	Mobile Phone - Project Manager	24.00	mnth			$ 50.00	/mnth		$ 50.00	/mnth	100%	$ 1,200.00
30	Mobile Phone - Asst. Project Manager	24.00	mnth			$ 50.00	/mnth		$ 50.00	/mnth	50%	$ 600.00
10	Superintendent	103.00	week					$ 3,102.00	$ 3,102.00	/week	100%	$ 319,506.00
20	Pickup Truck - Superintendent	24.00	mnth			$ 1,250.00			$ 1,250.00	/mnth	100%	$ 30,000.00
30	Mobile Phone - Superintendent	24.00	mnth			$ 50.00	/mnth		$ 50.00	/mnth	100%	$ 1,200.00
10	Assistant Superintendent #1	103.00	week					$ 2,046.00	$ 2,046.00	/week	75%	$ 158,053.50
10	Assistant Superintendent #2	0.00	week					$ 2,046.00	$ 2,046.00	/week	0%	$ -
10	Assistant Superintendent #3	0.00	week					$ 2,046.00	$ 2,046.00	/week	0%	$ -
20	Pickup Truck - Assist. Superintendent #1	24.00	mnth			$ 1,250.00			$ 1,250.00	/mnth	75%	$ 22,500.00
20	Pickup Truck - Assist. Superintendent #2	0.00	mnth			$ 1,250.00			$ 1,250.00	/mnth	0%	$ -
20	Pickup Truck - Assist. Superintendent #3	0.00	mnth			$ 1,250.00			$ 1,250.00	/mnth	0%	$ -
30	Mobile Phone - Assist. Superintendent #1	24.00	mnth			$ 50.00	/mnth		$ 50.00	/mnth	75%	$ 900.00
30	Mobile Phone - Assist. Superintendent #2	0.00	mnth			$ 50.00	/mnth		$ 50.00	/mnth	0%	$ -
30	Mobile Phone - Assist. Superintendent #3	0.00	mnth			$ 50.00	/mnth		$ 50.00	/mnth	0%	$ -
40	Office Engineer/ Clerk	0.00	week					$ 1,650.00	$ 1,650.00	/week	0%	$ -
10	Office Trailer	24.00	mnth			$ 850.00			$ 850.00	/mnth	95%	$ 19,380.00
20	Office Trailer - Set up. / Stairs	1.00	LS			$ 1,200.00			$ 1,200.00	/ls	100%	$ 1,200.00
30	Tool Storage Trailer / Connex (2)	24.00	mnth			$ 500.00			$ 500.00	/mnth	80%	$ 9,600.00
60	Onsite Equipment / Gator	24.00	mnth			$ 850.00			$ 850.00		100%	$ 20,400.00
70	Personnel Elevator	15.00	mnth						$ -	/mnth	0%	$ -
10	Schedule Set-up	1.00	lsum	$ -	/lsum	$ 7,500.00			$ 7,500.00	/lsum	100%	$ 7,500.00
20	Schedule Updates	24.00	each	$ 1,500.00	/each	$ 450.00			$ 1,950.00	/each	100%	$ 46,800.00
20	Job Photographs	24.00	mnth	$ 150.00	/mnth	$ 50.00	/mnth		$ 200.00	/mnth	100%	$ 4,800.00
10	Job Use Electricity	24.00	mnth	$ 1,100.00	/mnth				$ 1,100.00	/mnth	100%	$ 26,400.00
20	Office Trailer Electricity (2)	23.00	mnth			$ 300.00	/mnth		$ 300.00	/mnth	100%	$ 6,900.00
30	System Start-up	6.00	mnth	$ 6,000.00	/mnth				$ 6,000.00	/mnth	0%	$ -
10	Temporary Heat	6.00	mnth	$ 7,500.00	/mnth				$ 7,500.00	/mnth	0%	$ -
20	Temporary Air Conditioning	6.00	mnth	$ 7,500.00	/mnth				$ 7,500.00	/mnth	0%	$ -
10	Water Service Hook-up	1.00	lsum	$ 15,000.00	/lsum	$ 500.00	/lsum		$ 15,500.00	/lsum	100%	$ 15,500.00
20	Job Use Water	23.00	mnth	$ 1,500.00	/mnth	$ 100.00	/mnth		$ 1,600.00	/mnth	100%	$ 36,800.00
30	Ice & Cups	103.00	week						$ -	/week	100%	$ -
10	Temporary Toilets (6)	24.00	mnth			$ 540.00	/mnth		$ 540.00	/mnth	100%	$ 12,960.00
10	Safety Supplies	24.00	mnth			$ 250.00			$ 250.00	/mnth	100%	$ 6,000.00
20	Traffic Barricades	100.00	lnft						$ -		0%	$ -
40	Traffic Control	40.00	hour						$ -		0%	$ -
60	Fire Extinguishers	10.00	each			$ 150.00			$ 150.00	/each	100%	$ 1,500.00
90	Safety Meetings	103.00	week						$ -	/week	100%	$ -
100	Safety Officer	103.00	week					$ 2,178.00	$ 2,178.00	/week	50%	$ 112,167.00
10	Construction Fence (misc purposes)	1,000.00	lnft	$ 10.00	/lnft				$ 10.00	/lnft	100%	$ 10,000.00
10	Construction Fence Screening	1,000.00	lnft	$ 10.00	/lnft				$ 10.00	/lnft	0%	$ -
20	Personnel Gate	1.00	each	$ 750.00	/each				$ 750.00	/each	100%	$ 750.00
30	Vehicle Gate	2.00	each	$ 1,500.00	/each				$ 1,500.00	/each	100%	$ 3,000.00
10	Structural Shoring	0.00	pnts						$ -		0%	$ -
10	Security/Watchman	103.00	week	$ 3,600.00	/week				$ 3,600.00	/week	10%	$ 37,080.00
10	Temporary Roadway	1,500.00	sqyd	$ 10.00	/sqyd				$ 10.00	/sqyd	0%	$ -
20	Temporary Parking / maintenance	1,000.00	sqyd	$ 4.00	/sqyd				$ 4.00	/sqyd	100%	$ 4,000.00
10	Weekly Clean-up	95.00	week					594	$ 594.00	/week	100%	$ 56,430.00
30	Dumpster Rent (2)	24.00	mnth			$ 900.00			$ 900.00	/mnth	100%	$ 21,600.00

40	Haul Charges	48.00	each			$ 250.00			$ 250.00	/each	100%	$	12,000.00
40	Waste sorting fees	75.00	each						$ -	/each	0%	$	-
60	Street Cleaning	103.00	week	$ 1,200.00					$ 1,200.00	/hour	20%	$	24,720.00
10	Surface Water Control	1.00	week						$ -		0%	$	-
10	Project Sign	1.00	each			$ 2,500.00			$ 2,500.00	/each	100%	$	2,500.00
10	Project Traffic Signage	1.00	each			$ 2,500.00			$ 2,500.00	/each	100%	$	2,500.00
10	Office Set-up	1.00	lsum			$ 1,250.00			$ 1,250.00	/lsum	100%	$	1,250.00
20	Office Set-up - Owner's Rep.	0.00	lsum						$ -	/lsum	0%	$	-
30	Temp sanitary to trailer	1.00	lsum	$ 2,500.00					$ 2,500.00	/lsum	0%	$	-
30	Temp Water to trailer	1.00	lsum	$ 2,500.00					$ 2,500.00	/lsum	0%	$	-
30	Temp electric to trailer	2.00	lsum	$ 2,500.00					$ 2,500.00	/lsum	100%	$	5,000.00
30	Temp power monthly cost	24.00	lsum			$ 350.00			$ 350.00	/lsum	100%	$	8,400.00
10	Office Supplies	24.00	mnth			$ 250.00			$ 250.00	/mnth	100%	$	6,000.00
10	Plan printing	1.00	LS	$ 5,000.00					$ 5,000.00	/LS	100%	$	5,000.00
20	Office Furniture	1.00	ls			$ 6,500.00			$ 6,500.00	/ls	100%	$	6,500.00
30	Computer & Printer	4.00	each			$ 1,500.00			$ 1,500.00	/each	100%	$	6,000.00
30	IT Support	24.00	mnth			$ 350.00			$ 350.00	/mnth	100%	$	8,400.00
30	Software	24.00	mnth			$ 1,500.00			$ 1,500.00	/mnth	100%	$	36,000.00
40	Copy Machine	24.00	mnth			$ 150.00			$ 150.00	/mnth	100%	$	3,600.00
60	Postage & Shipping	24.00	mnth	$ -	/mnth	$ 85.00	/mnth		$ 85.00	/mnth	100%	$	2,040.00
10	Final Cleanup	103.00	wk						$ -	/sqft	0%	$	-
	Total General Conditions:											***$***	***1,911,172.75***

Note:

* Unit costs for labor and Material are allocated & inlcude burden and sales tax.

Documentation Enumeration



Pleasant Park

GMP 1 Document Enumeration

01.07.2020

Page:	Date:	Description:
		Contract
	09.26.2019	Cover Sheet
1.0	09.23.2019-Rev 2	Overall Existing Conditions
1.1	09.23.2019-Rev 2	Overall Staging and Demolition Plan
1.2	09.23.2019-Rev 2	Staging & Demolition Plan
1.3	09.23.2019-Rev 2	Staging & Demolition Plan
1.4	09.23.2019-Rev 2	Staging & Demolition Plan
1.5	09.23.2019-Rev 2	Staging & Demolition Plan
1.6	09.23.2019-Rev 2	Staging & Demolition Plan
1.7	09.23.2019-Rev 2	Staging & Demolition Plan
2.0	09.23.2019-Rev 2	Overall Phasing Plan
2.1	09.23.2019-Rev 2	Overall RCA Plan
2.3	09.23.2019-Rev 2	Overall Easement Exhibit
4.0	09.23.2019-Rev 2	Overall Utility Plan
4.1	09.23.2019-Rev 2	Utility Plan
4.2	09.23.2019-Rev 2	Utility Plan
4.3	09.23.2019-Rev 2	Utility Plan
4.4	09.23.2019-Rev 2	Utility Plan
4.6	09.23.2019-Rev 2	Utility Plan
5.0	09.23.2019-Rev 2	Overall Grading Plan
5.1	09.23.2019-Rev 2	Grading Plan
5.2	09.23.2019-Rev 2	Grading Plan
5.3	09.23.2019-Rev 2	Grading Plan
5.4	09.23.2019-Rev 2	Grading Plan
5.5	09.23.2019-Rev 2	Grading Plan
5.6	09.23.2019-Rev 2	Grading Plan
5.7	09.23.2019-Rev 2	Slope Stabilization Plan
5.8	09.23.2019-Rev 2	Slope Stabilization Plan
5.9	09.23.2019-Rev 2	Slope Stabilization Plan
5.10	09.23.2019-Rev 2	Slope Stabilization Plan
5.11	09.23.2019-Rev 2	Slope Stabilization Plan
5.12	09.23.2019-Rev 2	Slope Stabilization Plan
6.0	09.23.2019-Rev 2	Overall Storm Drainage Plan
6.1	09.23.2019-Rev 2	Storm Drainage Plan
6.2	09.23.2019-Rev 2	Storm Drainage Plan
6.3	09.23.2019-Rev 2	Storm Drainage Plan
6.4	09.23.2019-Rev 2	Storm Drainage Plan

6.5	09.23.2019-Rev 2	Storm Drainage Plan
6.6	09.23.2019-Rev 2	Storm Drainage Plan
6.7	09.23.2019-Rev 2	Storm Drainage Schedules
6.8	09.23.2019-Rev 2	Storm Drainage Schedules
7.0	09.23.2019-Rev 2	Erosion Control Notes & Calcs
7.1	09.23.2019-Rev 2	Erosion Control Notes & Calcs
7.2	09.23.2019-Rev 2	Erosion Control Plan Stage 1 Overall
7.3	09.23.2019-Rev 2	Erosion Control Plan Stage 1
7.4	09.23.2019-Rev 2	Erosion Control Plan Stage 1
7.5	09.23.2019-Rev 2	Erosion Control Plan Stage 1
7.6	09.23.2019-Rev 2	Erosion Control Plan Stage 1
7.7	09.23.2019-Rev 2	Erosion Control Plan Stage 1
7.8	09.23.2019-Rev 2	Erosion Control Plan Stage 1
7.9	09.23.2019-Rev 2	Erosion Control Plan Stage 2 Overall
7.10	09.23.2019-Rev 2	Erosion Control Plan Stage 2
7.11	09.23.2019-Rev 2	Erosion Control Plan Stage 2
7.12	09.23.2019-Rev 2	Erosion Control Plan Stage 2
7.13	09.23.2019-Rev 2	Erosion Control Plan Stage 2
7.14	09.23.2019-Rev 2	Erosion Control Plan Stage 2
7.15	09.23.2019-Rev 2	Erosion Control Plan Stage 2
7.16	09.23.2019-Rev 2	Erosion Control Plan Stage 3 Overall
7.17	09.23.2019-Rev 2	Erosion Control Plan Stage 3
7.18	09.23.2019-Rev 2	Erosion Control Plan Stage 3
7.19	09.23.2019-Rev 2	Erosion Control Plan Stage 3
7.20	09.23.2019-Rev 2	Erosion Control Plan Stage 3
7.21	09.23.2019-Rev 2	Erosion Control Plan Stage 3
7.22	09.23.2019-Rev 2	Erosion Control Plan Stage 3
8.0	09.23.2019-Rev 2	Williams Gas Pipeline Plan & Profile 10+00-22+00
8.1	09.23.2019-Rev 2	Williams Gas Pipeline Plan & Profile 22+00-36+39
8.2	09.23.2019-Rev 2	Kings View Trail Plan & Profile
8.3	09.23.2019-Rev 2	Kings View Trail Plan & Profile
8.4	09.23.2019-Rev 2	R001 Plan & Profile
8.5	09.23.2019-Rev 2	R001 Plan & Profile
8.6	09.23.2019-Rev 2	R002 Plan & Profile
8.7	09.23.2019-Rev 2	R002 & R003 Plan & Profile
8.8	09.23.2019-Rev 2	Sewer Outfall A
8.9	09.23.2019-Rev 2	Sewer Outfall 'B'
9.0	09.23.2019-Rev 2	PS Site Plan
9.1	09.23.2019-Rev 2	Mechanical Plan
9.2	09.23.2019-Rev 2	Mechanical Section
9.3	09.23.2019-Rev 2	Hatch & Fillet Details
9.4	09.23.2019-Rev 2	Odor Control
9.5	09.23.2019-Rev 2	PS Site Electrical
9.6	09.23.2019-Rev 2	PS Electrical Details
9.7	09.23.2019-Rev 2	PS Electrical Details
9.8	09.23.2019-Rev 2	PS Details
10.1	09.23.2019-Rev 2	SCM 1 Plan & Details

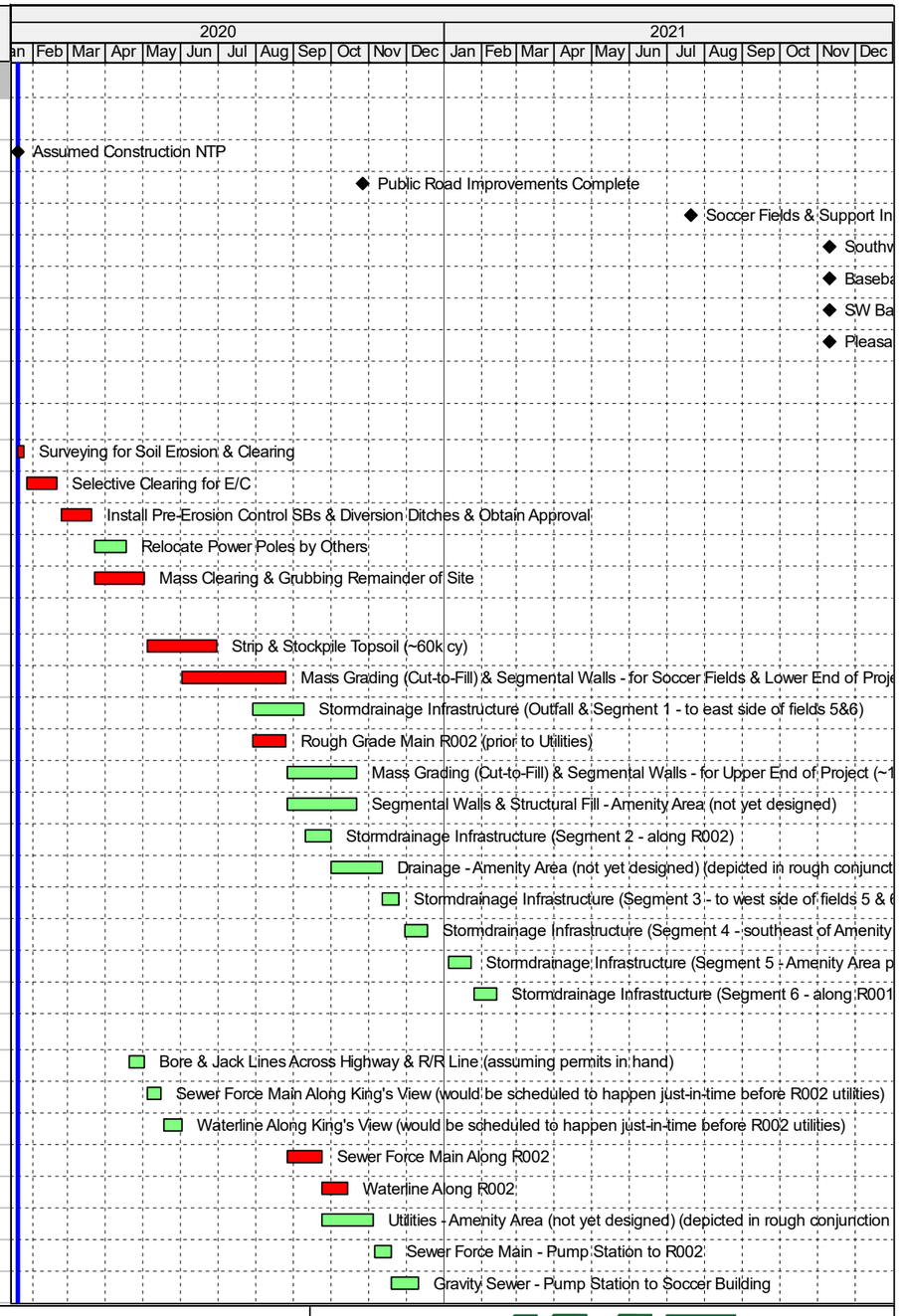
10.1	09.23.2019-Rev 2	SCM 2 Plan & Details
10.2	09.23.2019-Rev 2	SCM 3 Plan & Details
10.3	09.23.2019-Rev 2	SCM Details
11.3	09.23.2019-Rev 2	Site Details
12.2	09.23.2019-Rev 2	Water Line Utility Details
12.3	09.23.2019-Rev 2	Sewer Line Utility Details
12.4	09.23.2019-Rev 2	Storm Water & Erosion Control Details
12.5	09.23.2019-Rev 2	Storm Water & Erosion Control Details
12.6	09.23.2019-Rev 2	Storm Water & Erosion Control Details
12.7	09.23.2019-Rev 2	NCDEQ NCG01 Plan Sheet
L1.13	09.23.2019-Rev 2	SCM Planting Plans
	11.06.2019	Bid Manual
		NO Advertisement.pdf
Pleasant Park MSE Wall Plans 9-23-19		
	09.23.2019	Index of Sheets
Sheet 1	09.23.2019	Wall #1 Profile
Sheet 2	09.23.2019	Wall #1 Profile Cont'd
Sheet 3	09.23.2019	Wall #2 Profile
Sheet 4	09.23.2019	Wall #3 Profile
Sheet 5	09.23.2019	Wall #4 Profile
Sheet 6	09.23.2019	Wall #5,#7,#9,#6 Profile
Sheet 7	09.23.2019	Wall #8 Profile
Sheet 8	09.23.2019	Wall #8 Profile Cont'd
Sheet 9	09.23.2019	Wall #10, #11 Top Tier & Bottom Tier
Sheet 10	09.23.2019	Retaining Wall Details
Sheet 11	09.23.2019	Retaining Wall Details
Sheet 12	09.23.2019	Retaining Wall Details
Sheet 13	09.23.2019	Retaining Wall Specifications
5.0	06.18.2019	Overall Grading Plan
Addendum 1		
	11.12.2019	Addendum 1 Cover
	05.19.2016	Item 1 Pleasant Park PrelimGeotechRpt_Final2.pdf
4.5	09.13.2019	Item 2 04.5 UTILITY PLAN
	11.06.2019	Item 3 WR Tech Specs Pleasant_Park_GMP1.pdf
		Item 4 CAD File Request Agreement.pdf
Addendum 2		
	11.26.2019	Addendum 2 Cover
		Addenda 2 Revised Unit Prices and Allowances.pdf
		Pleasant Park Combined file Addendum 2:
3.0	08.09.2019	Overall Site Plan
3.1	08.09.2019	Site Plan
3.2	08.09.2019	Site Plan
3.3	08.09.2019	Site Plan
3.4	08.09.2019	Site Plan
3.5	08.09.2019	Site Plan
3.6	08.09.2019	Site Plan

4.1	11.25.2019-Rev A	Utility Plan
4.2	11.25.2019-Rev A	Utility Plan
4.3	11.25.2019-Rev A	Utility Plan
4.4	11.25.2019-Rev A	Utility Plan
4.5	11.25.2019-Rev A	Utility Plan
4.6	11.25.2019-Rev A	Utility Plan
6.1	11.25.2019-Rev A	Storm Drainage Plan
6.2	11.25.2019-Rev A	Storm Drainage Plan
6.9	08.09.2019	Baseball Plaza Storm Drainage Plan
6.10	08.09.2019	Baseball Field 1 Drainage Plan
6.11	08.09.2019	Baseball Field 2 Drainage Plan
6.12	08.09.2019	Baseball Field 3 Drainage Plan
6.13	08.09.2019	Baseball Field 4 Drainage Plan
6.14	08.09.2019	Soccer Field 1 Drainage Plan
6.15	08.09.2019	Soccer Field 2 Drainage Plan
6.16	08.09.2019	Soccer Fields 3 & 4 Drainage Plan
6.17	08.09.2019	Soccer Fields 5 & 6 Drainage Plan
11.3	11.25.2019-Rev A	Site Details
L1.0	08.09.2019	Overall Landscape Plan
L1.1	08.09.2019	Detailed Landscape Plan NW
L1.2	08.09.2019	Detailed Landscape Plan SW
L1.3	08.09.2019	Detailed Landscape Plan N
L1.4	08.09.2019	Detailed Landscape Plan S
L1.5	08.09.2019	Detailed Landscape Plan NE
L1.6	08.09.2019	Detailed Landscape Plan SE
L1.7	08.09.2019	Overall Landscape Details
L1.8	08.09.2019	Amenity Area-Overall Landscape Plan
L1.9	08.09.2019	Amenity Area-Detailed Landscape Plan NW
L1.10	08.09.2019	Amenity Area-Detailed Landscape Plan SW
L1.11	08.09.2019	Amenity Area-Detailed Landscape Plan NE
L1.12	08.09.2019	Amenity Area-Detailed Landscape Plan SE
		Pleasant Park Temp Road, Staging _ Fencing:
2.1	09.23.2019-Rev 2	Overall RCA Plan
Addendum 3		
	12.03.2019	Addendum 3 Cover
		20191203_Pleasant Park_GMP1_BidFile_BASE-2140542.dwg
4.2	08.09.2019	Utility Plan
6.2	08.09.2019	Storm Drainage Plan
Addendum 4		
	12.05.2019	Addendum 4 Cover
		Pleasant Park Appendix A - General Conditions .pdf
		Pleasant Park Bid Form R1 Addenda 4.pdf
		Pleasant Park CONSTRUCTION MANAGER AT RISK PRE-CONSTRUCTION AND CONSTRUCTION SERVICES CONTRACT.pdf
		Pleasant Park STANDARD AGREEMENT BETWEEN CONSTRUCTOR AND SUBCONTRACTOR.pdf

Project Schedule

VI.

Activity ID	Activity Name	Orig Dur	Early Start	Early Finish	Total Float
Pleasant Park - Project Management & Construction Schedule		455	20-Jan-20	10-Nov-21	0
Project Milestones		455	20-Jan-20	10-Nov-21	0
MILE 100	Assumed Construction NTP	0	20-Jan-20*		0
MILE 105	Public Road Improvements Complete	0		26-Oct-20	177
MILE 115	Soccer Fields & Support Infrastructure Complete	0		20-Jul-21	0
MILE 110	Southwest Ball Courts Complete	0		10-Nov-21	0
MILE 125	Baseball/Softball Fields Complete	0		10-Nov-21	0
MILE 120	SW Ball Courts, Parking, Picnic Bldg & Cross Country Infrastructure Complete	0		10-Nov-21	0
MILE 130	Pleasant Park Complex Complete	0		10-Nov-21	0
Construction		455	20-Jan-20	10-Nov-21	0
Mobilization, Erosion Control & Clearing		75	20-Jan-20	01-May-20	30
MOB 100	Surveying for Soil Erosion & Clearing	5	20-Jan-20*	24-Jan-20	0
MOB 105	Selective Clearing for E/C	20	27-Jan-20	21-Feb-20	0
MOB 110	Install Pre-Erosion Control SBs & Diversion Ditches & Obtain Approval	20	24-Feb-20	20-Mar-20	0
MOB 115	Relocate Power Poles by Others	20	23-Mar-20	17-Apr-20	40
MOB 120	Mass Clearing & Grubbing Remainder of Site	30	23-Mar-20	01-May-20	0
Earthwork & Drainage		190	04-May-20	12-Feb-21	130
EW 100	Strip & Stockpile Topsoil (~60k cy)	40	04-May-20	29-Jun-20	0
EW 105	Mass Grading (Cut-to-Fill) & Segmental Walls - for Soccer Fields & Lower End of Project (~130k cy)	60	02-Jun-20	25-Aug-20	0
EW 110	Stormdrainage Infrastructure (Outfall & Segment 1 - to east side of fields 5&6)	30	29-Jul-20	09-Sep-20	25
EW 115	Rough Grade Main R002 (prior to Utilities)	20	29-Jul-20	25-Aug-20	0
EW 120	Mass Grading (Cut-to-Fill) & Segmental Walls - for Upper End of Project (~130k cy)	40	26-Aug-20	21-Oct-20	5
EW 125	Segmental Walls & Structural Fill - Amenity Area (not yet designed)	40	26-Aug-20	21-Oct-20	5
EW 130	Stormdrainage Infrastructure (Segment 2 - along R002)	15	10-Sep-20	30-Sep-20	25
EW 135	Drainage - Amenity Area (not yet designed) (depicted in rough conjunction with Amenity Area Walls)	30	01-Oct-20	11-Nov-20	130
EW 140	Stormdrainage Infrastructure (Segment 3 - to west side of fields 5 & 6)	10	12-Nov-20	25-Nov-20	130
EW 145	Stormdrainage Infrastructure (Segment 4 - southeast of Amenity Area)	15	30-Nov-20	18-Dec-20	130
EW 150	Stormdrainage Infrastructure (Segment 5 - Amenity Area parking)	15	04-Jan-21	22-Jan-21	130
EW 155	Stormdrainage Infrastructure (Segment 6 - along R001 & Kings View)	15	25-Jan-21	12-Feb-21	130
Sewer & Water		270	20-Apr-20	21-May-21	40
UTIL 100	Bore & Jack Lines Across Highway & R/R Line (assuming permits in hand)	10	20-Apr-20	01-May-20	60
UTIL 105	Sewer Force Main Along King's View (would be scheduled to happen just-in-time before R002 utilitie	10	04-May-20	15-May-20	60
UTIL 110	Waterline Along King's View (would be scheduled to happen just-in-time before R002 utilities)	10	18-May-20	01-Jun-20	60
UTIL 115	Sewer Force Main Along R002	20	26-Aug-20	23-Sep-20	0
UTIL 120	Waterline Along R002	15	24-Sep-20	14-Oct-20	0
UTIL 125	Utilities - Amenity Area (not yet designed) (depicted in rough conjunction with Amenity Area Walls)	30	24-Sep-20	04-Nov-20	5
UTIL 130	Sewer Force Main - Pump Station to R002	10	05-Nov-20	18-Nov-20	5
UTIL 135	Gravity Sewer - Pump Station to Soccer Building	15	19-Nov-20	11-Dec-20	5

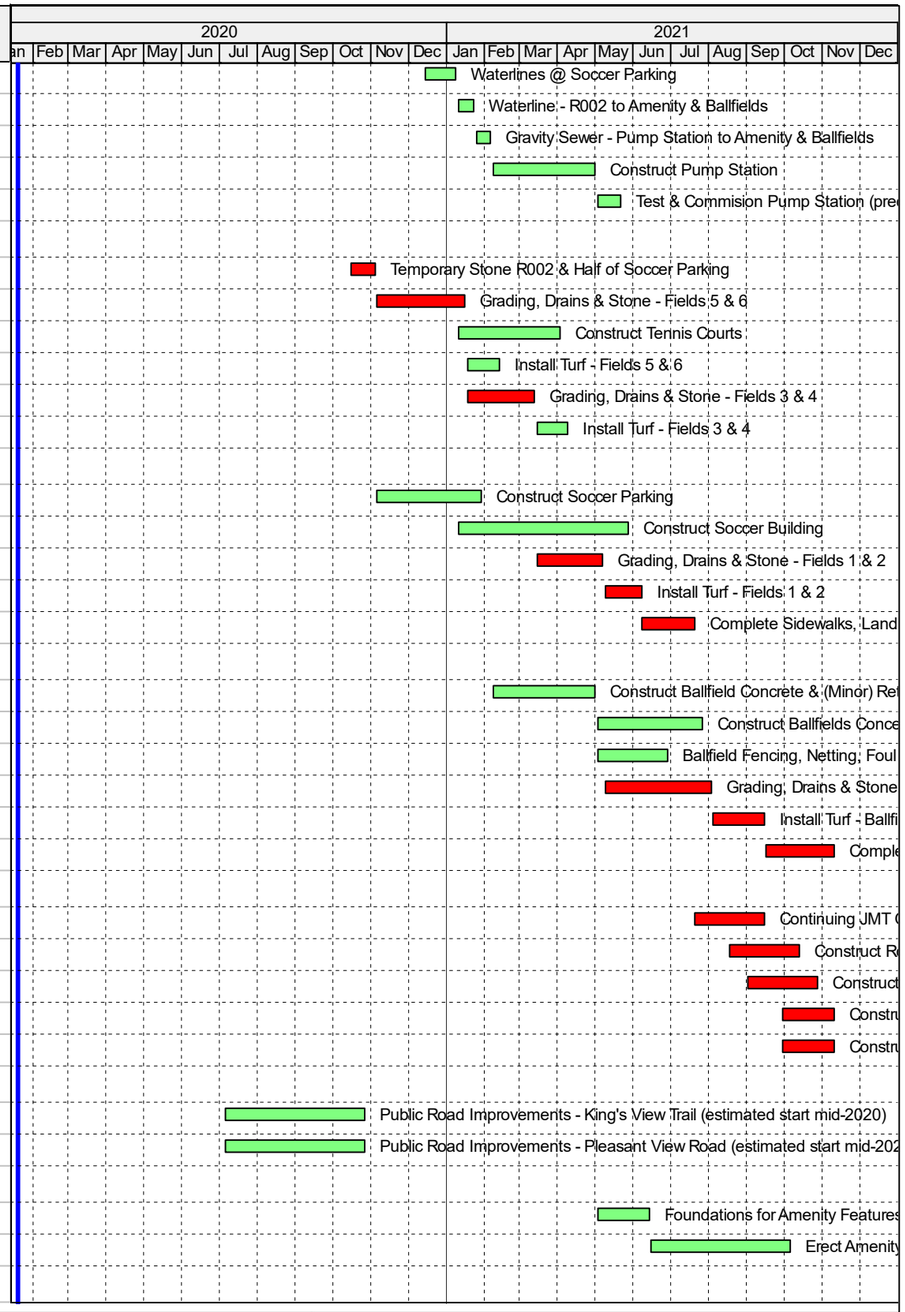


Remaining Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Pleasant Park Development - Town of Apex, NC
JM Thompson Company
Program Planning Schedule

J.M. THOMPSON

Activity ID	Activity Name	Orig Dur	Early Start	Early Finish	Total Float
UTIL 140	Waterlines @ Soccer Parking	10	14-Dec-20	08-Jan-21	5
UTIL 145	Waterline - R002 to Amenity & Ballfields	10	11-Jan-21	22-Jan-21	15
UTIL 150	Gravity Sewer - Pump Station to Amenity & Ballfields	10	25-Jan-21	05-Feb-21	15
UTIL 155	Construct Pump Station	60	08-Feb-21	30-Apr-21	40
UTIL 160	Test & Commision Pump Station (precedes opening of Soccer Field Complex)	15	03-May-21	21-May-21	40
Soccer Fields 1, 2, 3 & 4 & Tennis Courts		115	15-Oct-20	09-Apr-21	40
1B 100	Temporary Stone R002 & Half of Soccer Parking	15	15-Oct-20	04-Nov-20	0
1B 105	Grading, Drains & Stone - Fields 5 & 6	40	05-Nov-20	15-Jan-21	0
1B 110	Construct Tennis Courts	60	11-Jan-21	02-Apr-21	45
1B 115	Install Turf - Fields 5 & 6	20	18-Jan-21	12-Feb-21	40
1B 120	Grading, Drains & Stone - Fields 3 & 4	40	18-Jan-21	12-Mar-21	0
1B 125	Install Turf - Fields 3 & 4	20	15-Mar-21	09-Apr-21	20
Soccer Fields 5 & 6 & Soccer Building		170	05-Nov-20	20-Jul-21	0
1C 100	Construct Soccer Parking	50	05-Nov-20	29-Jan-21	90
1C 105	Construct Soccer Building	100	11-Jan-21	28-May-21	5
1C 110	Grading, Drains & Stone - Fields 1 & 2	40	15-Mar-21	07-May-21	0
1C 115	Install Turf - Fields 1 & 2	20	10-May-21	07-Jun-21	0
1C 120	Complete Sidewalks, Landscaping & Site Finishes for Soccer Field Opening	30	08-Jun-21	20-Jul-21	0
Softball & Baseball Fields		195	08-Feb-21	10-Nov-21	0
3A 100	Construct Ballfield Concrete & (Minor) Retaining Wall Infrastructure	60	08-Feb-21	30-Apr-21	15
3A 105	Construct Ballfields Concession & Toilet Building	60	03-May-21	27-Jul-21	35
3A 110	Ballfield Fencing, Netting, Foul Poles, Scoreboards, Etc.	40	03-May-21	28-Jun-21	25
3A 115	Grading, Drains & Stone - Ballfields	60	10-May-21	03-Aug-21	0
3A 120	Install Turf - Ballfields	30	04-Aug-21	15-Sep-21	0
3A 125	Complete Sidewalks, Landscaping & Site Finishes for Ballfield Opening	40	16-Sep-21	10-Nov-21	0
Completion of Southwest Ball Courts		80	21-Jul-21	10-Nov-21	0
2A 120	Continuing JMT Offices & Laydown Project Support	40	21-Jul-21	15-Sep-21	0
2A 100	Construct Roadway to Basketball Parking	40	18-Aug-21	13-Oct-21	0
2A 105	Construct Basketball Parking	40	01-Sep-21	27-Oct-21	0
2A 110	Construct Basketball Courts	30	30-Sep-21	10-Nov-21	0
2A 115	Construct Pickleball Courts	30	30-Sep-21	10-Nov-21	0
Public Roadway Improvements		80	06-Jul-20	26-Oct-20	177
PUB 100	Public Road Improvements - King's View Trail (estimated start mid-2020)	80	06-Jul-20*	26-Oct-20	177
PUB 105	Public Road Improvements - Pleasant View Road (estimated start mid-2020)	80	06-Jul-20	26-Oct-20	177
Amenity Area Construction		110	03-May-21	06-Oct-21	15
AMEN 100	Foundations for Amenity Features & Bride (not yet designed)	30	03-May-21	14-Jun-21	15
AMEN 105	Erect Amenity Features & Construct Play Areas (not yet designed)	80	15-Jun-21	06-Oct-21	15
Picnic & Cross Country Facilities		40	16-Sep-21	10-Nov-21	0

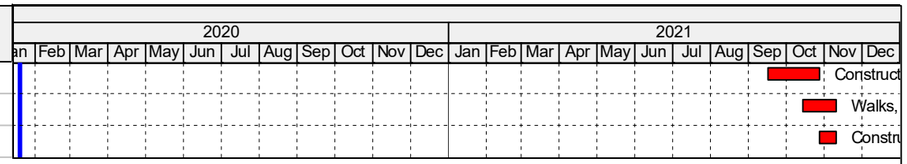


Remaining Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Pleasant Park Development - Town of Apex, NC
JM Thompson Company
Program Planning Schedule

J.M. THOMPSON

Activity ID	Activity Name	Orig Dur	Early Start	Early Finish	Total Float
4A 100	Construct Picnic Shelter	30	16-Sep-21	27-Oct-21	0
4A 110	Walks, Landscape & Misc. Picnic/Cross Country Facilities	20	14-Oct-21	10-Nov-21	0
4A 105	Construct Cross Country Start/Finish Zone	10	28-Oct-21	10-Nov-21	0



Remaining Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Pleasant Park Development - Town of Apex, NC
JM Thompson Company
Program Planning Schedule

J.M. THOMPSON

Project Estimate

VII.

Pleasant Park

GMP -1 w/Budget Summary

January 06, 2020

Division:	Description:		Cost:	
BP2.0	Earthwork & Storm Drainage	Bid	$	5,712,870.00
BP2.1	Segmental Walls	Bid	$	689,484.00
BP2.2	Bridge		$	250,000.00
BP2.3	Utilities	Bid	$	1,451,328.00
BP2.4	Fields & Turf		$	7,278,461.00
BP2.5	Aspahlt Paving (inc. Courts, Curb & Gutter)		$	1,919,541.00
BP2.6	Site Concrete		$	781,857.00
BP2.7	Fencing		$	949,448.00
BP2.8	Landscaping		$	1,010,686.00
BP3.0	Building Concrete		$	294,893.00
BP4.0	Masonry		$	502,202.00
BP5.0	Misc. Metals		$	74,475.00
BP6.0	Rough Carpentry		$	1,000,236.00
BP6.1	Trusses		$	89,120.00
BP6.2	Casework & Cabinetry		$	17,283.00
BP7.0	Roofing		$	623,512.00
BP7.1	Metal Panels		$	24,000.00
BP7.3	Caulking & Sealants		$	65,642.00
BP8.0	Doors, Frames & Hardware		$	74,450.00
BP8.1	Glass & Glazing		$	79,750.00
BP8.2	Overhead Doors & Coiling Shutters		$	29,000.00
BP9.0	Framing, Drywall & Acoustic Ceilings		$	99,619.00
BP9.1	Painting		$	64,018.00
BP9.2	Flooring		$	32,576.00
BP10.0	Toilet Partitions & Accessories		$	80,227.00
BP10.1	Lockers		$	17,907.00
BP10.2	Fire Extinguishers		$	4,550.00
BP10.3	Signage		$	37,950.00
BP10.4	Flagpoles		$	6,000.00
BP10.6	Canopies		$	87,200.00
BP11.0	Playground Equipment		$	-
BP11.1	Athletic Equipment		$	224,000.00
BP12.0	Site Amenities (Garbage cans & Bike racks)		$	32,411.00
BP12.1	Roller shades		$	2,850.00
BP13.0	Splashpad		$	224,667.00

BP15.1	Kitchen equipment	$	6,490.00
BP15.2	Plumbing	$	214,150.00
BP15.3	Mechanical	$	274,380.00
BP16.0	Electrical & Fire Alarm	$	905,890.00

	Subtotal:		$	25,233,123.00
	Bonds & Insurance:	1.25%	$	315,414.04
	Design Contingency:	2.0%	$	504,662.46
	General Conditions:	N/A	$	1,911,172.00
	Fee:	3.50%	$	978,753.00
	Total Investment:		**$**	**28,943,124.50**

*	**This BUDGET does not inlcude Site Lighting or the Amentity & Playground equipment.**			
	Previous estimates for these line items:	**ADD**	**$**	**5,350,000.00**
*	**Alternate to add shock pad & cooling at turf feidls**	**ADD**	**$**	**1,425,751.00**

Project name	Pleasant Park DD
Document	DD Estimate
Estimator	Mike Pritt
Labor rate table	Standard
Equipment rate table	Standard
Job size	95 ac
Project	CM @ Risk
Report format	Sorted by 'Bid Package' 'Detail' summary

Item		Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost		Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
BP02.0		***Earthwork & Storm***													
	05	Earthwork & Storm	1.00	LS	-	-	-	-	5,571,864.00	/LS	5,571,864		-	-	5,571,864
	05	Excavate unsuitable soils & stockpile on site at noted location (Allowance 1)	8,500.00	cuyd	-	-	-	-	7.50	/cuyd	63,750		-	-	63,750
	05	Excavate unsuitable soils & haul off site (Allowance 2)	500.00	cuyd	-	-	-	-	21.00	/cuyd	10,500		-	-	10,500
	05	Provide, import & place ABC stone (Allowance 7)	100.00	TN	-	-	-	-	27.00	/TN	2,700		-	-	2,700
	05	Provide, import & place compactable fill (Allowance 9)	100.00	cuyd	-	-	-	-	35.00	/cuyd	3,500		-	-	3,500
	05	Place compactable fill from stockpile (Allowance 10)	100.00	cuyd	-	-	-	-	13.00	/cuyd	1,300		-	-	1,300
	05	Provide, import & place structural process fill (Allowance 12)	1,000.00	TN	-	-	-	-	21.00	/TN	21,000		-	-	21,000
	05	Provide, install 6" HDPE Drain Leaders (Allowance 13)	900.00	lnft	-	-	-	-	36.00	/lnft	32,400		-	-	32,400
	05	Provide, install 6" HDPE Drain Leader Bend (Allowance 14)	16.00	each	-	-	-	-	71.00	/each	1,136		-	-	1,136
	05	Provide, install 6" HDPE Drain Clean Outs (Allowance 15)	16.00	each	-	-	-	-	295.00	/each	4,720		-	-	4,720
	05	Stream Buffer to be removed	30,589.00	sf	-	-	-	-					-	-	
	10	Phase 3 Site Cut to Fill	107,404.00	cuyd	-	-	-	-	0.00		0		-	-	
	10	Phase 2 Site Cut to Fill	10,091.00	cuyd	-	-	-	-	0.00		0		-	-	
	10	Phase 1 Site Cut to Fill	159,539.00	cuyd	-	-	-	-	0.00		0		-	-	
	10	Phase 4 Site Cut to Fill	6,947.00	cuyd	-	-	-	-	0.00		0		-	-	
	20	Phase 3 Site Cut to Stockpile	1,717.00	cuyd	-	-	-	-	0.00		0		-	-	
	20	Phase 4 Site Cut to Stockpile	27,690.00	cuyd	-	-	-	-	0.00		0		-	-	
	50	Phase 2 Site fill From Borrow	5,409.00	cuyd	-	-	-	-	0.00		0		-	-	
	50	Phase 1 Site fill From Borrow	26,367.00	cuyd	-	-	-	-	0.00		0		-	-	
	20	Silt Fence	3,500.00	lnft	-	-	-	-	0.00		0		-	-	
	25	Tree Protection Fence	1,500.00	lnft	-	-	-	-	0.00		0		-	-	
	30	Erosion Control Pond	2.00	LS	-	-	-	-	0.00		0		-	-	
	50	Temporary Seeding	1.00	LS	-	-	-	-	0.00		0		-	-	
	55	Maintain Erosion Control	1.00	lsum			-	-	0.00		0		-	-	
	60	Inlet Protection	1.00	each	-	-	-	-	0.00		0		-	-	
	10	Soil Poisoning	17,985.00	sqft	-	-	-	-	0.00		0		-	-	
	90	Dewatreering for Construction	1.00	lsum	-	-	-	-	0.00		0		-	-	
	90	Storm Drainage & Ponds	1.00	lsum	-	-	-	-	0.00		0		-	-	
	90	Culvert / Bridge	1.00	lsum	-	-	-	-	0.00		0		-	-	
	310	30" RCP	80.00	lnft	-	-	-	-	0.00		0		-	-	
	310	42" RCP	104.00	lnft	-	-	-	-	0.00		0		-	-	
	310	42" HDPE Storm	700.00	lnft	-	-	-	-	0.00		0		-	-	
	310	36" HDPE Storm	300.00	lnft	-	-	-	-	0.00		0		-	-	
	310	30" HDPE Storm	30.00	lnft	-	-	-	-	0.00		0		-	-	
	310	24" HDPE Storm	1,440.00	lnft	-	-	-	-	0.00		0		-	-	
	310	18" HDPE Storm	2,260.00	lnft	-	-	-	-	0.00		0		-	-	
	310	15" HDPE Storm	4,500.00	lnft	-	-	-	-	0.00		0		-	-	
	315	15" RCP	130.00	lnft	-	-	-	-	0.00		0		-	-	
	325	18" RCP	18.00	lnft	-	-	-	-	0.00		0		-	-	
		BP02.0 Earthwork & Storm									***5,712,870***				***5,712,870***
BP02.1		***Segmental retaining walls***													
	10	Segmental Retaining Walls	1.00	LS	-	-	-	-	689,848.00	/LS	689,848		-	-	689,848
	10	Segmented Retaining Walls #8	1,450.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #7	947.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #6	1,183.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #5	3,978.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #4	280.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #3	1,127.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #2	2,795.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #1	2,416.00	sqft	-	-	-	-	0.00		0		-	-	
	10	Structural fill at walls	24,642.00	tn	-	-	-	-	0.00		0		-	-	
	10	Segmented Retaining Walls #10	15,221.00	sqft	-	-	-	-	0.00		0		-	-	
		BP02.1 Segmental retaining walls									***689,848***				***689,848***
BP02.2		***Bridge***													
	05	Bridge	1.00	LS	-	-	-	-	250,000.00	/LS	250,000		-		250,000
		BP02.2 Bridge									***250,000***				***250,000***
BP02.3		***Utilities***													
	10	Utilities	1.00	LS	-	-	-	-	1,418,828.00	/LS	1,418,828		-	-	1,418,828
	10	Trench rock excavation & hauled off site (Allowance 5)	100.00	cuyd	-	-	-	-	150.00	/cuyd	15,000		-	-	15,000
	10	Provide, import and place #57 stone	500.00	TN	-	-	-	-	35.00	/TN	17,500		-	-	17,500
	10	Wet Well	1.00	LS	-	-	-	-	0.00		0		-	-	
	10	2" Water Distribution Piping	350.00	lnft	-	-	-	-	0.00		0		-	-	
	10	1 -1/2" Water Distribution Piping	110.00	lnft	-	-	-	-	0.00		0		-	-	

Item		Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost		Subcontract Amount	Name	Equipment Amount	Other Amount	Total Amount
BP02.3		***Utilities***													
	10	1" Irrigation piping	100.00	lnft	-	-	-	-	0.00		0		-	-	
	10	Pump Station water	1.00	LS	-	-	-	-	0.00		0		-	-	
	10	Force main	1.00	LS	-	-	-	-	0.00		0		-	-	
	10	Irrigation Meter Assemble	1.00	LS	-	-	-	-	0.00		0		-	-	
	85	Hydrants	7.00	each	-	-	-	-	0.00		0		-	-	
	94	Water Service Accessories	1.00	LS	-	-	-	-	0.00		0		-	-	
	94	Water Meter	6.00	each	-	-	-	-	0.00		0		-	-	
	10	Sanitary Sewer DIP	1,260.00	LF	-	-	-	-	0.00		0		-	-	
	10	Sanitary Sewer 8" PVC	870.00	lsum	-	-	-	-	0.00		0		-	-	
	10	Sanitary Manholes	13.00	lsum	-	-	-	-	0.00		0		-	-	
	10	Sanitary Sewer 4" PVC	460.00	lsum	-	-	-	-	0.00		0		-	-	
	120	6" DIP	980.00	lnft	-	-	-	-	0.00		0		-	-	
	125	8" DIP	2,660.00	lnft	-	-	-	-	0.00		0		-	-	
	135	12" DIP	800.00	lnft	-	-	-	-	0.00		0		-	-	
		BP02.3 Utilities									***1,451,328***				***1,451,328***
BP02.4		***Fields & Turf***													
	30	Baseball field Surface	354,501.00	SF					7.67	/SF	2,719,023		-	-	2,719,023
	30	Soccer Field 5 & 6 Surface	194,000.00	SF					7.65	/SF	1,484,100		-	-	1,484,100
	30	Soccer Field 3 & 4 Surface	194,005.00	SF					7.65	/SF	1,484,138		-	-	1,484,138
	30	Soccer Field 2 Surface	108,000.00	SF					7.65	/SF	826,200		-	-	826,200
	30	Soccer field 1 Surface	100,000.00	SF					7.65	/SF	765,000		-	-	765,000
		BP02.4 Fields & Turf									***7,278,461***				***7,278,461***
BP02.5		***Asphalt Paving / Curb & Gutter***													
	30	Basketball Courts Surface	10,200.00	SF					12.00	/SF	122,400		-	-	122,400
	30	Pickle Ball courts Surface	2,700.00	SF					12.00	/SF	32,400		-	-	32,400
	30	Tennis Courts - Surface	11,500.00	SF					12.00	/SF	138,000		-	-	138,000
	10	24" Curb & Gutter	12,220.00	lnft	-	-	-	-	30.00	/lnft	366,600		-	-	366,600
	10	30" Curb & Gutter	1.00	lnft	-	-	-	-	0.01	/lnft	0		-	-	0
	10	18" Curb & Gutter	1.00	lnft	-	-	-	-	0.01	/lnft	0		-	-	0
	20	Ligh Duty Paving & Base	32,269.00	sqyd	-	-	-	-	28.00	/sqyd	903,532		-	-	903,532
	20	Heavy Duty Paving & Base	11,439.00	sqyd	-	-	-	-	31.00	/sqyd	354,609		-	-	354,609
	20	Handicap Parking Symbols	8.00	each	-	-	-	-	250.00	/each	2,000		-	-	2,000
		BP02.5 Asphalt Paving / Curb & Gutter									***1,919,541***				***1,919,541***
BP02.6		***Site Concrete***													
	10	Site walls @ BB Fields	1.00	LS					110,000.00	/LS	110,000		-	-	110,000
	10	Concrete Prep	25,264.00	sqft					1.00	/sqft	25,264		-	-	25,264
	20	Stone Base	375.00	tons					35.00	/tons	13,125		-	-	13,125
	30	5' Sidewalk	4,851.00	sf					5.25	/sf	25,468		-	-	25,468
	30	HC Ramps	12.00	sf					850.00	/sf	10,200		-	-	10,200
	70	10' Concrete path	24,350.00	sf					8.00	/sf	194,800		-	-	194,800
	70	Concrete path @ BB Fields	62,000.00	sf					6.50	/sf	403,000		-	-	403,000
		BP02.6 Site Concrete									***781,857***				***781,857***
BP02.7		***Fencing***													
	10	Chain Link Fence Temp	298.00	lnft	-	-	-	-	8.00	/lnft	2,384		-	-	2,384
	10	Field Fence 1 - 10' Fence (netting separate)	1,271.00	lnft	-	-	-	-	65.00	/lnft	82,615		-	-	82,615
	10	Field Fence 2 - 10' Fence (netting Separate)	1,315.00	lnft	-	-	-	-	65.00	/lnft	85,475		-	-	85,475
	10	Field Fence 3 & 4 - 10' Fence (Netting Separate)	1,280.00	lnft	-	-	-	-	65.00	/lnft	83,200		-	-	83,200
	10	Wall Fence - 4' chainling	468.00	lnft	-	-	-	-	65.00	/lnft	30,420		-	-	30,420
	10	Tennis court fencing w/ windscreen	753.00	lnft	-	-	-	-	65.00	/lnft	48,945		-	-	48,945
	10	Field Fence 5 & 6 - 10' Fence (Netting Separate)	1,280.00	lnft	-	-	-	-	65.00	/lnft	83,200		-	-	83,200
	10	Chain Link Fence Temp - For completing soccer field early	1,500.00	lnft	-	-	-	-	8.00	/lnft	12,000		-	-	12,000
	10	7' Chain Link Fence Black Vinyl Coated	17.00	lf	-	-	-	-	111.765	/lf	1,900		-	-	1,900
	30	Guard Rail @ roadway	199.00	lnft	-	-	-	-	145.00	/lnft	28,855		-	-	28,855
----		7'x3' Chain Link Gate	1.00	each	-	-	-	-	950.00	/each	950		-	-	950
	50	Baseball Netting	20,000.00	SF					15.00	/SF	300,000		-	-	300,000
	50	Netting @ Soccer fields	41,168.00	SF					3.00	/SF	123,504		-	-	123,504
	10	Misc. Concrete Drive apron	500.00	SF					8.00	/SF	4,000		-	-	4,000
	900	Metal Gates @ Soccer Field 5 & 6	4.00	each	0.00	0			1,000.00	/each	4,000		-	-	4,000
	900	Metal Gates @ Soccer field 3 & 4	4.00	each	0.00	0			1,000.00	/each	4,000		-	-	4,000
	900	Metal Gates @ Soccer field 2	4.00	each	0.00	0			1,000.00	/each	4,000		-	-	4,000
	900	Metal Gates @ Soccer field 1	4.00	each	0.00	0			1,000.00	/each	4,000		-	-	4,000
	900	Fence gates @ Tennis Courts	4.00	each	0.00	0			1,000.00	/each	4,000		-	-	4,000
	900	Batting cage fencing	240.00	LF	0.00	0			135.00	/LF	32,400		-	-	32,400
----		7' Steel Fencing	16.00	lf	-	-			350.00	/lf	5,600		-	-	5,600
----		7'x3' Steel Gates	4.00	ea	-	-			500.00	/ea	2,000		-	-	2,000
----		9' In Ground Fence Post	8.00	ea	-	-			250.00	/ea	2,000		-	-	2,000

Item	Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
	BP02.7 Fencing								***949,448***				***949,448***
BP02.8	***Landscaping & Pavers***												
110	Splash Zone Pavers on Conc.	4,486.00	sqft	-	-	-	-	20.00 /sqft	89,720		-	-	89,720
10	Irrigation System	1.00	lsum	-	-	-	-	75,000.00 /lsum	75,000		-	-	75,000
500	Irrigation Sleeves	500.00	lnft					20.00 /lnft	10,000		-	-	10,000
40	Watering& Maintainence / Warranty	1.00	lsum	-	-	-	-	124,350.00 /lsum	124,350		-	-	124,350
40	Love grass	28,000.00	SF	-	-	-	-	0.32 /SF	8,960		-	-	8,960
40	Fine grading for lansdscape	1.00	lsum	-	-	-	-	22,680.00 /lsum	22,680		-	-	22,680
40	Matting	375,000.00	SF	-	-	-	-	0.23 /SF	86,250		-	-	86,250
40	Planting / mulcing	1.00	LS	-	-	-	-	161,450.00 /LS	161,450		-	-	161,450
40	SOD	76,000.00	SY	-	-	-	-	5.04 /SY	383,040		-	-	383,040
40	Replant RCA area	28,135.00	lsum	-	-	-	-	1.75 /lsum	49,236		-	-	49,236
	BP02.8 Landscaping & Pavers								***1,010,686***				***1,010,686***
BP03.0	***Building Concrete***												
10	Soil Treatment	2,176.00	sf	-	-	-	-	0.12 /sf	261		-	-	261
10	Soil Treatment	5,925.00	sf	-	-	-	-	0.15 /sf	889		-	-	889
10	Soil Treatment	4,925.00	sf	-	-	-	-	0.15 /sf	739		-	-	739
10	Soil Treatment	3,864.00	sf	-	-	-	-	0.15 /sf	580		-	-	580
10	Soil Treatment	3,750.00	sf	-	-	-	-	0.15 /sf	563		-	-	563
10	Soil Treatment	3,520.00	sf	-	-	-	-	0.15 /sf	528		-	-	528
40	Footing Exc. Machine	46.00	cy	-	-	-	-	15.00 /cy	690		552	-	1,242
40	Footing Exc. Machine	112.00	cy	-	-	-	-	15.00 /cy	1,680		1,344	-	3,024
40	Footing Exc. Machine	80.00	cy	-	-	-	-	15.00 /cy	1,200		960	-	2,160
40	Footing Exc. Machine	72.00	cy	-	-	-	-	15.00 /cy	1,080		864	-	1,944
40	Footing Exc. Machine	67.00	cy	-	-	-	-	15.00 /cy	1,005		804	-	1,809
40	Footing Exc. Machine	48.00	cy	-	-	-	-	15.00 /cy	720		576	-	1,296
41	Excavate @ Slab Turn Down	61.00	cy	-	-	-	-	20.00 /cy	1,220		915	-	2,135
41	Excavate @ Slab Turn Down	50.00	cy	-	-	-	-	20.00 /cy	1,000		750	-	1,750
41	Excavate @ Slab Turn Down	50.00	cy	-	-	-	-	20.00 /cy	1,000		750	-	1,750
41	Excavate @ Slab Turn Down	25.00	cy	-	-	-	-	20.00 /cy	500		375	-	875
43	Excavate @ Thickened Slabs	1.50	cy	-	-	-	-	30.00 /cy	45		30	-	75
43	Excavate @ Thickened Slabs	6.00	cy	-	-	-	-	30.00 /cy	180		120	-	300
43	Excavate @ Thickened Slabs	2.00	cy	-	-	-	-	30.00 /cy	60		40	-	100
43	Excavate @ Thickened Slabs	1.25	cy	-	-	-	-	30.00 /cy	38		25	-	63
43	Excavate @ Thickened Slabs	1.25	cy	-	-	-	-	30.00 /cy	38		75	-	113
43	Excavate @ Thickened Slabs	2.00	cy	-	-	-	-	30.00 /cy	60		40	-	100
24	Place Washed Stone Base @ S.O.G.	24.00	cy	-	-	-	-	15.00 /cy	360		120	-	480
24	Place Washed Stone Base @ S.O.G.	66.00	cy	-	-	-	-	7.00 /cy	462		462	-	924
24	Place Washed Stone Base @ Ext. Slab	50.00	cy	-	-	-	-	15.00 /cy	750		250	-	1,000
24	Place Washed Stone Base @ S.O.G.	9.00	cy	-	-	-	-	7.00 /cy	63		63	-	126
24	Place Washed Stone Base @ Ext. Slab	37.00	cy	-	-	-	-	15.00 /cy	555		185	-	740
24	Place Washed Stone Base @ S.O.G.	9.00	cy	-	-	-	-	15.00 /cy	135		45	-	180
24	Place Washed Stone Base Under Slab	9.00	cy	-	-	-	-	15.00 /cy	135		45	-	180
24	Place Washed Stone Base @ Ext. Slab	37.00	cy	-	-	-	-	15.00 /cy	555		185	-	740
24	Place Washed Stone Base @ Ext. Slab	26.00	cy	-	-	-	-	15.00 /cy	390		130	-	520
24	Place Washed Stone Base @ S.O.G.	17.00	cy				-	15.00 /cy	255		85	-	340
33	# 57 Stone @ S.O.G.	32.00	ton	-	-	27.50 /ton	880	-	-		-	-	880
33	# 57 Stone Under S.O.G.	89.00	ton	-	-	27.50 /ton	2,448	-	-		-	-	2,448
33	# 57 Stone @ Ext. Slab	68.00	ton	-	-	27.50 /ton	1,870	-	-		-	-	1,870
33	# 57 Stone @ S.O.G.	12.00	ton	-	-	27.50 /ton	330	-	-		-	-	330
33	# 57 Stone Under Ext. Slab	49.00	ton	-	-	27.50 /ton	1,348	-	-		-	-	1,348
33	# 57 Stone @ S.O.G.	12.00	ton	-	-	27.50 /ton	330	-	-		-	-	330
33	# 57 Stone @ S.O.G.	12.00	ton	-	-	27.50 /ton	330	-	-		-	-	330
33	# 57 Stone Under Ext. Slab	49.00	ton	-	-	27.50 /ton	1,348	-	-		-	-	1,348
33	#57 Stone Under Ext. Slab	35.00	ton	-	-	27.50 /ton	963	-	-		-	-	963
33	# 57 Stone @ Slab On Grade	24.00	ton	-	-	27.50 /ton	660	-	-		-	-	660
10	Footing Bckfill-Stockpile	14.00	cy	-	-	-	-	20.00 /cy	280		140	-	420
10	Footing Bckfill-Stockpile	39.00	cy	-	-	-	-	20.00 /cy	780		390	-	1,170
10	Footing Bckfill-Stockpile	9.00	cy	-	-	-	-	20.00 /cy	180		90	-	270
10	Footing Bckfill-Stockpile	33.00	cy	-	-	-	-	20.00 /cy	660		330	-	990
10	Footing Bckfill-Stockpile	29.00	cy	-	-	-	-	20.00 /cy	580		290	-	870
10	Footing Bckfill-Stockpile	17.00	cy	-	-	-	-	20.00 /cy	340		170	-	510
20	Backfill @ Turndown Edge	47.00	cy	-	-	-	-	16.00 /cy	752		564	-	1,316
20	Backfill @ Ext. Slab Edge	39.00	cy	-	-	-	-	20.00 /cy	780		468	-	1,248
20	Backfill @ Turn Down Slab Edge	39.00	cy	-	-	-	-	18.00 /cy	702		468	-	1,170
20	Backfill @ Turn Down Edge	20.00	cy	-	-	-	-	16.00 /cy	320		240	-	560
50	8" Slab On Grade Forms	31.00	lf	-	-	3.00 /lf	93	9.00 /lf	279		-	-	372
50	8" Slab On Grade Edge Forms	48.00	lf	-	-	3.00 /lf	144	9.00 /lf	432		-	-	576
50	8" Slab On Grade Forms	21.00	lf	-	-	3.00 /lf	63	9.00 /lf	189		-	-	252
50	8" Slab On Grade Edge Forms	21.00	lf	-	-	3.00 /lf	63	9.00 /lf	189		-	-	252
50	8" Slab On Grade Forms	20.00	lf	-	-	3.00 /lf	60	10.00 /lf	200		-	-	260
50	8" Slab On Grade Edge Forms	15.00	lf	-	-	3.00 /lf	45	9.00 /lf	135		-	-	180
55	Slab Turn Down Edge Forms	556.00	sf	-	-	3.50 /sf	1,946	9.00 /sf	5,004		-	-	6,950
55	Ext. Slab Turn Down Edge Form	460.00	sf	-	-	3.50 /sf	1,610	9.00 /sf	4,140		-	-	5,750
55	Ext. Slab Turn Down Forms	460.00	sf	-	-	3.50 /sf	1,610	9.00 /sf	4,140		-	-	5,750
55	Turn Down Slab Forms	230.00	sf	-	-	3.50 /sf	805	9.00 /sf	2,070		-	-	2,875
125	Set Anchor Bolts	48.00	ea	-	-	-	-	10.00 /ea	480		-	-	480
125	Set Anchor Bolts	40.00	ea	-	-	-	-	10.00 /ea	400		-	-	400

				Labor		Material		Subcontract			Equipment	Other	Total
Item	Description	Takeoff Qty		Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Name	Amount	Amount	Amount
BP03.0	***Building Concrete***												
125	Set Anchor Bolts	40.00	ea	-	-	-	-	10.00 /ea	400		-	-	400
125	Set Anchor Bolts	16.00	ea	-	-	-	-	10.00 /ea	160		-	-	160
130	Grout Base Plates	6.00	ea	-	-	8.00 /ea	48	15.00 /ea	90		-	-	138
130	Grout Base Plates	10.00	ea	-	-	8.00 /ea	80	15.00 /ea	150		-	-	230
130	Grout Base Plates	10.00	ea	-	-	8.00 /ea	80	15.00 /ea	150		-	-	230
130	Grout Base Plates	4.00	ea	-	-	8.00 /ea	32	15.00 /ea	60		-	-	92
65	Floor Sealer @ Slab On Grade	1,427.00	sf	-	-	0.08 /sf	114	0.30 /sf	428		-	-	542
65	Floor Sealers @ S.O.G.	2,272.00	sf	-	-	0.08 /sf	182	0.30 /sf	682		-	-	863
65	Floor Sealers @ S.O.G.	550.00	sf	-	-	0.08 /sf	44	0.30 /sf	165		-	-	209
65	Floor Sealers @ S.O.G.	691.00	sf	-	-	0.08 /sf	55	0.30 /sf	207		-	-	263
65	Floor Sealer @ Slab On Grade	691.00	sf	-	-	0.08 /sf	55	0.30 /sf	207		-	-	263
65	Floor Sealer @ Slab On Grade	65.00	sf	-	-	0.08 /sf	5	0.30 /sf	20		-	-	25
80	Saw Cut Joints @ S.O.G.	111.00	lf	-	-	-	-	1.25 /lf	139		-	-	139
80	Saw Cut Joints	443.00	lf	-	-	-	-	1.25 /lf	554		-	-	554
80	Saw Cut Joints @ Ext. Slab	80.00	lf	-	-	-	-	1.25 /lf	100		-	-	100
80	Saw Cut Joints @ Ext. Slabs	201.00	lf	-	-	-	-	1.25 /lf	251		302	-	553
80	Saw Cut Joints @ Slab On Grade	80.00	lf	-	-	-	-	1.25 /lf	100		-	-	100
80	Saw Cut Joints @ Ext. Slabs	201.00	lf	-	-	-	-	1.25 /lf	251		240	-	491
80	Saw Cut Joints @ Int. Slab	80.00	lf	-	-	-	-	1.25 /lf	100		-	-	100
80	Saw Cut Joints @ Exterior Slab	79.00	lf	-	-	-	-	1.25 /lf	99		-	-	99
80	Saw Cut Joints @ Slab On Grade	108.00	lf	-	-	-	-	1.25 /lf	135		-	-	135
100	Protect & Cure Slab On Grade	1,895.00	sf	-	-	0.02 /sf	38	0.06 /sf	114		-	-	152
100	Protect & Cure Slabs On Grade	5,353.00	sf	-	-	0.02 /sf	107	0.06 /sf	321		-	-	428
100	Protect & Cure Exterior Slabs	4,072.00	sf	-	-	0.03 /sf	122	0.06 /sf	244		-	-	366
100	Protect & Cure Slab On Grade	701.00	sf	-	-	0.02 /sf	14	0.06 /sf	42		-	-	56
100	Protect & Cure Exterior Slab	2,970.00	sf	-	-	0.04 /sf	119	0.07 /sf	208		-	-	327
100	Protect & Cure Slab On Grade	724.00	sf	-	-	0.02 /sf	14	0.07 /sf	51		-	-	65
100	Protect & Cure Slab On Grade	724.00	sf	-	-	0.08 /sf	58	0.07 /sf	51		-	-	109
100	Protect & Cure Ext. Slab	2,970.00	sf	-	-	0.04 /sf	119	0.07 /sf	208		-	-	327
100	Protect & Cure Ext. Slab	2,113.00	sf	-	-	0.03 /sf	63	0.07 /sf	148		-	-	211
100	Protect & Cure Slab On Grade	1,401.00	sf	-	-	0.02 /sf	28	0.07 /sf	98		-	-	126
30	4" Exp. Joint Filler	302.00	lf	-	-	0.242 /lf	73	0.65 /lf	196		-	-	269
30	4" Exp. Joint Filler	561.00	lf	-	-	0.275 /lf	154	0.65 /lf	365		-	-	519
30	4" Exp. Joint Filler @ Ext. Slabs	219.00	lf	-	-	0.275 /lf	60	0.65 /lf	142		-	-	203
30	4" Exp. Joint Filler @ S.O.G.	118.00	lf	-	-	0.275 /lf	32	0.65 /lf	77		-	-	109
30	4" Exp. Joint Filler @ Slab On Grade	162.00	lf	-	-	0.275 /lf	45	0.65 /lf	105		-	-	150
30	4" Exp. Joint Filler @ Ext. Slabs	218.00	lf	-	-	0.275 /lf	60	0.65 /lf	142		-	-	202
30	4" Exp. Joint Filler @ Slab On Grade	162.00	lf	-	-	0.275 /lf	45	0.65 /lf	105		-	-	150
30	4" Exp. Joint Filler @ Slab On Grade	153.00	lf	-	-	0.275 /lf	42	0.65 /lf	99		-	-	142
31	4" Expansion Jt. @ Ext. Slabs	218.00	lf	-	-	0.33 /lf	72	0.65 /lf	142		-	-	214
31	4" Expansion Jt. @ Ext. Slabs	122.00	lf	-	-	0.275 /lf	34	0.65 /lf	79		-	-	113
40	15 Mil Vapor Barrier @ S.O.G.	1,895.00	sf	-	-	0.033 /sf	63	0.05 /sf	95		-	-	157
40	15 Mil Vapor Barrier	5,353.00	sf	-	-	0.154 /sf	824	0.05 /sf	268		-	-	1,092
40	15 Mil Vapor Barrier	701.00	sf	-	-	0.154 /sf	108	0.06 /sf	42		-	-	150
40	15 Mil Vapor Barrier	724.00	sf	-	-	0.154 /sf	112	0.06 /sf	43		-	-	155
40	15 Mil Vapor Barrier	724.00	sf	-	-	0.154 /sf	112	0.06 /sf	43		-	-	155
40	15 Mil Vapor Barrier	1,401.00	sf	-	-	0.033 /sf	46	0.05 /sf	70		-	-	116
10	Reinforcing Steel	1.00	ton	-	-	1,102.50 /ton	1,103	450.00 /ton	450		-	-	1,553
10	Reinforcing Steel	2.06	ton	-	-	1,102.50 /ton	2,271	450.00 /ton	927		-	-	3,198
10	Reinforcing Steel	0.86	ton	-	-	1,102.50 /ton	948	450.00 /ton	387		-	-	1,335
10	Reinforcing Steel	1.00	ton	-	-	1,102.50 /ton	1,103	450.00 /ton	450		-	-	1,553
10	Reinforcing Steel	1.00	ton	-	-	1,102.50 /ton	1,103	450.00 /ton	450		-	-	1,553
10	Reinforcing Steel	1.30	tons	-	-	1,102.50 /tons	1,433	450.00 /tons	585		-	-	2,018
----	Epoxy Set Rebar	20.00	ea	-	-	4.00 /ea	80	15.00 /ea	300		-	-	380
----	Epoxy Set Dowels	80.00	each	-	-	4.00 /each	320	15.00 /each	1,200		-	-	1,520
----	Epoxy Dowels @ Thickened Slabs	30.00	ea	-	-	4.00 /ea	120	20.00 /ea	600		-	-	720
----	Epoxy Set Dowels	18.00	ea	-	-	4.00 /ea	72	15.00 /ea	270		-	-	342
----	Epoxy Set Dowels	18.00	each	-	-	4.00 /each	72	15.00 /each	270		-	-	342
----	Epoxy Set Dowels	24.00	ea	-	-	4.00 /ea	96	15.00 /ea	360		-	-	456
10	6x6 W2.9xW2.9 WWF	2,123.00	sf	-	-	0.33 /sf	701	0.10 /sf	212		-	-	913
10	6x6 W2.9xW2.9 WWF	5,888.00	sf	-	-	0.33 /sf	1,943	0.10 /sf	589		-	-	2,532
10	6x6 W2.9xW2.9 WWF	5,414.00	sf	-	-	0.33 /sf	1,787	0.10 /sf	541		-	-	2,328
10	6x6 W2.9xW2.9 WWF	4,250.00	sf	-	-	0.33 /sf	1,403	0.10 /sf	425		-	-	1,828
10	6x6 W2.9xW2.9 WWF	4,301.00	sf	-	-	0.33 /sf	1,419	0.10 /sf	430		-	-	1,849
10	6x6 W2.9xW2.9 WWF	4,207.00	sf	-	-	0.33 /sf	1,388	0.10 /sf	421		-	-	1,809
20	Place Footing Concrete	20.00	cy	-	-	-	-	16.00 /cy	320		-	-	320
20	Place Footing Concrete	51.00	cy	-	-	-	-	16.00 /cy	816		-	-	816
20	Place Footing Concrete	35.00	cy	-	-	-	-	16.00 /cy	560		-	-	560
20	Place Footing Concrete	33.00	cy	-	-	-	-	16.00 /cy	528		-	-	528
20	Place Footing Concrete	22.00	cy	-	-	-	-	16.00 /cy	352		-	-	352
100	Place & Finish Slabs On Grade	1,895.00	sf	-	-	-	-	1.00 /sf	1,895		-	-	1,895
100	Place & Finish Slabs On Grade	5,353.00	sf	-	-	-	-	0.65 /sf	3,479		-	-	3,479
100	Place & Finish Exterior Slabs	4,072.00	sf	-	-	-	-	0.50 /sf	2,036		-	-	2,036
100	Place & Finish Slabs On Grade	701.00	sf	-	-	-	-	1.50 /sf	1,052		-	-	1,052
100	Place & Finish Exterior Slabs	2,970.00	sf	-	-	-	-	0.75 /sf	2,228		-	-	2,228
100	Place & Finish Slabs On Grade	724.00	sf	-	-	-	-	1.50 /sf	1,086		-	-	1,086
100	Place & Finish Slabs On Grade	701.00	sf	-	-	-	-	3.00 /sf	2,103		-	-	2,103
100	Place & Finish Exterior Slabs	2,970.00	sf	-	-	-	-	0.75 /sf	2,228		-	-	2,228
100	Trowel Finish Ext. Slab	2,113.00	sf	-	-	-	-	1.00 /sf	2,113		-	-	2,113
100	Place & Finish Slab On Grade	1,401.00	sf	-	-	-	-	1.00 /sf	1,401		-	-	1,401
200	Pump Concrete Slab On Grade	4.00	hrs	-	-	-	-	481.25 /hrs	1,925		-	-	1,925
200	Pump Concrete @ Slab On Grade	5.00	hrs	-	-	-	-	440.00 /hrs	2,200		-	-	2,200
200	Pump Concrete @ Exterior Slab	92.00	cy	-	-	-	-	0.00	0		2,200	-	2,200

Item		Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
BP03.0		***Building Concrete***												
	200	Pump Concrete @ Ext. Slab	4.00	hrs	-	-	-	-	-	-		1,916	-	1,916
	200	Pump Concrete @ Ext. Slab	4.00	hrs	-	-	-	-	-	-		1,925	-	1,925
	200	Pump Concrete @ Ext. Slabs	3.00	hrs	-	-	-	-	-	-		1,650	-	1,650
	20	3000 PSI Footings	20.00	cy	-	-	144.90 /cy	2,898	-	-		-	-	2,898
	20	3000 PSI Footings	51.00	cy	-	-	144.90 /cy	7,390	-	-		-	-	7,390
	20	3000 PSI Footings	35.00	cy	-	-	144.90 /cy	5,072	-	-		-	-	5,072
	20	3000 PSI Slab On Grade	11.00	cy	-	-	138.60 /cy	1,525	-	-		-	-	1,525
	20	3000 PSI Footings	33.00	cy	-	-	132.300 /cy	4,366	-	-		-	-	4,366
	20	3000 PSI Footings	22.00	cy	-	-	144.90 /cy	3,188	-	-		-	-	3,188
	40		25.00	cy	-	-	140.800 /cy	3,520	-	-		-	-	3,520
	40	3500 PSI Slab On Grade	73.00	cy	-	-	140.800 /cy	10,278	-	-		-	-	10,278
	40	3500 PSI Concrete @ Ext. Slabs	92.00	cy	-	-	140.800 /cy	12,954	-	-		-	-	12,954
	40	3500 PSI Slab On Grade	11.50	cy	-	-	140.800 /cy	1,619	-	-		-	-	1,619
	40	3500 PSI Exterior Slab	71.00	cy	-	-	138.60 /cy	9,841	-	-		-	-	9,841
	40	3500 PSI S.O.G.	11.00	cy	-	-	138.60 /cy	1,525	-	-		-	-	1,525
	40	3500 PSI Exterior Slab	71.00	cy	-	-	138.60 /cy	9,841	-	-		-	-	9,841
	40	3500 PSI Slab On Grade	19.00	cy	-	-	134.40 /cy	2,554	-	-		-	-	2,554
	50	4000 PSI Ext. Slab	43.00	cy	-	-	136.50 /cy	5,870	-	-		-	-	5,870
	40	Fine Grade @ Slab On Grade	1,895.00	sf	-	-	0.03 /sf	57	12.00 /sf	22,740		-	-	22,797
	40	Fine Grade @ S.O.G.	5,353.00	sf	-	-	0.03 /sf	161	0.12 /sf	642		300	-	1,103
	40	Fine Grade @ Exterior Slab	4,072.00	sf	-	-	0.03 /sf	122	0.12 /sf	489		-	-	611
	40	Fine Grade For Slab On Grade	701.00	sf	-	-	0.03 /sf	21	0.12 /sf	84		-	-	105
	40	Fine Grade @ Ext. Slab	2,970.00	sf	-	-	0.03 /sf	89	12.00 /sf	35,640		-	-	35,729
	40	Fine Grade @ Slab On Grade	724.00	sf	-	-	0.03 /sf	22	12.00 /sf	8,688		-	-	8,710
	40	Fine Grade @ Ext.	2,970.00	sf	-	-	0.03 /sf	89	0.12 /sf	356		-	-	446
	40	Fine Grade @ Slab On Grade	724.00	sf			0.03 /sf	22	0.12 /sf	87		-	-	109
	40	Fine Grade @ Slab On Grade	1,401.00	sf	-	-	0.03 /sf	42	0.12 /sf	168		-	-	210
		BP03.0 Building Concrete						***120,626***		***152,795***		***21,473***		***294,893***
BP04.0		***Masonry***												
	30	Precast Concrete Pier Caps	28.00	ea			96.00 /ea	2,688	20.00 /ea	560		-	-	3,248
	30	Precast Concrete Pier Caps	20.00	ea	-	-	96.00 /ea	1,920	20.00 /ea	400		-	-	2,320
	30	Precast Concrete Pier Caps	20.00	ea	-	-	96.00 /ea	1,920	20.00 /ea	400		-	-	2,320
	30	Precast Concrete Pier Caps	8.00	ea	-	-	96.00 /ea	768	20.00 /ea	160		-	-	928
	94	Special Sill Brick	45.00	ea	-	-	1.08 /ea	49	1.50 /ea	68		-	-	116
	94	Special Sill Brick	60.00	ea	-	-	1.07 /ea	64	1.50 /ea	90		-	-	154
	94	Accent Brick	2,960.00	ea	-	-	0.54 /ea	1,598	1.10 /ea	3,256		-	-	4,854
	95	Face Brick	11,700.00	ea	-	-	0.432 /ea	5,054	1.10 /ea	12,870		-	-	17,924
	95	Face Brick	19,540.00	ea	-	-	0.428 /ea	8,363	1.10 /ea	21,494		-	-	29,857
	95	Face Brick	15,430.00	ea	-	-	0.432 /ea	6,666	1.10 /ea	16,973		-	-	23,639
	95	Face Brick	16,341.00	ea	-	-	0.432 /ea	7,059	1.10 /ea	17,975		-	-	25,034
	95	Face Brick	16,341.00	ea	-	-	0.428 /ea	6,994	1.10 /ea	17,975		-	-	24,969
	95	Face Brick	13,350.00	ea	-	-	0.432 /ea	5,767	1.10 /ea	14,685		-	-	20,452
	96	Accent Brick	2,987.00	ea	-	-	0.54 /ea	1,613	1.10 /ea	3,286		-	-	4,899
	96	Accent Face Brick	6,330.00	ea	-	-	0.535 /ea	3,387	1.10 /ea	6,963		-	-	10,350
	96	Face Brick #2	1,753.00	ea	-	-	0.54 /ea	947	1.10 /ea	1,928		-	-	2,875
	96	Accent Brick	1,822.00	ea	-	-	0.54 /ea	984	1.10 /ea	2,004		-	-	2,988
	96	Accent Brick	1,822.00	ea	-	-	0.535 /ea	975	1.10 /ea	2,004		-	-	2,979
	99	Special Sill Brick	60.00	ea	-	-	1.08 /ea	65	1.50 /ea	90		-	-	155
----		Special Sill Brick	120.00	ea	-	-	1.08 /ea	130	1.50 /ea	180		-	-	310
----		Special Window Sill Brick	543.00	ea			1.07 /ea	581	1.50 /ea	815		-	-	1,396
----		Special Sill Brick	105.00	ea	-	-	1.08 /ea	113	1.50 /ea	158		-	-	271
	20	4" Regular Block	169.00	ea	-	-	1.436 /ea	243	3.25 /ea	549		-	-	792
	20	4" Regular Block	120.00	ea	-	-	1.436 /ea	172	3.25 /ea	390		-	-	562
	20	4" Regular Block	120.00	ea	-	-	1.423 /ea	171	3.25 /ea	390		-	-	561
	20	4" Block	48.00	ea	-	-	1.436 /ea	69	3.25 /ea	156		-	-	225
	25	6" Regular Block	591.00	ea	-	-	1.804 /ea	1,066	3.50 /ea	2,069		-	-	3,134
	25	6" Regular Block	1,187.00	ea	-	-	1.787 /ea	2,121	3.50 /ea	4,155		-	-	6,276
	25	6" Regular Block	215.00	ea	-	-	1.804 /ea	388	3.50 /ea	753		-	-	1,140
	25	6" Regular Block	214.00	ea	-	-	1.804 /ea	386	3.50 /ea	749		-	-	1,135
	25	6" Regular Block	214.00	ea	-	-	1.787 /ea	382	3.50 /ea	749		-	-	1,131
	25	6" Regular Block	1,055.00	ea	-	-	1.804 /ea	1,903	3.50 /ea	3,693		-	-	5,595
	26	6" Beam Block	15.00	ea	-	-	2.16 /ea	32	3.50 /ea	53		-	-	85
	26	6" Beam Block	40.00	ea	-	-	2.14 /ea	86	3.50 /ea	140		-	-	226
	26	6" Beam Block	65.00	ea	-	-	2.16 /ea	140	3.50 /ea	228		-	-	368
	30	8" Regular Block	4,588.00	ea	-	-	1.868 /ea	8,572	3.75 /ea	17,205		-	-	25,777
	30	8" Regular Block	6,705.00	ea	-	-	1.851 /ea	12,412	3.75 /ea	25,144		-	-	37,555
	30	8" Block	4,137.00	ea	-	-	1.868 /ea	7,730	3.75 /ea	15,514		-	-	23,243
	30	8" Regular Block	4,054.00	ea	-	-	1.868 /ea	7,574	3.75 /ea	15,203		-	-	22,777
	30	8" Regular Block	4,054.00	ea	-	-	1.851 /ea	7,504	3.75 /ea	15,203		-	-	22,707
	30	8" Regular Block	3,860.00	ea	-	-	1.868 /ea	7,212	3.75 /ea	14,475		-	-	21,687
	31	8" Beam Block	310.00	ea	-	-	2.732 /ea	847	3.75 /ea	1,163		-	-	2,010
	31	8" Beam Block	665.00	ea	-	-	2.707 /ea	1,800	3.75 /ea	2,494		-	-	4,294
	31	8" Beam Block	194.00	ea	-	-	2.732 /ea	530	3.75 /ea	728		-	-	1,258
	31	8" Beam Block	198.00	ea	-	-	2.732 /ea	541	3.75 /ea	743		-	-	1,284
	31	8" Beam Block	198.00	ea	-	-	2.707 /ea	536	3.75 /ea	743		-	-	1,279
	31	8" Beam Block	280.00	ea	-	-	2.732 /ea	765	3.75 /ea	1,050		-	-	1,815
	32	8" Beam Block 16" High	64.00	ea	-	-	2.732 /ea	175	3.75 /ea	240		-	-	415
	32	8" Beam Block 16" High	161.00	ea	-	-	2.707 /ea	436	3.75 /ea	604		-	-	1,040
	32	8" Beam Block 16" High	12.00	ea	-	-	2.733 /ea	33	3.75 /ea	45		-	-	78
	32	8" Beam Block 16" High	23.00	ea	-	-	2.733 /ea	63	3.75 /ea	86		-	-	149

					Labor		Material		Subcontract			Equipment	Other	Total
Item		Description	Takeoff Qty		Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Name	Amount	Amount	Amount
BP04.0		***Masonry***												
	32	8" Beam Block 16" High	23.00	ea	-	-	2.707 /ea	62	3.75 /ea	86		-	-	149
----		1.5"x6" Cap Block	4.00	ea	-	-	2.14 /ea	9	3.50 /ea	14		-	-	23
	10	Concrete Block Fill	19.00	cy	-	-	140.800 /cy	2,675	125.00 /cy	2,375		-	-	5,050
	10	Concrete Block Fill	34.00	cy	-	-	82.50 /cy	2,805	70.00 /cy	2,380		-	-	5,185
	10	Concrete Block Fill	14.00	cy	-	-	140.800 /cy	1,971	125.00 /cy	1,750		-	-	3,721
	10	Concrete Block Fill	9.00	cy	-	-	140.800 /cy	1,267	125.00 /cy	1,125		-	-	2,392
	10	Concrete Block Fill	9.00	cy	-	-	140.800 /cy	1,267	125.00 /cy	1,125		-	-	2,392
	10	Concrete Block Fill	12.00	cy	-	-	140.800 /cy	1,690	125.00 /cy	1,500		-	-	3,190
	10	Clean Brick	1,793.00	sf	-	-	-	-	0.40 /sf	717		-	-	717
	10	Clean Brick	3,410.00	sf					0.25 /sf	853		-	-	853
	10	Clean Brick	1,970.00	sf	-	-	-	-	0.40 /sf	788		-	-	788
	10	Clean Brick	2,253.00	sf	-	-	-	-	0.40 /sf	901		-	-	901
	10	Clean Brick	2,253.00	sf	-	-	-	-	0.40 /sf	901		-	-	901
	10	Clean Brick	2,186.00	sf					0.40 /sf	874		-	-	874
	20	Clean Block	6,572.00	sf	-	-	0.05 /sf	329	0.15 /sf	986		-	-	1,314
	20	Clean Block	10,085.00	sf	-	-	0.03 /sf	303	0.15 /sf	1,513		-	-	1,815
	20	Clean Block	1,185.00	sf	-	-	0.05 /sf	59	0.15 /sf	178		-	-	237
	20	Clean Block	3,586.00	sf	-	-	0.05 /sf	179	0.15 /sf	538		-	-	717
	20	Clean Block	3,586.00	sf	-	-	0.05 /sf	179	0.15 /sf	538		-	-	717
	20	Clean Block	3,635.00	sf	-	-	0.05 /sf	182	0.18 /sf	654		-	-	836
	10	Regular Mortar	156.00	bag	-	-	7.35 /bag	1,147	-	-		-	-	1,147
	10	Regular Mortar	245.00	bag	-	-	7.49 /bag	1,835	-	-		-	-	1,835
	10	Regular Mortar	132.00	bag	-	-	7.35 /bag	970	-	-		-	-	970
	10	Regular Mortar	129.00	bag	-	-	7.35 /bag	948	-	-		-	-	948
	10	Regular Mortar	129.00	bag	-	-	7.49 /bag	966	-	-		-	-	966
	10	Regular Mortar	150.00	bag	-	-	7.56 /bag	1,134	-	-		-	-	1,134
	12	Colored Mortar	133.00	bag	-	-	15.75 /bag	2,095	-	-		-	-	2,095
	12	Colored Mortar	237.00	bag	-	-	16.05 /bag	3,804	-	-		-	-	3,804
	12	Colored Mortar	155.00	bag	-	-	15.75 /bag	2,441	-	-		-	-	2,441
	12	Colored Mortar	164.00	bag	-	-	15.75 /bag	2,583	-	-		-	-	2,583
	12	Colored Mortar	164.00	bag	-	-	16.05 /bag	2,632	-	-		-	-	2,632
	12	Colored Mortar	147.00	bag	-	-	16.20 /bag	2,381	-	-		-	-	2,381
	20	Masonry Sand	32.00	cy	-	-	30.80 /cy	986	-	-		-	-	986
	20	Masonry Sand	55.00	cy	-	-	29.96 /cy	1,648	-	-		-	-	1,648
	20	Masonry Sand	32.00	cy	-	-	30.80 /cy	986	-	-		-	-	986
	20	Masonry Sand	33.00	cy	-	-	30.80 /cy	1,016	-	-		-	-	1,016
	20	Masonry Sand	33.00	cy	-	-	29.96 /cy	989	-	-		-	-	989
	20	Masonry Sand	33.00	cy	-	-	30.24 /cy	998	-	-		-	-	998
----		Mortar Net	234.00	lf	-	-	1.15 /lf	269	1.50 /lf	351		-	-	620
----		Mortar Net	178.00	lf	-	-	1.265 /lf	225	1.50 /lf	267		-	-	492
----		Mortar Net	180.00	lnft			1.208 /lnft	217	1.50 /lnft	270		-	-	487
----		Mortar Net	535.00	lf	-	-	1.265 /lf	677	1.50 /lf	803		-	-	1,479
----		Mortar Net	184.00	lf	-	-	1.15 /lf	212	1.50 /lf	276		-	-	488
	10	5 Oz. Copper Flash.	605.00	sf	-	-	2.10 /sf	1,271	-	-		-	-	1,271
	10	5 Oz. Copper Flash.	1,040.00	sf	-	-	2.20 /sf	2,288	-	-		-	-	2,288
	10	5 Oz. Copper Flash.	368.00	sf			2.10 /sf	773	-	-		-	-	773
	10	5 Oz. Copper Flash.	379.00	sf			2.10 /sf	796	-	-		-	-	796
	10	5 Oz. Copper Flash.	379.00	sf	-	-	2.20 /sf	834	-	-		-	-	834
	10	5 Oz. Copper Flash.	500.00	sf			2.16 /sf	1,080	-	-		-	-	1,080
----		Mortar Net	178.00	lnft	-	-	1.15 /lnft	205	1.50 /lnft	267		-	-	472
	54	2" Rigid Insulation	2,199.00	sf	-	-	1.375 /sf	3,024	1.00 /sf	2,199		-	-	5,223
	54	2" Rigid Insulation	4,055.00	sf	-	-	1.375 /sf	5,576	1.00 /sf	4,055		-	-	9,631
	54	2" Rigid Insulation	2,256.00	sf	-	-	1.375 /sf	3,102	1.00 /sf	2,256		-	-	5,358
	54	2" Rigid Insulation	2,573.00	sf	-	-	1.375 /sf	3,538	1.00 /sf	2,573		-	-	6,111
	54	2" Rigid Insulation	2,573.00	sf	-	-	1.375 /sf	3,538	1.00 /sf	2,573		-	-	6,111
	54	2" Rigid Insulation	2,560.00	sf			1.375 /sf	3,520	1.00 /sf	2,560		-	-	6,080
	20	6" Wall Reinforcing	200.00	lf	-	-	0.315 /lf	63	-	-		-	-	63
	20	6" Wall Reinforcing	410.00	lf	-	-	0.321 /lf	132	-	-		-	-	132
	20	6" Wall Reinforcing	510.00	lf	-	-	0.315 /lf	161	-	-		-	-	161
	30	8" Wall Reinforcing	1,430.00	lf	-	-	0.294 /lf	420	-	-		-	-	420
	30	8" Wall Reinforcing	2,280.00	lf	-	-	0.30 /lf	683	-	-		-	-	683
	30	8" Wall Reinforcing	1,224.00	lf	-	-	0.294 /lf	360	-	-		-	-	360
	30	8" Wall Reinforcing	898.00	lf	-	-	0.294 /lf	264	-	-		-	-	264
	30	8" Wall Reinforcing	898.00	lf	-	-	0.308 /lf	277	-	-		-	-	277
	30	8" Wall Reinforcing	700.00	lf	-	-	0.294 /lf	206	-	-		-	-	206
	62	15" Cavity Wall Reinforcing	1,931.00	lf	-	-	0.473 /lf	912	-	-		-	-	912
	62	15" Cavity Wall Reinforcing	3,170.00	lf	-	-	0.482 /lf	1,526	-	-		-	-	1,526
	62	15" Cavity Wall Reinforcing	1,765.00	lf	-	-	0.472 /lf	834	-	-		-	-	834
	62	15" Cavity Wall Reinforcing	2,002.00	lf	-	-	0.473 /lf	946	-	-		-	-	946
	62	15" Cavity Wall Reinforcing	2,002.00	lf	-	-	0.495 /lf	991	-	-		-	-	991
	62	15" Cavity Wall Reinforcing	1,990.00	lf	-	-	0.473 /lf	940	-	-		-	-	940
	15	1.5" Perimeter Insulation	736.00	sf	-	-	0.88 /sf	648	0.45 /sf	331		-	-	979
	15	1.5" Perimeter Insulation	1,852.00	sf	-	-	0.88 /sf	1,630	0.45 /sf	833		-	-	2,463
	15	1.5" Perimeter Insulation	496.00	sf	-	-	0.88 /sf	436	0.45 /sf	223		-	-	660
	15	1.5" Perimeter Insulation	612.00	sf	-	-	0.88 /sf	539	0.45 /sf	275		-	-	814
	900	Foam In Place Insulation	128.00	sf	-	-	11.719 /sf	1,500	-	-		6	-	1,506
	902	Foamed In Place Insulation	128.00	sf	-	-	-	-	11.719 /sf	1,500		0	-	1,500
	902	Foamed In Place Insulation	128.00	sf	-	-	-	-	11.719 /sf	1,500		6	-	1,506
----		Foamed In Place 8" CMU Walls	900.00	sf	-	-	-	-	1.667 /sf	1,500		-	-	1,500

Item		Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
		BP04.0 Masonry						***208,740***		***293,449***		***13***		***502,202***
BP05.0		***Misc. Metals***												
	10	12"x21' Truss Support Beam	1.00	ea	-	-			7,500.00 /ea	7,500		-	-	7,500
	21	3.5"x3.5"x3/8"x4'-8" Loose Lintels	11.00	ea	-	-			425.00 /ea	4,675		-	-	4,675
	21	3.5"x3.5"x3/8"x4'-8" Lintels	7.00	ea	-	-			425.00 /ea	2,975		-	-	2,975
	21	3.5"x3.5"x3/8"x4'-8" Loose Lintels	6.00	ea	-	-			425.00 /ea	2,550		-	-	2,550
	21	3.5"x3.5"x3/8"x4'-8" Loose Lintels	6.00	ea	-	-			425.00 /ea	2,550		-	-	2,550
	21	3.5"x3.5"x3/8"x4'-8" Loose Lintels	4.00	ea	-	-			425.00 /ea	1,700		-	-	1,700
	21	3.5"x3.5"x3/8"x4'-8" Loose Lintels	11.00	ea	-	-			425.00 /ea	4,675		-	-	4,675
----		3.5"x3.5"x3/8"x7'-8" Loose Lintels	1.00	ea	-	-			750.00 /ea	750		-	-	750
----		3.5"x3.5"x3/8"x6' Lintels	2.00	ea	-	-			750.00 /ea	1,500		-	-	1,500
----		3.5"x3.5"x3/8"x7'-8" Loose Lintels	2.00	ea	-	-			750.00 /ea	1,500		-	-	1,500
----		3.5"x3.5"x3/8"x7'-8" Loose Lintels	2.00	ea	-	-			750.00 /ea	1,500		-	-	1,500
	45	8"x8' Beam & Plate Lintels	1.00	ea	-	-			1,500.00 /ea	1,500		-	-	1,500
	45	8"x 8'-8" Beam & Plate Lintels	7.00	ea	-	-			1,500.00 /ea	10,500		-	-	10,500
	45	8"x8' Beam & Plate Lintels	2.00	ea	-	-			1,500.00 /ea	3,000		-	-	3,000
----		8"x9'-4" Beam & Plate Lintels	2.00	ea	-	-			1,750.00 /ea	3,500		-	-	3,500
----		8"x9'-4" Beam & Plate Lintels	3.00	each	-	-			2,200.00 /each	6,600		-	-	6,600
----		8"x10' Beam & Plate Lintels	5.00	ea	-	-			2,500.00 /ea	12,500		-	-	12,500
----		8"x10'-8" Beam & Plate Lintels	2.00	ea	-	-			2,500.00 /ea	5,000		-	-	5,000
		BP05.0 Misc. Metals								***74,475***				***74,475***
BP06.0		***Rough Carpentry***												
	60	Walking Bridge Components	1.00	LS	-	-			112,000.00 /LS	112,000		-	-	112,000
	05	Wood Framing - Open air maintenance structrure	1.00	LS	1,000.00 /LS	1,000	1,000.00 /LS	1,000	1,000.00 /LS	1,000		1,000	1,000	5,000
	05	Wood Structure - Soccer scorers box	8.00	each	1,000.00 /each	8,000	1,000.00 /each	8,000	2,500.00 /each	20,000		8,000	8,000	52,000
	10	3/4" Marine Plywood	144.00	sf	-	-	1.21 /sf	174	1.25 /sf	180		-	-	354
	10	3/4" Marine Plywood	194.00	sf	-	-	1.21 /sf	235	1.25 /sf	243		-	-	477
	24	5/8" CDX Plywood Roof Sheathing	4,360.00	sf	-	-	0.605 /sf	2,638	0.75 /sf	3,270		-	-	5,908
	5	Wood Framing @ Cupola	670.00	bf	-	-	1.035 /bf	693	3.50 /bf	2,345		-	-	3,038
	5	Wood Framing @ Cupola	1,407.00	bf	-	-	1.035 /bf	1,456	2.50 /bf	3,518		-	-	4,974
	10	Wood Blocking	1,015.00	bf	-	-	0.977 /bf	992	3.50 /bf	3,553		-	-	4,545
	10	Wood Blocking	2,510.00	bf	-	-	0.978 /bf	2,454	3.50 /bf	8,785		4,000	-	15,239
	10	Wood Blocking	1,310.00	bf	-	-	0.978 /bf	1,281	3.50 /bf	4,585		-	-	5,866
	11	Treated Wood Blocking	531.00	bf	-	-	1.035 /bf	550	2.00 /bf	1,062		-	-	1,612
	11	Treated Wood Blocking	1,234.00	bf	-	-	1.035 /bf	1,277	2.00 /bf	2,468		-	-	3,745
	11	Treated Wood Blocking	40.00	bf	-	-	1.035 /bf	41	2.00 /bf	80		-	-	121
	11	Treated Wood Blocking	36.00	bf	-	-	-	-	3.00 /bf	108		-	-	108
	11	Treated Wood Blocking	32.00	bf	-	-	1.035 /bf	33	4.00 /bf	128		-	-	161
	11	Treated Wood Blocking	559.00	bf	-	-	1.035 /bf	579	2.00 /bf	1,118		-	-	1,697
	12	Non-Com Wood Blocking	44.00	bf	-	-	1.553 /bf	68	3.00 /bf	132		-	-	200
	10	Misc. Fasteners, Nails & Joist Hangers	1.00	lsum	-	-	3,000.00 /lsum	3,000	-	-		-	-	3,000
	10	Misc. Fasteners, Nails & Truss Hangers	1.00	lsum	-	-	4,500.00 /lsum	4,500	-	-		-	-	4,500
	10	Misc. Fasteners, Nails & Joist Hangers	1.00	lsum	-	-	4,500.00 /lsum	4,500	-	-		-	-	4,500
	10	Glue Laminated Columns	4.00	ea	-	-	-	-	3,500.00 /ea	14,000		-	-	14,000
	10	Glue-Laminated Shelter Package	5,720.00	sf	-	-	-	-	45.00 /sf	257,400		-	-	257,400
	10	Glue-Laminated Shelter Package	4,150.00	sf	-	-	-	-	45.00 /sf	186,750		-	-	186,750
	10	Glue Laminated Shelter Package	4,139.00	sf	-	-	-	-	45.00 /sf	186,255		-	-	186,255
	10	Glue Laminated Wood Columns	4.00	ea	-	-	-	-	3,500.00 /ea	14,000		-	-	14,000
----		Glue Laminated Beams	2.00	each	-	-	-	-	6,500.00 /each	13,000		-	-	13,000
----		Glue Laminated Wood Beams	5.00	ea	-	-	-	-	6,500.00 /ea	32,500		-	-	32,500
	10	1/2" MDO Plywood @ Cupola	240.00	sf	-	-	1.00 /sf	240	7.40 /sf	1,776		1,100	-	3,116
----		Plywood Roof Sheathing	2,781.00	sf	-	-	-	-	3.50 /sf	9,734		-	-	9,734
----		Plywood Sheathing	7,815.00	sf	-	-	-	-	2.50 /sf	19,538		-	-	19,538
----		Plywood Roof Sheathing	4,360.00	sf	-	-	-	-	2.50 /sf	10,900		-	-	10,900
----		Prefab Scorers Box @ Soccer Fields	2.00	each					12,000.00 /each	24,000		-	-	24,000
		BP06.0 Rough Carpentry				***9,000***		***33,711***		***934,426***		***14,100***	***9,000***	***1,000,236***
BP06.1		***Trusses***												
	10	Wood Trusses	137.00	ea	-	-	110.00 /ea	15,070	45.00 /ea	6,165		3,000	-	24,235
	10	Wood Trusses	241.00	ea	-	-	125.00 /ea	30,125	40.00 /ea	9,640		3,500	-	43,265
	10	Wood Trusses	120.00	ea	-	-	90.00 /ea	10,800	50.00 /ea	6,000		4,000	-	20,800
----		Temporary Truss Bracing	264.00	bf	-	-	1.035 /bf	273	-	-		-	-	273
----		Temporary Truss Bracing	264.00	bf	-	-	1.035 /bf	273	-	-		-	-	273
----		Temporary Truss Bracing	264.00	bf	-	-	1.035 /bf	273	-	-		-	-	273
		BP06.1 Trusses						***56,815***		***21,805***		***10,500***		***89,120***
BP06.2		***Casework***												
	10	5.5"x3/4" Solid Surface Window Sills	13.33	lf	-	-	-	-	32.00 /lf	427		-	-	427
	10	5.5"x3/4" Solid Surface Window Sills	90.00	lf	-	-	-	-	25.00 /lf	2,250		-	-	2,250
	10	5.5"x3/4" Solid Surface Window Sills	12.67	lf	-	-	-	-	25.00 /lf	317		-	-	317
	10	5.5"x3/4" Solid Surface Window Sills	-		-	-	-	-				-	-	
	10	5.5"x3/4" Solid Surface Window Sills	6.00	lf	-	-	-	-	25.00 /lf	150		-	-	150
	10	5.5"x3/4" Solid Surface Sills	23.33	lf	-	-	-	-	25.00 /lf	583		-	-	583

Item		Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Name	Equipment Amount	Other Amount	Total Amount
BP06.2		***Casework***												
	10	Plastic Laminate Base Cabinets	6.25	lf	-	-	-	-	350.00 /lf	2,188		-	-	2,188
	20	Plastic Laminate Wall Hung Cabinets	6.25	lf	-	-	-	-	250.00 /lf	1,563		-	-	1,563
	30	Tall Plastic Laminate Storage Cabinets	2.50	lf	-	-	-	-	350.00 /lf	875		-	-	875
	11	Solid Surface Countertops	31.25	sf	-	-	-	-	65.00 /sf	2,031		-	-	2,031
	11	Solid Surface Wall Hung Counter Tops	60.00	sf	-	-	-	-	65.00 /sf	3,900		-	-	3,900
----		Wood Graphics Panels @ Exterior	4.00	ea	-	-	-	-	750.00 /ea	3,000		-	-	3,000
		BP06.2 Casework								***17,283***				***17,283***
BP07.0		***Roofing***												
	10	1/2" MDP Wood Paneling @ Cupola	384.00	sf	-	-	1.00 /sf	384	6.15 /sf	2,362		1,600	-	4,346
	10	Standing Seam Roof	2,781.00	sf	-	-	-	-	26.00 /sf	72,306		-	-	72,306
	10	Standing Seam Roof	7,815.00	sf	-	-	-	-	26.00 /sf	203,190		-	-	203,190
	10	Standing Seam Roof	4,360.00	sf	-	-	-	-	26.00 /sf	113,360		-	-	113,360
	90	Gutters	350.00	lf	-	-	-	-	30.00 /lf	10,500		-	-	10,500
----		12" Metal Fascia	260.00	lf	-	-	-	-	23.00 /lf	5,980		-	-	5,980
----		Metal Soffit	374.00	sf	-	-	-	-	45.00 /sf	16,830		-	-	16,830
----		6" Rigid Insulation	2,781.00	sf	-	-	-	-	1.35 /sf	3,754		-	-	3,754
----		Gutter Downspouts	24.00	ea	-	-	-	-	30.00 /ea	720		-	-	720
----		12" Metal Fascia	520.00	lf	-	-	-	-	30.00 /lf	15,600		-	-	15,600
----		Metal Soffit Panels	1,410.00	sf	-	-	-	-	45.00 /sf	63,450		-	-	63,450
----		6" Rigid Insulation	7,815.00	sqft	-	-	-	-	2.50 /sqft	19,538		-	-	19,538
----		12" Metal Fascia Panel	259.00	lf	-	-	-	-	35.00 /lf	9,065		-	-	9,065
----		Metal Soffit Panels	210.00	sf	-	-	-	-	45.00 /sf	9,450		-	-	9,450
----		6" Rigid Insulation	4,360.00	sf	-	-	-	-	2.50 /sf	10,900		-	-	10,900
	10	Asphalt Shingles	62.00	sq	-	-	-	-	425.00 /sq	26,350		-	-	26,350
	10	Asphalt Shingles	45.00	sq	-	-	-	-	425.00 /sq	19,125		-	-	19,125
	10	Asphalt Shingles	44.82	sq	-	-	-	-	425.00 /sq	19,049		-	-	19,049
		BP07.0 Roofing						***384***		***621,528***		***1,600***		***623,512***
BP07.1		***Metal Panels***												
	10	Metal Wall Panels @Cupola	192.00	sf	-	-	-	-	45.00 /sf	8,640		-	-	8,640
	20	Metal Siding @ Cupola	384.00	sf	-	-	-	-	40.00 /sf	15,360		-	-	15,360
		BP07.1 Metal Panels								***24,000***				***24,000***
BP07.3		***Caulking & Sealants***												
	20	Air Barrier	3,010.00	sf	-	-	-	-	2.90 /sf	8,729		-	-	8,729
	20	Air Barrier	2,577.00	sf	-	-	-	-	2.90 /sf	7,473		-	-	7,473
	20	Air Barrier	2,724.00	sf	-	-	-	-	2.90 /sf	7,900		-	-	7,900
	20	Air Barrier	2,724.00	sf	-	-	-	-	2.90 /sf	7,900		-	-	7,900
	20	Air Barrier	1,770.00	sf	-	-	-	-	2.90 /sf	5,133		-	-	5,133
----		Air Barrier	5,244.00	sf	-	-	-	-	2.90 /sf	15,208		-	-	15,208
	10	Caulking	1.00	ls	-	-	-	-	2,500.00 /ls	2,500		-	-	2,500
	10	Caulking	1.00	ls	-	-	-	-	3,000.00 /ls	3,000		-	-	3,000
	10	Caulking	1.00	ls	-	-	-	-	2,000.00 /ls	2,000		-	-	2,000
	10	Caulking	1.00	ls	-	-	-	-	1,500.00 /ls	1,500		-	-	1,500
	10	Caulking	1.00	ls	-	-	-	-	1,800.00 /ls	1,800		-	-	1,800
	10	Caulking	1.00	ls	-	-	-	-	2,500.00 /ls	2,500		-	-	2,500
		BP07.3 Caulking & Sealants								***65,642***				***65,642***
BP08.0		***Doors / Frames / Hardware***												
	10	H.M. Doors	11.00	ea	-	-	356.818 /ea	3,925	-	-		-	-	3,925
	10	H.M. Doors	12.00	ea	-	-	350.00 /ea	4,200	-	-		-	-	4,200
	10	H.M. Doors	6.00	ea	-	-	350.00 /ea	2,100	-	-		-	-	2,100
	10	H.M. Doors	6.00	ea	-	-	350.00 /ea	2,100	-	-		-	-	2,100
	10	H.M. Doors	5.00	ea	-	-	350.00 /ea	1,750	-	-		-	-	1,750
	10	H.M. Doors	4.00	ea	-	-	350.00 /ea	1,400	-	-		-	-	1,400
	50	Hollow Metal Door Frames	12.00	ea	-	-	195.833 /ea	2,350	75.00 /ea	900		-	-	3,250
	50	Hollow Metal Door Frames	22.00	ea	-	-	200.00 /ea	4,400	75.00 /ea	1,650		-	-	6,050
	50	Hollow Metal Door Frames	5.00	ea	-	-	240.00 /ea	1,200	75.00 /ea	375		-	-	1,575
	50	Hollow Metal Door Frames	5.00	ea	-	-	240.00 /ea	1,200	75.00 /ea	375		-	-	1,575
	50	Hollow Metal Door Frames	5.00	ea	-	-	200.00 /ea	1,000	75.00 /ea	375		-	-	1,375
	50	Hollow Metal Door Frames	12.00	ea	-	-	200.00 /ea	2,400	75.00 /ea	900		-	-	3,300
	10	Solid Core Wood Doors	2.00	ea	-	-	412.50 /ea	825	-	-		-	-	825
	10	Solid Core Wood Doors	11.00	ea	-	-	400.00 /ea	4,400	-	-		-	-	4,400
	10	Solid Core Wood Doors	1.00	ea	25.00 /ea	25	400.00 /ea	400				-	-	425
	10	Solid Core Wood Doors	8.00	ea	-	-	400.00 /ea	3,200	-	-		-	-	3,200
	10	Finish Hardware	13.00	ea	-	-	350.00 /ea	4,550	150.00 /ea	1,950		-	-	6,500
	10	Finish Hardware	23.00	sets	-	-	350.00 /sets	8,050	150.00 /sets	3,450		-	-	11,500
	10	Finish Hardware	6.00	sets	-	-	350.00 /sets	2,100	150.00 /sets	900		-	-	3,000
	10	Finish Hardware	6.00	sets	-	-	350.00 /sets	2,100	150.00 /sets	900		-	-	3,000
	10	Finish Hardware	6.00	sets	-	-	350.00 /sets	2,100	150.00 /sets	900		-	-	3,000
	10	Finish Hardware	12.00	ea	-	-	350.00 /ea	4,200	150.00 /ea	1,800		-	-	6,000

	Item	Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
		BP08.0 Doors / Frames / Hardware				***25***		***59,950***		***14,475***				***74,450***
	BP08.1	***Glass & Glazing***												
	10	Aluminum Storefront Windows	180.00	sf	-	-	-	-	75.00 /sf	13,500		-	-	13,500
	10	Aluminum Storefront Windows	372.00	sf	-	-	-	-	75.00 /sf	27,900		-	-	27,900
	10	Aluminum Storefront Windows	17.00	sf	-	-	-	-	75.00 /sf	1,275		-	-	1,275
	10	Aluminum Storefront Windows	17.00	sf	-	-	-	-	75.00 /sf	1,275		-	-	1,275
	10	Aluminum Storefront Windows	8.00	sf	-	-	-	-	75.00 /sf	600		-	-	600
	10	Aluminum Storefront Windows	156.00	sf	-	-	-	-	75.00 /sf	11,700		-	-	11,700
	----	4'x3'-4" Sliding Transaction Windows.	4.00	ea	-	-	-	-	2,350.00 /ea	9,400		-	-	9,400
	----	4'x3'-4" Sliding Transaction Windows	6.00	ea	-	-	-	-	2,350.00 /ea	14,100		-	-	14,100
		BP08.1 Glass & Glazing								***79,750***				***79,750***
	BP08.2	***Overhead & Coiling Doors***												
	100	Overhead Coiling Counter Shutters	1.00	ea	-	-	-	-	5,000.00 /ea	5,000		-	-	5,000
n	5	Counter Shutter @ Concessions	2.00	ea	-	-	-	-	5,000.00 /ea	10,000		-	-	10,000
n	5	Counter Shutter @ Concessions	2.00	ea	-	-	-	-	5,000.00 /ea	10,000		-	-	10,000
		BP08.2 Overhead & Coiling Doors								***25,000***				***25,000***
	BP09.0	***Framing & Drywall***												
	40	3.5" Faced Batt Insulation R19	615.00	sf	-	-	-	-	1.25 /sf	769		-	-	769
	40	3.5" Faced Batt Insulation R19	600.00	sf	-	-	-	-	1.25 /sf	750		-	-	750
	40	R19 Batt Insulation At Ceilings	688.00	sf	-	-	-	-	1.75 /sf	1,204		-	-	1,204
	10	Drywall Ceilings	1,434.00	sf	-	-	-	-	6.25 /sf	8,963		-	-	8,963
	10	Drywall Ceilings	3,885.00	sf	-	-	-	-	6.00 /sf	23,310		-	-	23,310
	10	5/8" Drywall Ceilings	990.00	sf	-	-	-	-	6.00 /sf	5,940		-	-	5,940
	10	5/8" Drywall Ceilings	686.00	sf	-	-	-	-	6.00 /sf	4,116		-	-	4,116
	10	5/8" Drywall Ceilings	688.00	sf	-	-	-	-	6.00 /sf	4,128		-	-	4,128
	10	5/8" Drywall Ceilings	446.00	sf	-	-	-	-	6.00 /sf	2,676		-	-	2,676
	----	5/8" Gyp/1.5" Furring Hat Channels	816.00	sf	-	-	-	-	6.00 /sf	4,896		-	-	4,896
	----	5/8 Gyp/3.62" Metal Studs/5/8"Gyp/Batt Ins.	480.00	sf	-	-	-	-	6.00 /sf	2,880		-	-	2,880
	----	5/8" Sheathing & 6" Batt Insulation	240.00	sf	-	-	-	-	3.00 /sf	720		-	-	720
	----	5/8" Sheathing & 6" Batts @ Cupola	1,024.00	sf	-	-	-	-	3.00 /sf	3,072		-	-	3,072
	----	5/8" Gyp/3.62 Metal Studs/5/8" Gyp/Batt Ins.	1,056.00	sf	-	-	-	-	6.50 /sf	6,864		-	-	6,864
	----	5/8" Gyp/1.5" Furring Hat Channels	1,356.00	sf	-	-	-	-	6.00 /sf	8,136		-	-	8,136
	----	Gyp Sheathing & 6" Batt Insulation @ Cupola	240.00	sf	-	-	-	-	3.00 /sf	720		-	-	720
	----	5/8" Gyp/3.62" Metal Studs/5/8" Gyp/Batt Ins.	816.00	sf	-	-	-	-	6.50 /sf	5,304		-	-	5,304
	----	5/8" Gyp & 1.5" Furring Hat Channels	946.00	sf	-	-	-	-	6.00 /sf	5,676		-	-	5,676
	----	5/8" Gyp/3.62" Metal Studs/5/8" Gyp/Batt Ins.	220.00	sf	-	-	-	-	6.50 /sf	1,430		-	-	1,430
		BP09.0 Framing & Drywall								***91,553***				***91,553***
	BP09.1	***Painting***												
	10	Paint Drywall Ceilings	1,434.00	sf	-	-	-	-	1.25 /sf	1,793		-	-	1,793
	10	Paint Drywall Ceilings	3,885.00	sf	-	-	-	-	1.25 /sf	4,856		-	-	4,856
	10	Paint Drywall Ceilings	990.00	sf	-	-	-	-	1.25 /sf	1,238		-	-	1,238
	10	Paint Drywall Ceilings	686.00	sf	-	-	-	-	1.25 /sf	858		-	-	858
	10	Paint Drywall Ceilings	688.00	sf	-	-	-	-	1.25 /sf	860		-	-	860
	10	Paint Drywall Ceilings	446.00	sf	-	-	-	-	1.25 /sf	558		-	-	558
	----	Paint Drywall Partitions	1,552.00	sf	-	-	-	-	1.10 /sf	1,707		-	-	1,707
	----	Paint CMU Partitions	4,270.00	sf	-	-	-	-	1.50 /sf	6,405		-	-	6,405
	----	Paint Hollow Metal Doors	11.00	ea	-	-	-	-	75.00 /ea	825		-	-	825
	----	Paint Hollow Metal Frames	12.00	ea	-	-	-	-	50.00 /ea	600		-	-	600
	----	Paint Drywall Partitions	4,806.00	sf	-	-	-	-	1.10 /sf	5,287		-	-	5,287
	----	Paint H.M. Frames	21.00	ea	-	-	-	-	50.00 /ea	1,050		-	-	1,050
	----	Paint 3'x7' H.M. Doors	14.00	ea	-	-	-	-	75.00 /ea	1,050		-	-	1,050
	----	Paint CMU Partitions	7,485.00	sf	-	-	-	-	1.50 /sf	11,228		-	-	11,228
	----	Paint/Stain MDO Plywood @ Cupola	784.00	sf	-	-	-	-	3.00 /sf	2,352		-	-	2,352
	----	Paint 12"x12"x12' Steel Columns	6.00	ea	-	-	-	-	150.00 /ea	900		-	-	900
	----	Paint CMU Walls	2,240.00	sf	-	-	-	-	1.50 /sf	3,360		-	-	3,360
	----	Paint Hollow Metal Doors	6.00	ea	-	-	-	-	75.00 /ea	450		-	-	450
	----	Paint Hollow Metal Frames	5.00	ea	-	-	-	-	50.00 /ea	250		-	-	250
	----	Paint CMU Walls	2,500.00	sf	-	-	-	-	1.50 /sf	3,750		-	-	3,750
	----	Paint Hollow Metal Doors	6.00	ea	-	-	-	-	75.00 /ea	450		-	-	450
	----	Paint Hollow Metal Frames	5.00	ea	-	-	-	-	50.00 /ea	250		-	-	250
	----	Paint CMU Partitions	2,540.00	sf	-	-	-	-	1.50 /sf	3,810		-	-	3,810
	----	Paint Hollow Metal Doors	6.00	ea	-	-	-	-	75.00 /ea	450		-	-	450
	----	Paint Hollow Metal Frames	5.00	ea	-	-	-	-	50.00 /ea	250		-	-	250
	----	Paint Drywall Partitions	1,100.00	sf	-	-	-	-	1.10 /sf	1,210		-	-	1,210
	----	Paint CMU Partitions	4,332.00	sf	-	-	-	-	1.50 /sf	6,498		-	-	6,498
	----	Paint 12"x12"x9' Steel Columns	4.00	ea	-	-	-	-	150.00 /ea	600		-	-	600
	----	Paint Hollow Metal Doors	7.00	ea	-	-	-	-	75.00 /ea	525		-	-	525
	----	Paint Hollow Metal Frames	12.00	ea	-	-	-	-	50.00 /ea	600		-	-	600

	Item	Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
		BP09.1 Painting								***64,018***				***64,018***
	BP09.2	***Acoustical Ceilings***												
	10	2'x2' Acoustical Ceilings & Grid	408.00	sf	-	-	-	-	3.75 /sf	1,530		-	-	1,530
	10	2'x2' Acoustical Ceilings & Grid	865.00	sf	-	-	-	-	3.75 /sf	3,244		-	-	3,244
	10	2'x2' Acoustical Ceilings & Grid	878.00	sf	-	-	-	-	3.75 /sf	3,293		-	-	3,293
		BP09.2 Acoustical Ceilings								***8,066***				***8,066***
	BP09.3	***Flooring***												
	10	Thin Set Ceramic Tile	106.00	sf	-	-	-	-	15.00 /sf	1,590		-	-	1,590
	10	Thin Set Ceramic Tile	108.00	sf	-	-	-	-	15.00 /sf	1,620		-	-	1,620
n	20	Tile Base	59.00	lf	-	-	-	-	18.00 /lf	1,062		-	-	1,062
n	20	Tile Base	59.00	lf	-	-	-	-	18.00 /lf	1,062		-	-	1,062
	10	VCT	148.00	sf	-	-	-	-	15.00 /sf	2,220		-	-	2,220
	10	VCT	916.00	sf	-	-	-	-	15.00 /sf	13,740		-	-	13,740
	30	Rubber Base	143.00	lf	-	-	-	-	1.75 /lf	250		-	-	250
	30	Rubber Base	578.00	sf	-	-	-	-	1.75 /sf	1,012		-	-	1,012
	30	Rubber Base	318.00	lf	-	-	-	-	1.75 /lf	557		-	-	557
	10	Carpet	44.00	sy	-	-	-	-	28.00 /sy	1,232		-	-	1,232
	10	Carpet	261.00	sy	-	-	-	-	28.00 /sy	7,308		-	-	7,308
	20	Carpet Tile	33.00	sy	-	-	-	-	28.00 /sy	924		-	-	924
		BP09.3 Flooring								***32,576***				***32,576***
	BP10.0	***Toilet Partitions & Accessories***												
	10	Toilet Partitions	8.00	ea	-	-	700.00 /ea	5,600	250.00 /ea	2,000		-	-	7,600
	10	Toilet Partitions	9.00	ea	-	-	700.00 /ea	6,300	250.00 /ea	2,250		-	-	8,550
	10	Toilet Partitions	5.00	ea	-	-	700.00 /ea	3,500	250.00 /ea	1,250		-	-	4,750
	10	Toilet Partitions	6.00	ea	-	-	700.00 /ea	4,200	250.00 /ea	1,500		-	-	5,700
	10	Toilet Partitions	6.00	ea	-	-	700.00 /ea	4,200	250.00 /ea	1,500		-	-	5,700
	10	Urinal Screens	1.00	ea	-	-	250.00 /ea	250	100.00 /ea	100		-	-	350
	10	Urinal Screens	2.00	ea	-	-	250.00 /ea	500	100.00 /ea	200		-	-	700
	10	Urinal Screens	2.00	ea	-	-	250.00 /ea	500	100.00 /ea	200		-	-	700
	10	Urinal Screens	2.00	ea	-	-	250.00 /ea	500	100.00 /ea	200		-	-	700
	10	Urinal Screens	2.00	ea	-	-	250.00 /ea	500	100.00 /ea	200		-	-	700
	10	Toilet Accessories	35.00	ea	-	-	225.143 /ea	7,880	25.00 /ea	875			-	8,755
	10	Toilet Accessories	52.00	ea	-	-	230.769 /ea	12,000	25.00 /ea	1,300			-	13,300
	10	Toilet Accessories	25.00	ea	-	-	252.40 /ea	6,310	25.00 /ea	625			-	6,935
	10	Toilet Accessories	25.00	ea	-	-	252.40 /ea	6,310	25.00 /ea	625			-	6,935
	10	Toilet Accessories	25.00	ea	-	-	252.88 /ea	6,322	25.00 /ea	625			-	6,947
	10	Toilet Accessories	11.00	ea	-	-	148.182 /ea	1,630	25.00 /ea	275			-	1,905
		BP10.0 Toilet Partitions & Accessories						***66,502***		***13,725***				***80,227***
	BP10.1	***Lockers***												
	10	Lockers	8.00	ea	-	-	-	-	312.00 /ea	2,496		-	-	2,496
	10	Lockers	10.00	ea	-	-	-	-	298.20 /ea	2,982		-	-	2,982
	10	Single Tier Lockers	12.00	ea	-	-	-	-	435.75 /ea	5,229		-	-	5,229
	10	Locker Room Benches (with above)	1.00	ea	-	-	-	-	2,200.00 /ea	2,200		-	-	2,200
	10	Locker Room Benches (w/above)	1.00	ea	-	-	-	-	2,500.00 /ea	2,500		-	-	2,500
	10	Locker Room Benches (with above)	1.00	ea	-	-	-	-	2,500.00 /ea	2,500		-	-	2,500
		BP10.1 Lockers								***17,907***				***17,907***
	BP10.2	***Fire Extinguishers***												
	10	Fire Extinguisher & Cabinet Allowance	4.00	ea	-	-	-	-	350.00 /ea	1,400		-	-	1,400
	10	Fire Extinguisher & Cabinets Allowance	3.00	ea	-	-	-	-	350.00 /ea	1,050		-	-	1,050
	10	Fire Extinguisher & Cabinet Allowance	1.00	ea	-	-	-	-	350.00 /ea	350		-	-	350
	10	Fire Extinguisher & Cabinet Allowance	1.00	ea	-	-	-	-	350.00 /ea	350		-	-	350
	10	Fire Extinguisher & Cabinet Allowance	1.00	ea	-	-	-	-	350.00 /ea	350		-	-	350
	10	Fire Extinguisher & Cabinet Allowance	3.00	ea	-	-	-	-	350.00 /ea	1,050		-	-	1,050
		BP10.2 Fire Extinguishers								***4,550***				***4,550***
	BP10.3	***Signage***												
	30	Monument sign w/ Cast Aluminum Letters	1.00	each	-	-	-	-	4,500.00 /each	4,500		-	-	4,500
	30	Way finding signage	1.00	LS	-	-	-	-	25,000.00 /LS	25,000		-	-	25,000
	125	Building Signage Allowance	1.00	ls	-	-	-	-	1,200.00 /ls	1,200		-	-	1,200
	125	Signage (Allowance)	1.00	ls	-	-	-	-	3,000.00 /ls	3,000		-	-	3,000
	125	Building Signage Allowance	1.00	lsum	-	-	-	-	750.00 /lsum	750		-	-	750
	125	Building Signage Allowance	1.00	lsum	-	-	-	-	500.00 /lsum	500		-	-	500
	125	Building Signage Allowance	1.00	ls	-	-	500.00 /ls	500				-	-	500
	125	Building Signage Allowance	1.00	ls	-	-	-	-	1,200.00 /ls	1,200		-	-	1,200
----		Exterior Bracket Board Allowance	1.00	ea	-	-	-	-	800.00 /ea	800		-	-	800

Item	Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Name	Equipment Amount	Other Amount	Total Amount
BP10.3	***Signage***												
----	Exterior Info Board Allowance	1.00	ea	-	-	-	-	500.00 /ea	500		-	-	500
	BP10.3 Signage				***500***				***37,450***				***37,950***
BP10.4	***Flagpoles***												
10	Flagpole	5.00	each	1,200.00 /each	6,000			-	-		-	-	6,000
	BP10.4 Flagpoles				***6,000***								***6,000***
BP10.5	***Operable Partitions***												
10	12' Horizontal Sliding Accordian Doors	1.00	ea	-	-	-	-	4,000.00 /ea	4,000		-	-	4,000
	BP10.5 Operable Partitions								***4,000***				***4,000***
BP10.6	***Canopies***												
----	Wall Hung Aluminum Canopies	510.00	sf	-	-	-	-	93.137 /sf	47,500		-	-	47,500
----	Wall Hung Aluminum Canopies	215.00	sf	-	-	-	-	130.233 /sf	28,000		-	-	28,000
10	Wall Hung Canopy	90.00	sf	-	-	-	-	130.00 /sf	11,700		-	-	11,700
	BP10.6 Canopies								***87,200***				***87,200***
BP11.1	***Athletic Equipment***												
50	Baseball/Softball Foul Poles	8.00	each					5,000.00 /each	40,000		-	-	40,000
10	Basketball Goals	4.00	each					5,000.00 /each	20,000		-	-	20,000
25	Pickleball Nets & Standards	4.00	sets	0.00	0			3,000.00 /sets	12,000		-	-	12,000
25	Tennis Poles Nets & Standards	4.00	2500	0.00	0			3,000.00 /2500	12,000		-	-	12,000
45	Scoreboards - standard	9.00	each	-	-	-	-	10,000.00 /each	90,000		-	-	90,000
45	Scoreboard - LED	1.00	each	-	-	-	-	50,000.00 /each	50,000		-	-	50,000
	BP11.1 Athletic Equipment								***224,000***				***224,000***
BP11.2	***Kitchen Equipment***												
10	Stainless Steel Countertops	88.00	sf	-	-	-	-	30.00 /sf	2,640		-	-	2,640
----	Stainless Steel Countertops	110.00	sf	-	-	-	-	35.00 /sf	3,850		-	-	3,850
	BP11.2 Kitchen Equipment								***6,490***				***6,490***
BP12.0	***Site Amenities***												
50	Concrete Bike rack pads	73.00	SF					7.00 /SF	511		-	-	511
10	Trash Receptacles	33.00	each					900.00 /each	29,700		-	-	29,700
30	Bike Racks	2.00	each					1,100.00 /each	2,200		-	-	2,200
	BP12.0 Site Amenities								***32,411***				***32,411***
BP12.1	***Roller Shades***												
50	Manual Roller Shades	3.00	ea	-	-	-	-	150.00 /ea	450		-	-	450
50	Manual Roller Shades	3.00	ea	-	-	-	-	450.00 /ea	1,350		-	-	1,350
50	Manual Roller Shades	7.00	ea	-	-	-	-	150.00 /ea	1,050		-	-	1,050
	BP12.1 Roller Shades								***2,850***				***2,850***
BP13.0	***Splashpad***												
30	Splashpad broom Sidewalk	6,024.00	sf					6.00 /sf	36,144		-	-	36,144
30	Splashpad integrasl colored concrete	4,902.00	sf					9.00 /sf	44,118		-	-	44,118
10	Splash pad concrete	4,627.00	SF	-	-	-	-	15.00 /SF	69,405		-	-	69,405
10	Splashpad equipment	1.00	LS	-	-	-	-	75,000.00 /LS	75,000		-	-	75,000
	BP13.0 Splashpad								***224,667***				***224,667***
BP15.2	***Plumbing***												
10	Plumbing (28 fixtures)	2,176.00	sf	-	-	-	-	14.00 /sf	30,464		-	-	30,464
10	Plumbing (40 fixtures)	5,931.00	sf	-	-	-	-	14.00 /sf	83,034		-	-	83,034
10	Plumbing (18 fixtures)	875.00	sf	-	-			14.00 /sf	12,250		-	-	12,250
10	Plumbing (19 fixtures)	875.00	sf	-	-	-	-	14.00 /sf	12,250		-	-	12,250
10	Plumbing (18 fixtures)	875.00	sf	-	-	-	-	14.00 /sf	12,250		-	-	12,250
10	Plumbing (11 fixtures)	1,600.00	sf	-	-	-	-	14.00 /sf	22,400		-	-	22,400
	BP15.2 Plumbing								***172,648***				***172,648***
BP15.3	***Mechanical***												

Item	Description	Takeoff Qty		Labor Unit Cost	Labor Amount	Material Unit Cost	Material Amount	Subcontract Unit Cost	Subcontract Amount	Subcontract Name	Equipment Amount	Other Amount	Total Amount
BP15.3	***Mechanical***												
10	7'-4"x9'-0" Ext. Wall Louver	1.00	ea	-	-	2,926.00 /ea	2,926	150.00 /ea	150		-	-	3,076
10	HVAC	2,176.00	sf	-	-	-	-	22.00 /sf	47,872		-	-	47,872
10	HVAC	5,931.00	sf	-	-	-	-	22.00 /sf	130,482		-	-	130,482
10	HVAC	875.00	sf	-	-	-	-	22.00 /sf	19,250		-	-	19,250
10	HVAC	875.00	sf	-	-	-	-	22.00 /sf	19,250		-	-	19,250
10	HVAC	875.00	sf	-	-	-	-	22.00 /sf	19,250		-	-	19,250
10	HVAC	1,600.00	sf	-	-	-	-	22.00 /sf	35,200		-	-	35,200
	BP15.3 Mechanical						***2,926***		***271,454***				***274,380***
BP16.0	***Electrical***												
10	Electrical	2,176.00	sf	-	-	-	-	20.00 /sf	43,520		-	-	43,520
10	Electrical	5,931.00	sf	-	-	-	-	20.00 /sf	118,620		-	-	118,620
10	Electrical	875.00	sf	-	-	-	-	20.00 /sf	17,500		-	-	17,500
10	Electrical	875.00	sf	-	-	-	-	20.00 /sf	17,500		-	-	17,500
10	Electrical	875.00	sf	-	-	-	-	20.00 /sf	17,500		-	-	17,500
10	Electrical	3,750.00	sf	-	-	-	-	15.00 /sf	56,250		-	-	56,250
10	Site Lighting	1.00	lsum	-	-	-	-	75,000.00 /lsum	75,000		-	-	75,000
10	Maintainence bldg Electrical Service	5.00	lsum	-	-	-	-	5,000.00 /lsum	25,000		-	-	25,000
10	Maintainence bldg Electrical Service	10.00	lsum	-	-	-	-	7,500.00 /lsum	75,000		-	-	75,000
10	Charging trees (phone chargers)	4.00	lsum	-	-	-	-	15,000.00 /lsum	60,000		-	-	60,000
10	Car charging stations	6.00	lsum	-	-	-	-	50,000.00 /lsum	300,000		-	-	300,000
10	Audio system / Conduits	1.00	lsum	-	-	-	-	50,000.00 /lsum	50,000		-	-	50,000
10	Conduits for Data	1.00	lsum	-	-	-	-	50,000.00 /lsum	50,000		-	-	50,000
	BP16.0 Electrical								***905,890***				***905,890***

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit		Percent of Total	
Labor	15,025					158.158	/ac	0.06%	
Material	550,153					5,791.081	/ac	2.18%	
Subcontract	24,570,122					258,632.859	/ac	97.38%	
	25,135,300	**25,135,300**				**264,582.105**	**/ac**	**99.62%**	**99.62%**
Equipment	47,686					501.958	/ac	0.19%	
Other	9,000					94.737	/ac	0.04%	
	56,686	**25,191,986**				**265,178.800**	**/ac**	**0.22%**	**99.84%**
SALES TAX	39,886			7.250 %	C	419.853	/ac	0.16%	
Total		***25,231,872***				***265,598.653***	***/ac***		



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GC License No. 474

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: January 21, 2020

Item Details

Presenter(s): Brian Meyer, Assistant Town Attorney; and John Letteney, Police Chief

Department(s): Legal, Police Department

Requested Motion

Motion to approve an Ordinance amending Chapter 20, Article X, "Parades and Demonstrations", of the Town of Apex Code of Ordinances.

Approval Recommended?

Yes

Item Details

The purpose of this Ordinance is to update and modernize the restrictions and regulations associated with group demonstrations, parades, and pickets, in order to maintain compliance with constitutional law and ensure Town citizens are provided an adequate means of expression. The Ordinance changes the definition of "group demonstration" to only include a group of 10 or more (increased from 2 or more) and removes the bond requirement but replaces it with a reimbursement provision to allow town recovery of costs associated with an event. The Ordinance makes further clarifications to the existing ordinance to protect citizen speech and simplify enforcement.

Attachments

- Ordinance to Amend Chapter 20 of the Code of Ordinances

ORDINANCE NO. 2020-0121-05

AN ORDINANCE TO AMEND CHAPTER 20, ARTICLE X, "PARADES AND DEMONSTRATIONS", OF THE CODE OF ORDINANCES OF THE TOWN OF APEX

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

Section 1. **That Section 20-196 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 being shown by underlined text:**

Sec. 20-196. - Definitions

For the purposes of this article, the following terms shall have the meanings respectively ascribed to them:

Group demonstration means any assembly together or concert of action between or among ~~two~~ ten or more persons for the purpose of protesting any matter or of making known any position or promotion of such persons or of or on behalf of any organization or class of persons or for the purpose of attracting attention to such assembly.

Parade means any parade, march, ceremony, show, exhibition or procession of any kind in or upon the public streets, sidewalks, alleys, parks or other public grounds or places.

Picket line means any ~~two~~ ten or more persons formed together for the purpose of making known any position or promotion of such persons or of or on behalf of any organization or class of persons.

Section 2. **That Section 20-199 of the Town of Apex Code of Ordinances is hereby deleted in its entirety and replaced as follows:**

Sec. 20-199.- Reimbursement of Costs.

(a) The applicant for a parade or group demonstration permit shall be responsible for hiring and paying off-duty law enforcement officers, or for reimbursing the town for the costs of providing on-duty law enforcement officers to police street closures and/or to provide internal parade or group demonstration safety and security.

(b) The chief of police shall determine the number of law enforcement officers needed to police street closures and for internal safety and security and the time when said services will begin and end based on the following criteria:

(1) The proposed location of the parade or demonstration;

(2) The date, time, and day of the week that the demonstration or parade is proposed to take place;

(3) The vehicular and pedestrian traffic conditions in the location proposed;

(4) The traffic control devices in place and the number of intersections in the area proposed;

(5) The anticipated number of participants and spectators;

(6) The anticipated weather;

(7) The nature and format of the demonstration or parade;

(8) The anticipated length of the event;

(9) For parades, whether alcohol will be served or made available.

(c) The applicant shall reimburse the town for the costs of clearing the town's streets, sidewalks, and public places of litter resulting from the occurrence of such parade or group demonstration and for the cleansing and repair of public property defaced, soiled, or damaged by paraders or demonstrators.

(d) Notwithstanding anything to the contrary in subsections (a), (b), or (c) of this Section, in the case of a parade, the town may elect to provide the services contemplated by this Section at no cost or at a reduced cost should the town choose to support the parade. The support of any parade by the town is not a waiver of a regulatory requirement based upon the content of the views expressed but is an act of town speech or association.

Section 3. **That Section 20-201 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 being shown by underlined text:**

Sec. 20-201. - Prohibited acts—Carrying firearms; taking or keeping vicious animal ~~dog; carrying of flag of hostile country~~.

The following acts or activities, when performed or undertaken in conjunction with or as a part of any parade, picket line or group demonstration are hereby prohibited and declared unlawful:

(1) The carrying on or about the person any firearm or any weapon or article, including but not limited to blackjacks, nightsticks or flashlights, which by their use might constitute a deadly weapon.

(2) The taking or keeping of any ~~dog or~~ vicious animal, whether leashed or unleashed.

(3) ~~The carrying or displaying of any flag or emblem of any foreign state or any foreign political party or other organization which is engaged in hostilities against the armed forces of the United States.~~ Disrupting, blocking, obstructing, or interfering with pedestrian or vehicular traffic into any driveway, pedestrian entrance, or other building access which abuts the public sidewalk.

Section 4. **That Section 20-203 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 being shown by underlined text:**

Sec. 20-203. - Regulation and conduct of picketing.

Picket lines and picketing shall be subject to the following additional regulations:

(1) Picketing may be conducted on the sidewalks reserved for pedestrian movement or other town-owned areas normally used or reserved for pedestrian movement and may not be conducted on the portion of a street used primarily for vehicular traffic.

(2) ~~Not more than ten pickets promoting the same objective shall be permitted to use either of the two sidewalks within a single block at any one time.~~ If more than one group of picketers, promoting different objectives, desires to picket at the same time or near the same location, the chief of police may, without regard to the purpose or content of the message, assign each group a place to picket so as to maintain the public peace. Members of one group assigned to a specific location shall not enter the area assigned to another group. Priority of location shall be determined by which group arrived first.

(3) Pickets may carry written or printed placards or signs not exceeding two feet in width and two feet in length promoting the objective for which the picketing is done~~; provided, that the words used are not derogatory or defamatory in nature~~. Placards, flags, or signs shall not be of a size or displayed in a nature that would obstruct passage of pedestrian or vehicular traffic.

(4) ~~Pickets must march in single file and not abreast and not march closer together than 15 feet, except in meeting one another while proceeding in opposite directions. Pickets shall not be allowed to walk more than five feet from curbline and shall be in continuous motion.~~ Spectators of pickets shall not physical interfere with any individuals engaged in picketing. Neither picketers nor spectators shall speak fighting words or make threats that would tend to provoke a reasonable person to a breach of the peace.

~~(5) If pickets promoting different objectives desire to use the same sidewalk for picketing and such use would result in the presence of more than ten pickets thereon, the chief of police shall allot time to each group of pickets for the use of such sidewalk on an equitable basis.~~

Section 5. **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 6. **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 7. **This ordinance shall be effective upon adoption.**

Introduced by Council Member _____

Seconded by Council Member _____

This the 21st day of January, 2020

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

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: January 21, 2020

Item Details

Presenter(s): Dianne Khin, Planning and Community Development Director

Department(s): Planning Department

Requested Motion

Public Hearing and possible motion to adopt an Ordinance on the Question of Annexation – Apex Town Council's intent to annex Iron Gate Subdivision properties located at 1003, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1016, 1017, 1018, 1020, 1021, 1022, 1023, 1026, 1027, 1029, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1052, 1053 & 1055, Irongate Drive, 1735, 1801 & 1805, Tingen Road, 2001 & 2002 Reedy Court, 3001, 3002, 3003, 3004, 3005 & 3006 River Circle and 2701 Veridea Parkway, Annexation #672 into the Town's corporate limits.

Approval Recommended?

Yes, by the Planning and Community Development Department.

Item Details

The Town Clerk certifies to the investigation of said annexation.

Attachments

- Annexation Ordinance
- Annexation Petition
- Legal Description
- Preliminary Plat

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. 2020-0121-07
ANNEXATION PETITION NO. #672
Iron Gate Subdivision

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 January 21, 2020, 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 January 21, 2020. The survey plat that describes the annexed territory is that certain survey plat entitled "Annexation Map for the Town of Apex, The Greater Portion of Irongate Subdivision, Smith and Smith surveyors, dated July 30, 2019" and recorded in Book of Maps book number 2020 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 21st day of January 2020.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney

Legal Description

Lying and being in White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at a calculated point approximately 9.43 feet west of the centerline of Reedy Branch, in the northern property line of EBT Farms, LLC; thence from said point, with the northern property line of EBT Farms, LLC, North 85°30' West, 1641.31 feet to a calculated point in the eastern right-of-way of Veridea Parkway; thence the following six (6) courses and distances with the eastern right-of-way of Veridea Parkway and beyond with Tingen Road eastern right-of-way, North 12°51'45" West, 188.30 feet to a calculated point; North 07°08'14" East, 170.18 feet to a calculated point; North 09°25'00" East, 100.37 feet to a calculated point; North 10°42'26" East, 100.59 feet to a calculated point; North 11°08'51" East, 171.18 feet to a calculated point, and North 13°34'03" East, 236.62 feet to a calculated point in the southern property line of Seymour Farm Properties, LLC; thence with the aforesaid southern property line, South 85°30' East, 716.18 feet to a calculated point, being the northwestern corner of Chanta R. Smith; thence with the following three (3) courses and distances with aforesaid Smith, South 04°30' West, 233.41 feet to a calculated point on the northern right-of-way of Irongate Drive; thence with the aforesaid northern right-of-way, South 85°30' East, 100.00 feet to a calculated point on aforesaid road right-of-way; thence North 04°30' East, 233.41 feet to a calculated point in the southern property line of Seymour Farm Properties, LLC; thence with aforesaid southern property line, South 85°30' East, 100.00 feet a calculated point to the northwest corner of Flora A. Holland; thence the following three (3) courses and distances with aforesaid Holland, South 04°30' West, 233.41 feet to a calculated point on the northern right-of-way of Irongate Drive; thence with the aforesaid northern right-of-way, South 85°30' East, 100.00 feet to a calculated point on the aforesaid northern right-of-way; thence North 04°30' East, 233.41 feet to a calculated point in the southern property line of Seymour Farm Properties, LLC; thence with the aforesaid southern property line, South 85°30' East, 391.58 feet to a calculated point 12.45 feet west of Reedy Branch in Seymour Farm Properties, LLC southern property line; thence with the following eight (8) courses and distances with the existing Town of Apex Corporate Limits, South 02°50'55" West, 181.57 feet to a calculated point; South 16°51'44" East, 114.87 feet to a calculated point; South 16°51'11" East, 119.93 feet to a calculated point; South 38°41'19" East, 115.08 feet to a calculated point; South 00°11'49" East, 208.74 feet to a calculated point; South 51°58'34" East, 96.25 feet to a calculated point; South 20°56'12" West, 182.28 feet to a calculated point; and South 21°07'14" West, 34.76 feet to the point and place of BEGINNING, containing 33.64 acres more or less. The above described tract of land is all of the lots of Irongate Subdivision less and except Lot 8 and Lot 10, as shown on a map entitled "Irongate Subdivision", dated June 19, 1969, and recorded in Book of Maps 1969, Page 156, in the Wake County Registry. The above described tract of land consist of the following Wake County PINs 0741.03-12-0818, 1741.03-12-1839, 0741.03-12-2838, 0741.03-12-3857, 0741.03-12-4848, 0741.03-12-5847, 0741.03-12-6837, 0741.03-12-8837, 0741.03-22-0858, 0741.03-22-1859, 0741.03-22-2951, 0741.03-22-3832, 0741.03-22-3721, 0741.03-22-4521, 0741.03-22-4339, 0741.03-22-5323, 0741.03-22-5189, 0741.03-22-5009, 0741.03-22-3182, 0741.03-22-2186, 0741.03-22-1133, 0741.03-12-9183, 0741.03-12-8192, 0741.03-12-7172, 0741.03-12-6183, 0741.03-12-5184, 0741.03-12-4135, 0741.03-12-2149, 0741.03-12-0125, 0741.03-02-9373, 0741.03-12-0435, 0741.03-12-0631, 0741.03-12-2631, 0741.03-12-3641, 0741.03-12-4641, 0741.03-12-5641, 0741.03-12-6630, 0741.03-12-7549, 0741.03-12-8631, 0741.03-12-9650, 0741.03-22-0651, 0741.03-22-1559, 0741.03-22-0461, 0741.03-12-9440, 0741.03-12-8339, 0741.03-12-7440, 0741.03-12-6440, 0741.03-12-5440, 0741.03-12-4430, and 0741.03-12-3413.

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. 2020-0121-07, adopted at a meeting of the Town Council, on the 21st day of January 2020, 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 21st day of January 2020.

_____

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.

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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

Bettie T. Anderson	0741 22 1559 + 0741 129440
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Bettie T. Anderson	Bettie T. Anderson
Please Print	Signature
—	—
Please Print	Signature
—	—
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Marta T. Moneyer, a Notary Public for the above State and County, this the 7 day of November, 2018.

MARTA T. MONEYER NOTARY PUBLIC WAKE COUNTY, NC

SEAL

Marta T. Moneyer
Notary Public

My Commission Expires: October 26, 2020

Annexation #672

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

John T. Atkins Owner Name (Please Print)	0741124848 Property PIN or Deed Book & Page #
919-828-9480 Phone	 E-mail Address
 Owner Name (Please Print)	 Property PIN or Deed Book & Page #
 Phone	 E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

John T. Atkins Please Print	 Signature
 Please Print	 Signature
 Please Print	 Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jaime E Huvard, a Notary Public for the above State and County, this the 28th day of, March, 2019.

Jaime E. Huvard
Notary Public

SEAL

JAIME E. HUVARD NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 11/03/2021

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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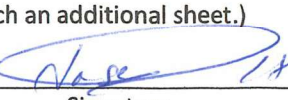
Owner Information

NASSEIR BARAKAT Owner Name (Please Print)	#0741124641 17021 0502 Property PIN or Deed Book & Page #
919 749 4820 Phone	nasseirbarakat@hotmail.com E-mail Address
BASEL BARAKAT Owner Name (Please Print)	barakatdental@hotmail.com Property PIN or Deed Book & Page #
8584298517 Phone	 E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

NASSEIR BARAKAT Please Print	 Signature
BASEL BARAKAT Please Print	 Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Idis I. Mercier-Farley, Notary Public for the above State and County, this the 1st day of, November, 2018.



SEAL

Notary Public

My Commission Expires: 12-27-2020

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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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.
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Owner Information

Owner Name (Please Print): James R Battle
Property PIN or Deed Book & Page #: 0741 12 9183
Phone: 919-854-9621
E-mail Address: N/A

Owner Name (Please Print): Betty L Battle
Property PIN or Deed Book & Page #: N/A
Phone: 919-854-9621
E-mail Address:

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Please Print: James R Battle
Signature: James R Battle

Please Print: Betty L Battle
Signature: Betty L Battle

Please Print
Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Blayne Lyle, a Notary Public for the above State and County, this the 30th day of, October, 2018.

SEAL: BLAYNE LYLE NOTARY PUBLIC JOHNSTON COUNTY, NC My Commission Expires 09-17-2023

Notary Public

My Commission Expires: 09-17-2023

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

William H. Blount Jr
Owner Name (Please Print)

0741 12 7440
Property PIN or Deed Book & Page #

919 889 8666
Phone

Jeanette_Blount@yahoo.com
E-mail Address

Katherine Blount
Owner Name (Please Print)

Property PIN or Deed Book & Page #

Phone

E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

WILLIAM H. BLOUNT JR
Please Print

William H. Blount Jr
Signature

Katherine J. Blount
Please Print

Katherine J. Blount
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, DONNA B. HOSCH, a Notary Public for the above State and County, this the 18 day of, OCT., 2018

Donna B. Hosch
Notary Public

SEAL

DONNA B. HOSCH NOTARY PUBLIC DURHAM COUNTY, NC

My Commission Expires: 04-27-19

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Henry Lee Byrd Owner Name (Please Print)	0010753 0741 12 8192 Property PIN or Deed Book & Page #
919-362-7630 Phone	po Box 411 0741 12 7172 E-mail Address
Fannie Mae Byrd Owner Name (Please Print)	0010753 Property PIN or Deed Book & Page #
919-362-7630 Phone	po Box 411 E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Henry Lee Byrd Please Print	Henry Lee Byrd Signature
Fannie Mae Byrd Please Print	Fannie Mae Byrd Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Rosella N. Hasan, a Notary Public for the above State and County, this the 27 day of October, 2018.

Rosella N Hasan
Notary Public

SEAL

ROSELLA N. HASAN NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: April 6, 2023

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Levander Byrd Owner Name (Please Print)	0741120818 Property PIN or Deed Book & Page #
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Levander Byrd Please Print	Levander Byrd Sr. Signature
Please Print	Signature
Please Print	Signature

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 30th day of, December, 2019.

Paralee J. Smith
Notary Public

SEAL

My Commission Expires: 9-12-2023

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Traci L. Clinkscale	0412208558
Owner Name (Please Print)	Property PIN or Deed Book & Page #
919-492-3637	0741221859
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Traci L. Clinkscale	Traci L. Clinkscale
Please Print	Signature
Please Print	Signature
Please Print	Signature

STATE OF ~~NORTH CAROLINA~~ VIRGINIA
COUNTY OF ~~WAKE~~ FAIRFAX

Sworn and subscribed before me, BRIAN DAVID ALGER, a Notary Public for the above State and County, this the 12th day of, November, 2018.

SEAL

BRIAN DAVID ALGER
NOTARY PUBLIC
REG. # 251114
COMMISSION EXPIRES 1/31/2019
COMMONWEALTH OF VIRGINIA

Notary Public

My Commission Expires: 01-31-2019

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Owner Name (Please Print): Pearlie M. Cross
Property PIN or Deed Book & Page #: 0741128631
Phone: 919-362-6725
E-mail Address:

Owner Name (Please Print): Dora C. Richardson
Property PIN or Deed Book & Page #: drichardson142@nc.rr.com
Phone: 919-~~362~~-614-5106 dcr
E-mail Address:

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Pearlie M. Cross — Please Print
Pearlie M. Cross — Signature

Dora C. Richardson — Please Print
Dora C. Richardson — Signature

Please Print
Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Rosella N. Hasan, a Notary Public for the above State and County, this the 4th day of, November, 2018.

Rosella N. Hasan
Notary Public

SEAL

ROSELLA N. HASAN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 4/6/2023

My Commission Expires: April 6, 2023

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Chem C. Davis
Owner Name (Please Print)

0741122149, 0741120125, 0741120435
Property PIN or Deed Book & Page #

(919) 593-3248
Phone

Chem.Davis72@gmail.com
E-mail Address

Chem Chauwanna Davis
Owner Name (Please Print)

0741029373
Property PIN or Deed Book & Page #

(919) 593-3248
Phone

E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Chem Chauwanna Davis
Please Print

Chem Chauwanna Davis
Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Sandra Santana, a Notary Public for the above State and County, this the 8th day of, April, 2019.

Sandra Santana
Notary Public

SEAL

SANDRA SANTANA
Notary Public
Wake Co., North Carolina
My Commission Expires Oct. 10, 2023

My Commission Expires: 10/10/2023

PETITION FOR VOLUNTARY ANNEXATION

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Owner Information

John R Greene
Owner Name (Please Print)

0741 12 3857
Property PIN or Deed Book & Page #

Phone

E-mail Address

Owner Name (Please Print)
Margarette Greene

Property PIN or Deed Book & Page #

Phone
919- 924- 6309

E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Margarette Greene
Please Print

Margarette Greene
Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, DAVID AMATO, a Notary Public for the above State and County, this the 22ND day of, October, 2018.

Notary Public

SEAL

DAVID AMATO NOTARY PUBLIC WAKE COUNTY, N.C.

My Commission Expires: 07/31/23

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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

Sharon Fuller Greene	0741 22 1133
Owner Name (Please Print)	Property PIN or Deed Book & Page #
919-961-9714	sfgreene909@hotmail.com
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Sharon Fuller Greene	Sharon Fuller Greene
Please Print	Signature
Please Print	Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Nelda D. Carroll a Notary Public for the above State and County, this the 29 day of October, 2018.

SEAL

NELDA D. CARROLL
Notary Public
Granville County
My Commission Expires
11/13/2018
NORTH CAROLINA

Nelda D. Carroll
Notary Public

My Commission Expires: Nov. 13, 2018

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Peter G Jackson	0741 12 2631 + 0741 12 3641
Owner Name (Please Print)	Property PIN or Deed Book & Page #
919-623-7324	
Phone	E-mail Address
Sandra L Jackson	03jage att.net
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address
919-623-7324	

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Peter G Jackson	Peter G Jackson
Please Print	Signature
Sandra L. Jackson	Sandra L Jackson
Please Print	Signature
—	
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Kevin J. Bevelacqua, a Notary Public for the above State and County, this the 24 day of, October, 2018.

KEVIN J. BEVELACQUA NOTARY PUBLIC WAKE COUNTY N.C. SEAL ***

Notary Public

My Commission Expires: 4/27/20

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Tracy Lewis Johnson	0741 12 5184
Owner Name (Please Print)	Property PIN or Deed Book & Page #
919-757-3844	tljohnso4C@yahoo.com
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Tracy Lewis Johnson	
Please Print	Signature
Please Print	Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Walter J. McClamb a Notary Public for the above State and County, this the 4 day of, Nov., 2018.

Walter J. McClamb
Notary Public

SEAL

WALTER J McCLAMB
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 12-11-2018

My Commission Expires: 12-11-2018

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Robert M. Lassiter, Sr.
Owner Name (Please Print)

919-818-6081
Phone

Vanessa J. Lassiter
Owner Name (Please Print)

919-818-6276
Phone

0741 22 3721, 0741 22 3832
Property PIN or Deed Book & Page #
0741 22 2951, 0741 12 6630, 0741 12 8837, 0741, 12 5641, 0741 12 6440, 0741 12 7549

E-mail Address
0741 12 6837 & 0741 12 5847

Property PIN or Deed Book & Page #

Vanessa.lassiter@icloud.com
E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Vanessa J. Lassiter
Please Print

Vanessa J. Lassiter
Signature

Robert M. Lassiter
Please Print

Robert M. Lassiter
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, DONNA B. HOSCH, a Notary Public for the above State and County, this the 18 day of OCT., 2018

Donna B. Hosch
Notary Public

SEAL

DONNA B. HOSCH NOTARY PUBLIC DURHAM COUNTY, NC

My Commission Expires: 04-27-19

Lot 2

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Angel Medero
Owner Name (Please Print)

0741121839
Property PIN or Deed Book & Page #

919-924-5676
Phone

medero05@gmail.com
E-mail Address

Tamia Sierra
Owner Name (Please Print)

919-924-6381
Phone

Property PIN or Deed Book & Page #

tamymedero@hotmail.com
E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Angel Medero
Please Print

Signature

Tamia Sierra
Please Print

Signature

Angel U. Medero
Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Sherry B. Bowling, a Notary Public for the above State and County, this the 16th day of, October, 20 18.

Sherry B. Bowling
Notary Public

SEAL

SHERRY B BOWLING
NOTARY PUBLIC
WAKE COUNTY, NC

My Commission Expires: 06/05/2020

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Jennifer Thomas Newby
Owner Name (Please Print)

(919)303-8656
Phone

Silas Edgar Newby Jr.
Owner Name (Please Print)

919 303-8656
Phone

0741 12 4135
Property PIN or Deed Book & Page #

sijenn@bellsouth.net
E-mail Address

Property PIN or Deed Book & Page #

E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Jennifer Thomas Newby
Please Print

Jennifer Thomas Newby
Signature

Silas Edgar Newby Jr.
Please Print

Silas Edgar Newby Jr.
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Rosella N. Hasan a Notary Public for the above State and County, this the 6th day of, November, 2018.

Rosella N Hasan
Notary Public

SEAL

ROSELLA N. HASAN
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 4/6/23

My Commission Expires: April 6, 2023

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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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.
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Owner Information

Joseph E. Perkins
Owner Name (Please Print)

0741 22 3182, 0741 12 4339
Property PIN or Deed Book & Page #

(919) 362-4327
Phone

perkr@bellsouth.net
E-mail Address

Sandra A. Perkins
Owner Name (Please Print)

0741 12 5323, 0741 12 5189, 0741 22 5009 + 0741 22 2186
Property PIN or Deed Book & Page #

(919) 362-4327
Phone

perkr@bellsouth.net
E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Joseph E. Perkins
Please Print

Joseph E. Perkins
Signature

Sandra A Perkins
Please Print

Sandra A Perkins
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jordan Crain, a Notary Public for the above State and County, this the 26th day of, September, 2018.

Jordan Crain
Notary Public

SEAL
JORDAN CRAIN NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: My Commission Expires 02/16/2020

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Joseph & Sandra Perkins Owner Name (Please Print)	0741224521 Property PIN or Deed Book & Page #
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Joseph E. Perkins Please Print	Joseph E. Perkins Signature
Sandra A. Perkins Please Print	Sandra A. Perkins Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Bonnie J. Brock, a Notary Public for the above State and County, this the 4th day of, October, 2019.

Bonnie J. Brock
Notary Public

SEAL — BONNIE J. BROCK NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 7/1/2020

Lot 3

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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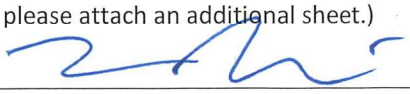
Owner Information

THOMAS RICKENBAKER Owner Name (Please Print)	0741122838 Property PIN or Deed Book & Page #
(919) 215-5245 Phone	TR74728@GMAIL.COM E-mail Address
Heather Rickenbaker Owner Name (Please Print)	0741122838 Property PIN or Deed Book & Page #
704-214-0502 Phone	monzotehm@gmail.com E-mail Address

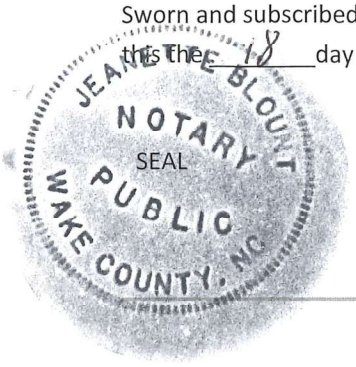
COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

THOMAS RICKENBAKER Please Print	 Signature
Heather Rickenbaker Please Print	 Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeanette Blount, a Notary Public for the above State and County, this the 18 day of, October, 2018.



Jeanette Blount
Notary Public

My Commission Expires: 4-27-2024

PETITION FOR VOLUNTARY ANNEXATION

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Owner Information

Gail A. Ricks	15493/1085 (Deed Book & Page)
Owner Name (Please Print)	Property PIN or Deed Book & Page #
(919) 422-0122	garicksnc55@gmail.com
Phone	E-mail Address
Gail A. Ricks	Book 16264 / Page # 2628
Owner Name (Please Print)	Property PIN or Deed Book & Page #
	garicksnc55@gmail.com
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Gail A. Ricks	Gail A Ricks
Please Print	Signature
Please Print	Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Tammy M Kornegay, a Notary Public for the above State and County, this the 07 day of November, 2018.

Tammy M. Kornegay
Notary Public

SEAL — TAMMY M KORNEGAY NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 01-26-2020

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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Owner Information

Samuel Seagraves
Owner Name (Please Print)

919-362-8556
Phone

Bk 01888 / Pg 0499
Property PIN or Deed Book & Page #
0741 12 3413 + 0741 124430

E-mail Address

Margaret Seagraves
Owner Name (Please Print)

919-362-8556
Phone

Bk 01888 / Pg 0499
Property PIN or Deed Book & Page #

E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

SAMUEL SEAGRAVES
Please Print

Samuel Seagraves
Signature

MARGARET SEAGRAVES
Please Print

Margaret Seagraves
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Tyler Morgan, a Notary Public for the above State and County, this the 31st day of, October, 2018.

SEAL

TYLER MORGAN
Notary Public
Wake Co., North Carolina
My Commission Expires April 27, 2021

Notary Public

My Commission Expires: 27 April 2021

PETITION FOR VOLUNTARY ANNEXATION

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TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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Owner Information

Richard Spuller
Owner Name (Please Print)

Book 16548 Page 2303
Property PIN or Deed Book & Page #
0741 12 9650

919-349-6090
Phone

RichSpuller@gmail.com
E-mail Address

Owner Name (Please Print)

Property PIN or Deed Book & Page #

Phone

E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Richard Spuller
Please Print

Signature

Alison Spuller
Please Print

Signature

James C Sprague
Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Richard & Alison Spuller, a Notary Public for the above State and County, this the 9th day of, October, 20 18.

Tina Smith Cappa
Notary Public

SEAL

State of NC, County of Wake
Signed before me on this 9th day
of Oct., 18 by Tina Smith Cappa
Notary Public Tina Smith Cappa

My Commission Expires: 3/2/2020

PETITION FOR VOLUNTARY ANNEXATION

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VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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

Norma Jean Winston Owner Name (Please Print)	1038 Irongate Dr Apex, NC 27502 Property PIN or Deed Book & Page # 0741220461
919 618-3961 Phone	normadinston@sgs.com E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Norma Jean Winston Please Print	Norma Jean Winston Signature
Please Print	Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeremy Ryan Johnson, a Notary Public for the above State and County, this the 1 day of, November, 2018.

JEREMY RYAN JOHNSON NOTARY PUBLIC WAKE COUNTY, NC

SEAL

Jeremy Ryan Johnson
Notary Public

My Commission Expires: June 1, 2020

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.

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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.
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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

Milton L. & Dorothy G. Thomas
Owner Name (Please Print)

0741125440
Property PIN or Deed Book & Page #

919-362-7412
Phone

jenne4@bellsouthnet
E-mail Address

Dorothy G. Thomas
Owner Name (Please Print)

Property PIN or Deed Book & Page #

919-362-7412
Phone

jenne4@bellsouth.net
E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Milton L. Thomas
Please Print

Milton L. Thomas
Signature

Dorothy Thomas
Please Print

Dorothy Thomas
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeanette Blount, a Notary Public for the above State and County, this the 16 day of, October, 2018.

Jeanette Blount
Notary Public

SEAL

JEANETTE BLOUNT NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 6-27-2021

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.

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

TO THE TOWN COUNCIL APEX, NORTH CAROLINA

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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

Ronald Uzzell	#0741128339 REID #0069405
Owner Name (Please Print)	Property PIN or Deed Book & Page #
984-344-7308	
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Ronald Uzzell	Ronald Uzzell
Please Print	Signature
+	+
Please Print	Signature
+	+
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Stevan Stanisic, a Notary Public for the above State and County, this the 23rd day of, October, 2018.

STEVAN STANISIC NOTARY PUBLIC My Commission Expires 09-15-2023 WAKE COUNTY, NC

SEAL

Notary Public

My Commission Expires: 9-15-23

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.

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

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

Rosella N. Walters Hasan	0741126183
Owner Name (Please Print)	Property PIN or Deed Book & Page #
919.414.5924	ROZ.HASAN57@GMAIL.COM
Phone	E-mail Address
Owner Name (Please Print)	Property PIN or Deed Book & Page #
Phone	E-mail Address

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Rosella N. Walters Hasan	Rosella N Hasan
Please Print	Signature
Please Print	Signature
Please Print	Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, ~~10/25/18~~ NS Nancy W. Scotto, a Notary Public for the above State and County, this the 25 day of OCTOBER, 2018.

Nancy W. Scotto
Notary Public

SEAL

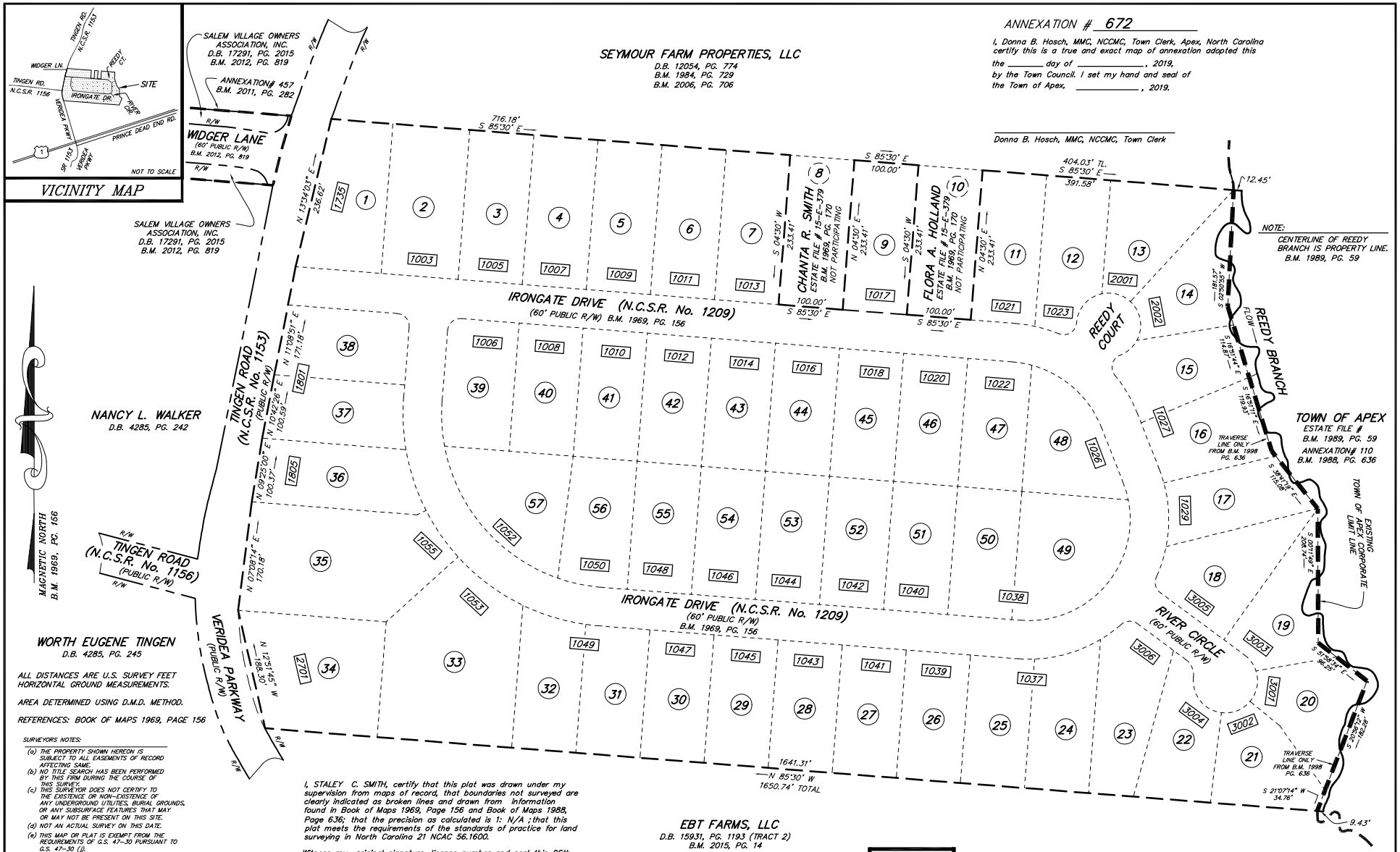
NANCY W SCOTTO Notary Public Wake County My Comm. Exp. 07-05-2022 NORTH CAROLINA

My Commission Expires: 7/5/22

Lying and being in White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at a calculated point approximately 9.43 feet west of the centerline of Reedy Branch, in the northern property line of EBT Farms, LLC; thence from said point, with the northern property line of EBT Farms, LLC, North 85º30' West, 1641.31 feet to a calculated point in the eastern right-of-way of Veridea Parkway; thence the following six (6) courses and distances with the eastern right-of-way of Veridea Parkway and beyond with Tingen Road eastern right-of-way, North 12º51'45" West, 188.30 feet to a calculated point; North 07º08'14" East, 170.18 feet to a calculated point; North 09º25'00" East, 100.37 feet to a calculated point; North 10º42'26" East, 100.59 feet to a calculated point; North 11º08'51" East, 171.18 feet to a calculated point, and North 13º34'03" East, 236.62 feet to a calculated point in the southern property line of Seymour Farm Properties, LLC; thence with the aforesaid southern property line, South 85º30' East, 716.18 feet to a calculated point, being the northwestern corner of Chanta R. Smith; thence with the following three (3) courses and distances with aforesaid Smith, South 04º30' West, 233.41 feet to a calculated point on the northern right-of-way of Irongate Drive; thence with the aforesaid northern right-of-way, South 85º30' East, 100.00 feet to a calculated point on aforesaid road right-of-way; thence North 04º30' East, 233.41 feet to a calculated point in the southern property line of Seymour Farm Properties, LLC; thence with aforesaid southern property line, South 85º30' East, 100.00 feet a calculated point to the northwest corner of Flora A. Holland; thence the following three (3) courses and distances with aforesaid Holland, South 04º30' West, 233.41 feet to a calculated point on the northern right-of-way of Irongate Drive; thence with the aforesaid northern right-of-way, South 85º30' East, 100.00 feet to a calculated point on the aforesaid northern right-of-way; thence North 04º30' East, 233.41 feet to a calculated point in the southern property line of Seymour Farm Properties, LLC; thence with the aforesaid southern property line, South 85º30' East, 391.58 feet to a calculated point 12.45 feet west of Reedy Branch in Seymour Farm Properties, LLC southern property line; thence with the following eight (8) courses and distances with the existing Town of Apex Corporate Limits, South 02º50'55" West, 181.57 feet to a calculated point; South 16º51'44" East, 114.87 feet to a calculated point; South 16º51'11" East, 119.93 feet to a calculated point; South 38º41'19" East, 115.08 feet to a calculated point; South 00º11'49" East, 208.74 feet to a calculated point; South 51º58'34" East, 96.25 feet to a calculated point; South 20º56'12" West, 182.28 feet to a calculated point; and South 21º07'14" West, 34.76 feet to the point and place of BEGINNING, containing 33.64 acres more or less. The above described tract of land is all of the lots of Irongate Subdivision less and except Lot 8 and Lot 10, as shown on a map entitled "Irongate Subdivision", dated June 19, 1969, and recorded in Book of Maps 1969, Page 156, in the Wake County Registry. The above described tract of land consist of the following Wake County PINs 0741.03-12-0818, 1741.03-12-1839, 0741.03-12-2838, 0741.03-12-3857, 0741.03-12-4848, 0741.03-12-5847, 0741.03-12-6837, 0741.03-12-8837, 0741.03-22-0858, 0741.03-22-1859, 0741.03-22-2951, 0741.03-22-3832, 0741.03-22-3721, 0741.03-22-4521, 0741.03-22-4339, 0741.03-22-5323, 0741.03-22-5189, 0741.03-22-5009, 0741.03-22-3182, 0741.03-22-2186, 0741.03-22-1133, 0741.03-12-9183, 0741.03-12-8192, 0741.03-12-7172, 0741.03-12-6183, 0741.03-12-5184, 0741.03-12-4135, 0741.03-12-2149, 0741.03-12-0125, 0741.03-02-9373, 0741.03-12-0435, 0741.03-12-0631, 0741.03-12-2631, 0741.03-12-3641, 0741.03-12-4641, 0741.03-12-5641, 0741.03-12-

6630, 0741.03-12-7549, 0741.03-12-8631, 0741.03-12-9650, 0741.03-22-0651, 0741.03-22-1559, 0741.03-22-0461, 0741.03-12-9440, 0741.03-12-8339, 0741.03-12-7440, 0741.03-12-6440, 0741.03-12-5440, 0741.03-12-4430, and 0741.03-12-3413.



ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND MEASUREMENTS.

AREA DETERMINED USING D.M.D. METHOD.

REFERENCES: BOOK OF MAPS 1969, PAGE 156

SURVEYORS NOTES:

(a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(d) NOT AN ACTUAL SURVEY ON THIS DATE.
(e) THIS MAP OR PLAT IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30 PURSUANT TO G.S. 47-30 (j).
(f) THIS MAP IS PREPARED FOR THE SOLE PURPOSE OF MUNICIPAL BOUNDARY ANNEXATION.

I, STALEY C. SMITH, certify that this plat was drawn under my supervision from maps of record, that boundaries not surveyed are clearly indicated as broken lines and drawn from information found in Book of Maps 1969, Page 156 and Book of Maps 1988, Page 636; that the precision as calculated is 1: N/A ; that this plat meets the requirements of the standards of practice for land surveying in North Carolina 21 NCAC 56.1600.

Witness my original signature, license number and seal this 06th day of August, A.D., 2019.

LEGEND

XXXX – Street Address (Typical)
TL. – Total
R/W – Right Of Way
TOA – Town of Apex
Existing Corporate Limit Line
Right Of Way Line
Unsurveyed Line
Unsurveyed Line

PRELIMINARY
THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED AS A SURVEY OR TO TRANSFER ANY PROPERTY SHOWN HEREON.

Professional Land Surveyor
L-3766
License Number

33.64 ACRES± TOTAL ANNEXED
NOT AN ACTUAL SURVEY ON THIS DATE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

RECORDED IN BOOK OF MAPS 2019, PAGE _____.

SHEET No. 1 OF 2

ANNEXATION MAP FOR THE TOWN OF APEX

THE GREATER PORTION OF

IRONGATE SUBDIVISION

WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

LISTED OWNERS
SEE SHEET 2 OF 2

P.I.N. SEE SHEET 2 OF 2

Smith and Smith surveyors
FIRM LICENSE No. C-0155
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
PITTSBORO, N.C. 27312
(919) 542-4321

DATE	JULY 30, 2019
SCALE	1" = 100'
DRAWN BY	J.A.B.
PROJECT NO.	19-19

LOT No.	PIN	OWNER	OWNER'S ADDRESS	DEED BOOK & PAGE	AREA
1	0741.03-12-0818	LEVANDER BYRD MARY T. BYRD	1735 TINGEN ROAD APEX, N.C. 27502	D.B. 1954, PG. 422	0.53 ACRE
2	0741.03-12-1839	ANGEL O. MEDERO TAMIA T. SIERRA-TORRES	113 WATERTREE LANE APEX, N.C. 27502	D.B. 17163, PG. 1182	0.62 ACRE
3	0741.03-12-2838	THOMAS R. RICKENBAKER HEATHER M. RICKENBAKER	1005 IRONGATE DRIVE APEX, N.C. 27502	D.B. 17035, PG. 1441	0.52 ACRE
4	0741.03-12-3857	JOHN R. GREENE MARGARET GREENE	1007 IRONGATE DRIVE APEX, N.C. 27502	D.B. 1885, PG. 193	0.53 ACRE
5	0741.03-12-4848	JOHN T. ATKINS	2512 FOXGATE DRIVE RALEIGH, N.C. 27610	D.B. 12845, PG. 629	0.53 ACRE
6	0741.03-12-5847	ROBERT McCOY LASSITER VANESSA JOHNSON LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 8361, PG. 774	0.52 ACRE
7	0741.03-12-6837	ROBERT McCOY LASSITER VANESSA JOHNSON LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 8361, PG. 774	0.52 ACRE
9	0741.03-12-8837	ROBERT McCOY LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 4081, PG. 676	0.53 ACRE
11	0741.03-22-0858	TRACI L. CLINKSCALE	3364 KYLEE DAWN CIRCLE LAWRENCEVILLE, GEORGIA 30045-2762	D.B. 14301, PG. 1195	0.53 ACRE
12	0741.03-22-1859	TRACI L. CLINKSCALE	3364 KYLEE DAWN CIRCLE LAWRENCEVILLE, GEORGIA 30045-2762	D.B. 14301, PG. 1195	0.52 ACRE
13	0741.03-22-2951	ROBERT M. LASSITER, SR.	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 8097, PG. 726	0.50 ACRE
14	0741.03-22-3832	ROBERT M. LASSITER, SR.	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 8097, PG. 726	0.46 ACRE
15 & 16	0741.03-22-3721	ROBERT M. LASSITER, SR.	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 6380, PG. 323	0.94 ACRE
17	0741.03-22-4521	CAMPBELL UNIVERSITY, INC.	C/O ROBERT C. COGSWELL, JR. P.O. BOX 116 BUIES CREEK, N.C. 27506	D.B. 17498, PG. 1335	0.47 ACRE
18	0741.03-22-4339	JOSEPH E. PERKINS SANDRA A. PERKINS	P.O. BOX 702 APEX, N.C. 27502-0702	D.B. 3966, PG. 470	0.57 ACRE
19	0741.03-22-5323	JOSEPH E. PERKINS SANDRA A. PERKINS	P.O. BOX 702 APEX, N.C. 27502-0702	D.B. 4316, PG. 89	0.47 ACRE
20	0741.03-22-5189	JOSEPH E. PERKINS SANDRA A. PERKINS	P.O. BOX 702 APEX, N.C. 27502-0702	D.B. 4255, PG. 315	0.48 ACRE
21	0741.03-22-5009	JOSEPH E. PERKINS SANDRA A. PERKINS	P.O. BOX 702 APEX, N.C. 27502-0702	D.B. 2648, PG. 83	0.46 ACRE
22	0741.03-22-3182	JOSEPH E. PERKINS SANDRA M. PERKINS	P.O. BOX 702 APEX, N.C. 27502-0702	D.B. 2462, PG. 275	0.47 ACRE
23	0741.03-22-2186	JOSEPH E. PERKINS SANDRA A. PERKINS	P.O. BOX 702 APEX, N.C. 27502-0702	D.B. 2492, PG. 310	0.58 ACRE
24 & 25	0741.03-22-1133	SHARON F. GREENE	1037 IRONGATE DRIVE APEX, N.C. 27502	D.B. 7913, PG. 467	0.95 ACRE
26	0741.03-12-9183	JAMES R. BATTLE BETTY L. BATTLE	203 CRICKETFIELD LANE CARY, N.C. 27518	D.B. 2667, PG. 621	0.46 ACRE
27	0741.03-12-8192	HENRY LEE BYRD FANNIE MAE BYRD	P.O. BOX 411 APEX, N.C. 27502	D.B. 2500, PG.008	0.47 ACRE
28	0741.03-12-7172	HENRY LEE BYRD FANNIE MAE BYRD	P.O. BOX 411 APEX, N.C. 27502	D.B. 2377, PG.147	0.45 ACRE
29	0741.03-12-6183	ROSELLA N. WALTERS	1045 IRONGATE DRIVE APEX, N.C. 27502	D.B. 7686, PG.66	0.46 ACRE
30	0741.03-12-5184	TRACY LEWIS JOHNSON	3807 SHAFTSBURY STREET DURHAM, N.C. 27704-1622	D.B. 15288, PG. 2765	0.46 ACRE
31 & 32	0741.03-12-4135	SILAS E. NEWBY, JR. JENNIFER T. NEWBY	1049 IRONGATE DRIVE APEX, N.C. 27502	D.B. 11406, PG. 222	0.94 ACRE

LOT No.	PIN	OWNER	OWNER'S ADDRESS	DEED BOOK & PAGE	AREA
33	0741.03-12-2149	CHEM C. DAVIS	1805 TINGEN ROAD APEX, N.C. 27502	D.B. 17305, PG. 1028	1.14 ACRE
34	0741.03-12-0125	CHEM C. DAVIS	1805 TINGEN ROAD APEX, N.C. 27502	D.B. 17305, PG. 1022	0.87 ACRE
35	0741.03-02-9373	CHEM C. DAVIS	1805 TINGEN ROAD APEX, N.C. 27502	D.B. 17305, PG. 1025	1.16 ACRE
36	0741.03-12-0435	CHEM C. DAVIS	1805 TINGEN ROAD APEX, N.C. 27502	D.B. 17305, PG. 1031	0.56 ACRE
37 & 38	0741.03-12-0631	GAIL ANDERSON RICKS	1022 IRONGATE DRIVE APEX, N.C. 27502	D.B. 16264, PG. 2628	0.94 ACRE
39	0741.03-12-2631	PETER GREGORY JACKSON SANDRA LOLETTA JACKSON	1006 IRONGATE DRIVE APEX, N.C. 27502	D.B. 12735, PG. 2178	0.49 ACRE
40	0741.03-12-3641	PETER GREGORY JACKSON SANDRA LOLETTA JACKSON	1006 IRONGATE DRIVE APEX, N.C. 27502	D.B. 12735, PG. 2178	0.46 ACRE
41	0741.03-12-4641	BASEL BARAKAT NASSIER BARAKAT	2416 BRYARTON WOODS DRIVE RALEIGH, N.C. 27606	D.B. 17021, PG. 502	0.47 ACRE
42	0741.03-12-5641	ROBERT McCOY LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 4081, PG. 676	0.47 ACRE
43	0741.03-12-6630	ROBERT McCOY LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 4081, PG. 676	0.46 ACRE
44	0741.03-12-7549	ROBERT McCOY LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 4081, PG. 676	0.46 ACRE
45	0741.03-12-8631	PEARLIE M. CROSS DORA C. RICHARSON	1018 IRONGATE DRIVE APEX, N.C. 27502	D.B. 10361, PG. 2546	0.47 ACRE
46	0741.03-12-9650	RICHARD E. SPULLER ALLISON B. SPULLER	1020 IRONGATE DRIVE APEX, N.C. 27502	D.B. 16548, PG. 2363	0.47 ACRE
47	0741.03-22-0651	GAIL A. RICKS	1022 IRONGATE DRIVE APEX, N.C. 27502	D.B. 15493, PG. 1085	0.45 ACRE
48	0741.03-22-1559	BETTIE J. ANDERSON	1026 IRONGATE DRIVE APEX, N.C. 27502	D.B. 3191, PG. 113	0.54 ACRE
49 & 50	0741.03-22-0461	NORMA J. STUART	1038 IRONGATE DRIVE APEX, N.C. 27502	D.B. 7164, PG. 551	1.14 ACRE
51	0741.03-12-9440	BETTIE J. ANDERSON	1026 IRONGATE DRIVE APEX, N.C. 27502	D.B. 1988, PG. 594	0.47 ACRE
52	0741.03-12-8339	RONALD UZZELL	1042 IRONGATE DRIVE APEX, N.C. 27502	D.B. 16196, PG. 2248	0.46 ACRE
53	0741.03-12-7440	KATHERINE J. BLOUNT WILLIAM H. BLOUNT, JR.	405 WESTMINSTER DRIVE CLAYTON, N.C. 27520	ESTATE FILE #	0.45 ACRE
54	0741.03-12-6440	ROBERT McCOY LASSITER	1011 IRONGATE DRIVE APEX, N.C. 27502	D.B. 4081, PG. 676	0.46 ACRE
55	0741.03-12-5440	MILTON L. THOMAS DOROTHY G. THOMAS	P.O. BOX 683 APEX, N.C. 27502	D.B. 7598, PG. 540	0.46 ACRE
56	0741.03-12-4430	SAMUEL SEAGRAVES MARGARET O. SEAGRAVES	P.O. BOX 39 APEX, N.C. 27502	D.B. 3277, PG. 105	0.48 ACRE
57	0741.03-12-3413	SAMUEL SEAGRAVES MARGARET O. SEAGRAVES	P.O. BOX 39 APEX, N.C. 27502	D.B. 1888, PG. 499	0.58 ACRE

PRELIMINARY

THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED AS A SURVEY OR TO TRANSFER ANY PROPERTY SHOWN HEREON.

RECORDED IN BOOK OF MAPS 2019, PAGE _____.

SHEET No. 2 OF 2

ANNEXATION MAP FOR THE TOWN OF APEX

THE GREATER PORTION OF

IRONGATE SUBDIVISION

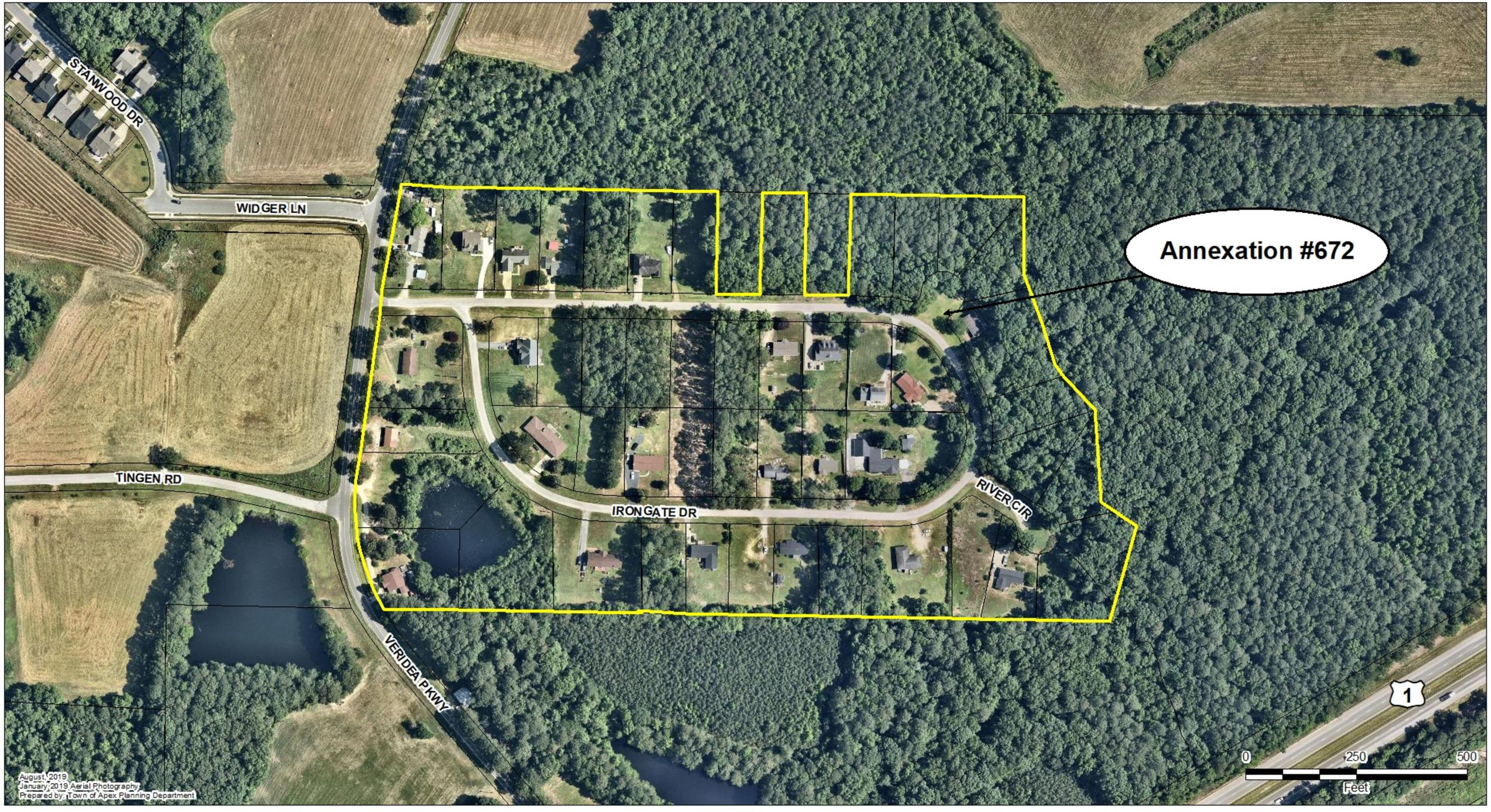
WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

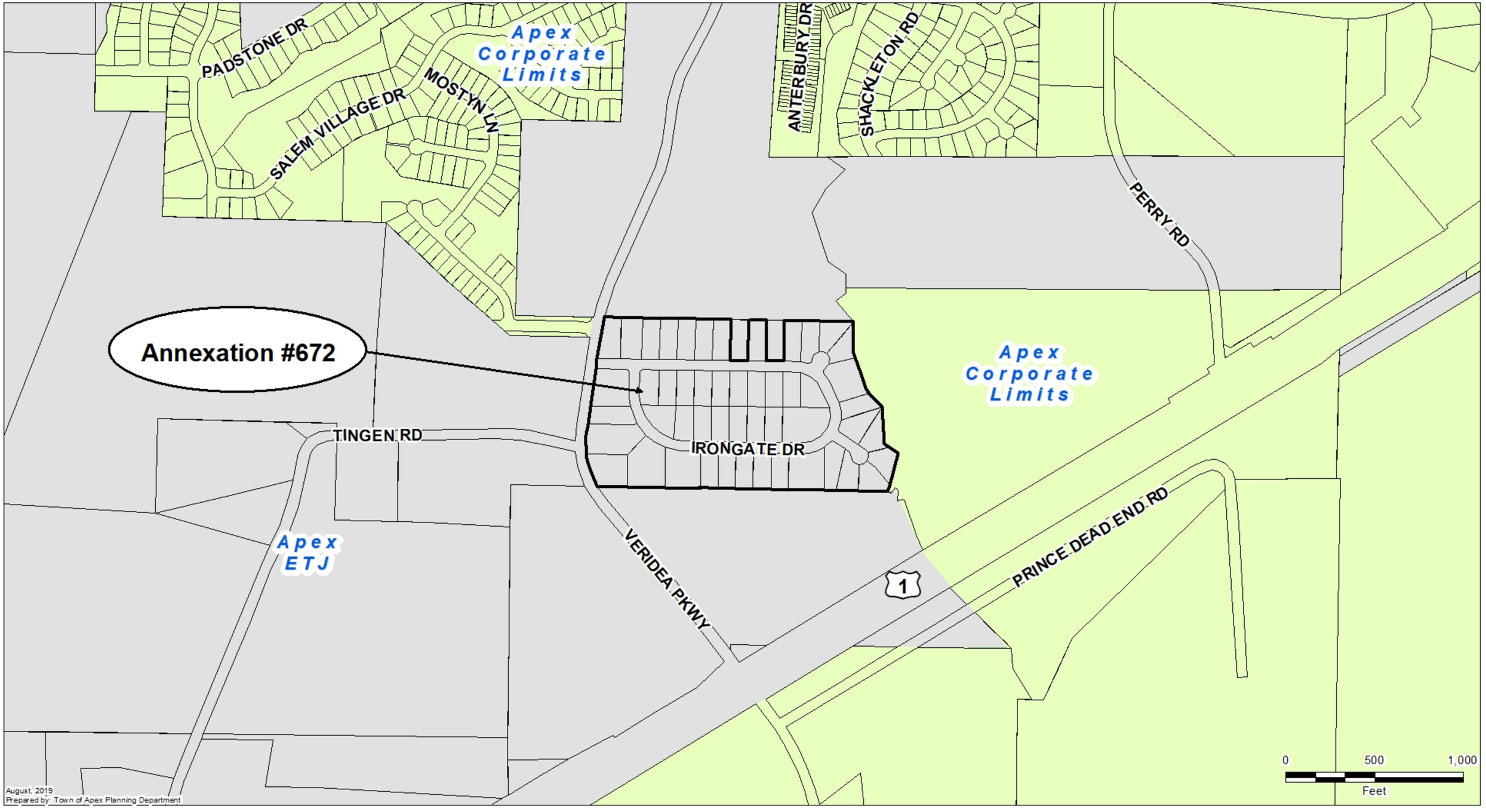
LISTED OWNERS
SEE THIS SHEET

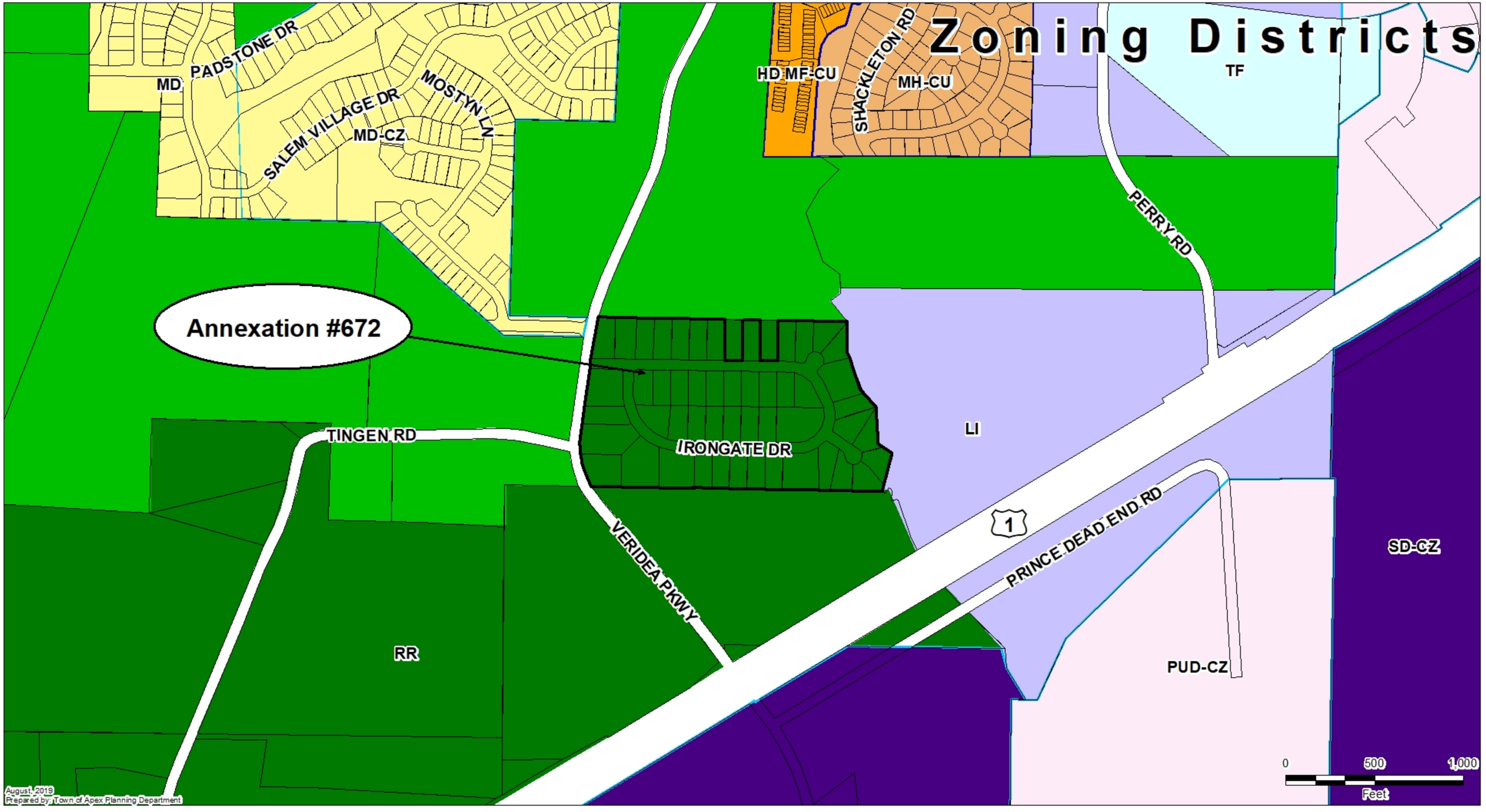
P.I.N. SEE THIS SHEET

Smith and Smith surveyors
FIRM LICENSE No. C-0155
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
PITTSBORO, N.C. 27312
(919) 542-4321

DATE JULY 30, 2019
SCALE N/A
DRAWN BY J.A.B.
PROJECT NO. 19-19


Annexation #672
STANWOOD DR
WIDGER LN
TINGEN RD
IRONGATE DR
RIVER CIR
VERIDEA PKWY
1
0
250
500
Feet
August, 2019
January, 2019 Aerial Photography
Prepared by: Town of Apex Planning Department


Annexation #672
Apex Corporate Limits
Apex Corporate Limits
Apex ETJ
PADSTONE DR
SALEM VILLAGE DR
MOSTYN LN
ANTERBURY DR
SHACKLETON RD
PERRY RD
TINGEN RD
IRONGATE DR
VERIDEA PKWY
PRINCE DEAD END RD
1
0
500
1,000
Feet
August, 2019
Prepared by: Town of Apex Planning Department


Zoning Districts
Annexation #672
MD
PADSTONE DR
SALEM VILLAGE DR
MOSTYN LN
MD-CZ
HD MF-CU
SHACKLETON RD
MH-CU
TF
PERRY RD
IRONGATE DR
LI
TINGEN RD
VERIDEA PKWY
RR
1
PRINCE DEAD END RD
SD-CZ
PUD-CZ
0
500
1,000
Feet
August, 2019
Prepared by: Town of Apex Planning Department

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: January 21, 2020

Item Details

Presenter(s): Dianne Khin, Planning and Community Development Director

Department(s): Planning

Requested Motion

Public Hearing and possible motion to adopt an Ordinance on the Question of Annexation – Apex Town Council's intent to annex Robert and Amy Rossi (existing single-family dwelling) property containing 2.87 acres located at 7109 Beaver Trail, Annexation #683 into the Town's corporate limits.

Approval Recommended?

Yes, by the Planning and Community Development Department.

Item Details

The Town Clerk certifies to the investigation of said annexation.

Attachments

- Annexation Ordinance
- Annexation Petition
- Legal Description
- Preliminary Plat

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. 2020-0121-08
ANNEXATION PETITION NO. #683
7109 Beaver Trail

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 January 21, 2020, 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 January 21, 2020. The survey plat that describes the annexed territory is that certain survey plat entitled "Annexation Map for the Town of Apex, Property Owned by Robert Alan Rossi and Amy M. Rossi, Smith and Smith surveyors, dated July 23, 2018" and recorded in Book of Maps book number 2020 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 21st day of January 2020.

_____
Jacques K. Gilbert
Mayor

ATTEST:

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Laurie L. Hohe
Town Attorney

Legal Description

Lying and being in Buckhorn Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at a calculated point being a southwest corner of JVI Building & Development, Inc.; thence with a northern property line of Brian Yates, North 57°09' 35" West, 439.64 feet to a calculated point on the eastern right-of-way of Beaver Trail; thence the following two (2) courses and distances with the aforesaid right-of-way of Beaver Trail, a curve in a counter clockwise direction having a radius of 869.76 feet, a length of 102.45 feet and a chord of North 30°56'12" East, 102.39 feet to a calculated point and North 27°33'43" East, 267.29 feet to a calculated point on aforesaid right-of-way, being the southwestern corner of Ronald S. Padget; thence with the southern property line of aforesaid Padget and beyond with the southern property line of Tanya Adderson-Davidson, South 56°02'26" East, 249.09 feet to a calculated point, being a western corner of Tanya L Adderson-Davidson; thence with the western line of aforesaid Adderson-Davidson and beyond with a western property line of JVI Building & Development, Inc., South 01° 49'44" West, 424.27 feet to the point and place of BEGINNING, containing 2.87 acres more or less. The above described tract of land being all of Wake County PIN 0731.01-19-5228.

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. 2020-0121-08 adopted at a meeting of the Town Council, on the 21st day of January 2020, 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 21st day of January 2020.

_____

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 #: #683 Submittal Date: 12.2.2019

Fee Paid $ 200 Check # 4410

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

ROBERT ALAN ROSSI
AMY M. ROSSI
Owner Name (Please Print)

0731.01-19-5228
Property PIN or Deed Book & Page #

919 427 4657
Phone

rossiutilities@nc.rr.com
E-mail Address

Owner Name (Please Print)

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: SMITH & SMITH SURVEYORS

Phone: 919 362-7111 Fax:

E-mail Address: staley@smithandsmithsurveyors.net

Annexation Summary Chart

Total Acreage to be annexed:	2.87	Reason for annexation: (select one)	
Population of acreage to be annexed:	2	Receive Town Services	✓
Existing # of housing units:	1	Other (please specify)	
Zoning District*:	RR		

*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 for questions.

PETITION FOR VOLUNTARY ANNEXATION

Application #: #683 Submittal Date: 12/2/19

COMPLETE IF SIGNED BY INDIVIDUALS:

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

Robert Alan Rossi
Please Print

Robert Alan Rossi
Signature

Amy M. Rossi
Please Print

Amy M. Rossi
Signature

Please Print

Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Staley C. Smith, a Notary Public for the above State and County, this the 2nd day of, December, 2019.

Staley C. Smith
Notary Public

SEAL

STALEY C SMITH NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 10-6-21

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____.

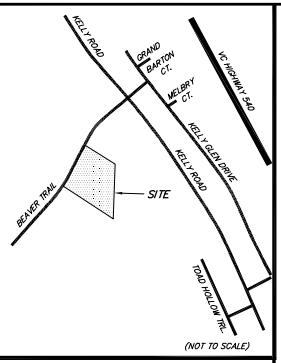
_____
Notary Public

SEAL

My Commission Expires: _____

Lying and being in Buckhorn Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at a calculated point being a southwest corner of JVI Building & Development, Inc.; thence with a northern property line of Brian Yates, North 57º09' 35" West, 439.64 feet to a calculated point on the eastern right-of-way of Beaver Trail; thence the following two (2) courses and distances with the aforesaid right-of-way of Beaver Trail, a curve in a counter clockwise direction having a radius of 869.76 feet, a length of 102.45 feet and a chord of North 30º56'12" East, 102.39 feet to a calculated point and North 27º33'43" East, 267.29 feet to a calculated point on aforesaid right-of-way, being the southwestern corner of Ronald S. Padget; thence with the southern property line of aforesaid Padget and beyond with the southern property line of Tanya Adderson-Davidson, South 56º02'26" East, 249.09 feet to a calculated point, being a western corner of Tanya L Adderson-Davidson; thence with the western line of aforesaid Adderson-Davidson and beyond with a western property line of JVI Building & Development, Inc., South 01º 49'44" West, 424.27 feet to the point and place of BEGINNING, containing 2.87 acres more or less. The above described tract of land being all of Wake County PIN 0731.01-19-5228.



VICINITY MAP

I, STALEY C. SMITH, certify that this plat was drawn under my supervision from deeds of record, that boundaries not surveyed are clearly indicated as broken lines and drawn from information found in Deed Book 3495, Page 929; that the precision as calculated is 1: N/A ; that this plat meets the requirements of the standards of practice for land surveying in North Carolina 21 NCAC 56.1600.

Witness my original signature, license number and seal this 20 th day of November, A.D., 2019.

PRELIMINARY

THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED AS A SURVEY OR TO TRANSFER ANY PROPERTY SHOWN HEREON.

Professional Land Surveyor

L-3766

License Number

ALL DISTANCES ARE HORIZONTAL GROUND U.S. SURVEY FEET MEASUREMENTS.

AREA DETERMINED USING COORDINATE METHOD.

REFERENCE: DEED BOOK 3495, PAGE 929
BOOK OF MAPS 1985, PAGE 450 (LOT 3)

SURVEYOR NOTES:

(a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
(d) NOT AN ACTUAL SURVEY ON THIS DATE.
(e) THIS MAP OR PLAT IS EXEMPT FROM THE REQUIREMENTS OF G.S. 47-30 PURSUANT TO G.S. 47-30 (j).
(f) THIS MAP IS PREPARED FOR THE SOLE PURPOSE OF MUNICIPAL BOUNDARY ANNEXATION.

LEGEND

XXXX – Street Address (Typical)
TL. – Total
R/W – Right Of Way
TOA – Town of Apex

Existing Corporate Limit Line
Right Of Way Line
Unsurveyed Line
Unsurveyed Line
Unsurveyed Line
Unsurveyed Line

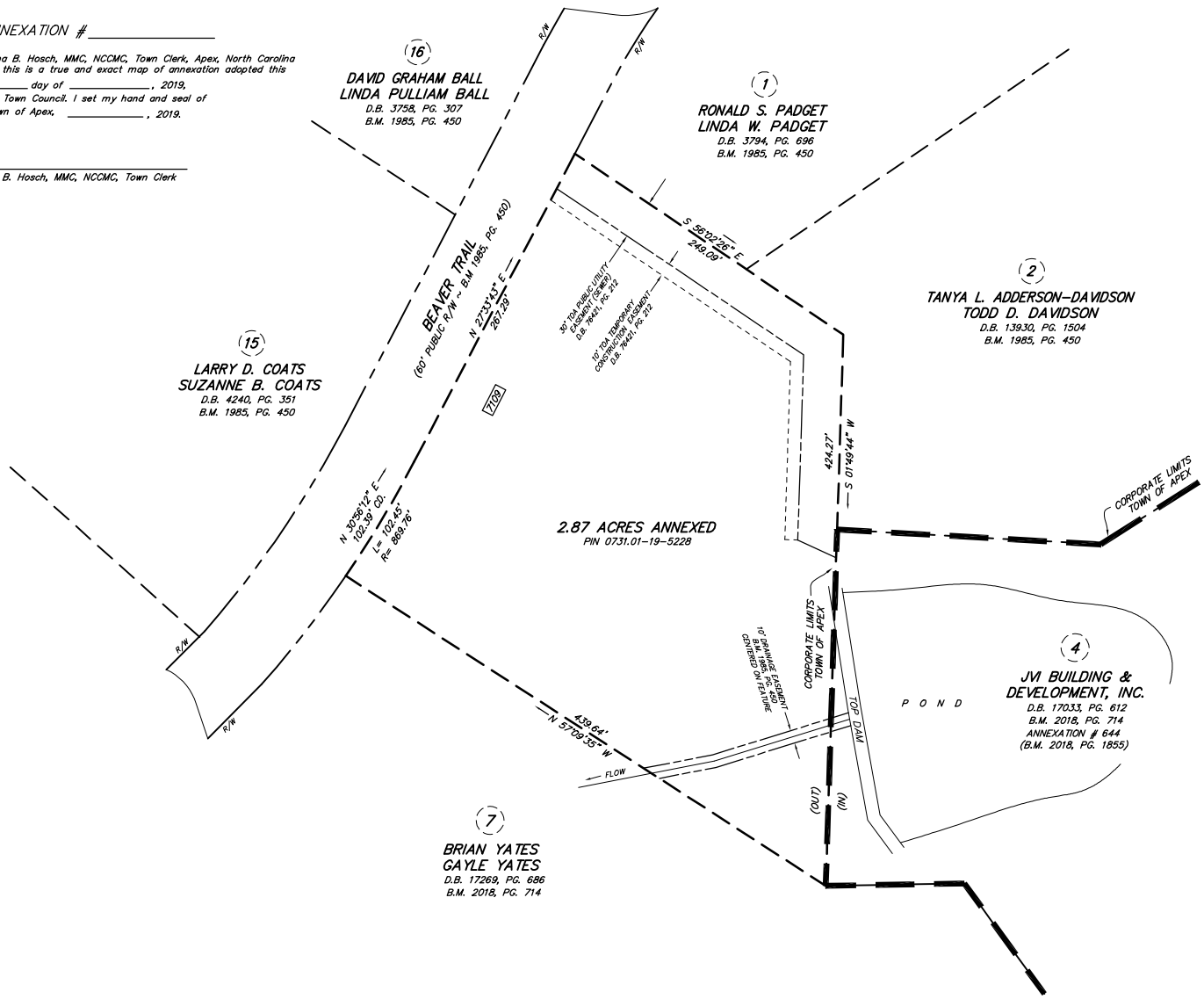
RECORDED IN BOOK OF MAPS 2019, PAGE _____.

N.C. GRID NORTH
NAD 83 /2011
B.M. 2018, PG. 1855

ANNEXATION # _____

I, Donna B. Hosch, MMC, NCCMC, Town Clerk, Apex, North Carolina certify this is a true and exact map of annexation adopted this the _____ day of _____, 2019, by the Town Council. I set my hand and seal of the Town of Apex, _____, 2019.

Donna B. Hosch, MMC, NCCMC, Town Clerk



ANNEXATION MAP FOR THE TOWN OF APEX

2.87 ACRES TOTAL ANNEXED

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PROPERTY OWNED BY
ROBERT ALAN ROSSI
AMY M. ROSSI
BUCKHORN TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

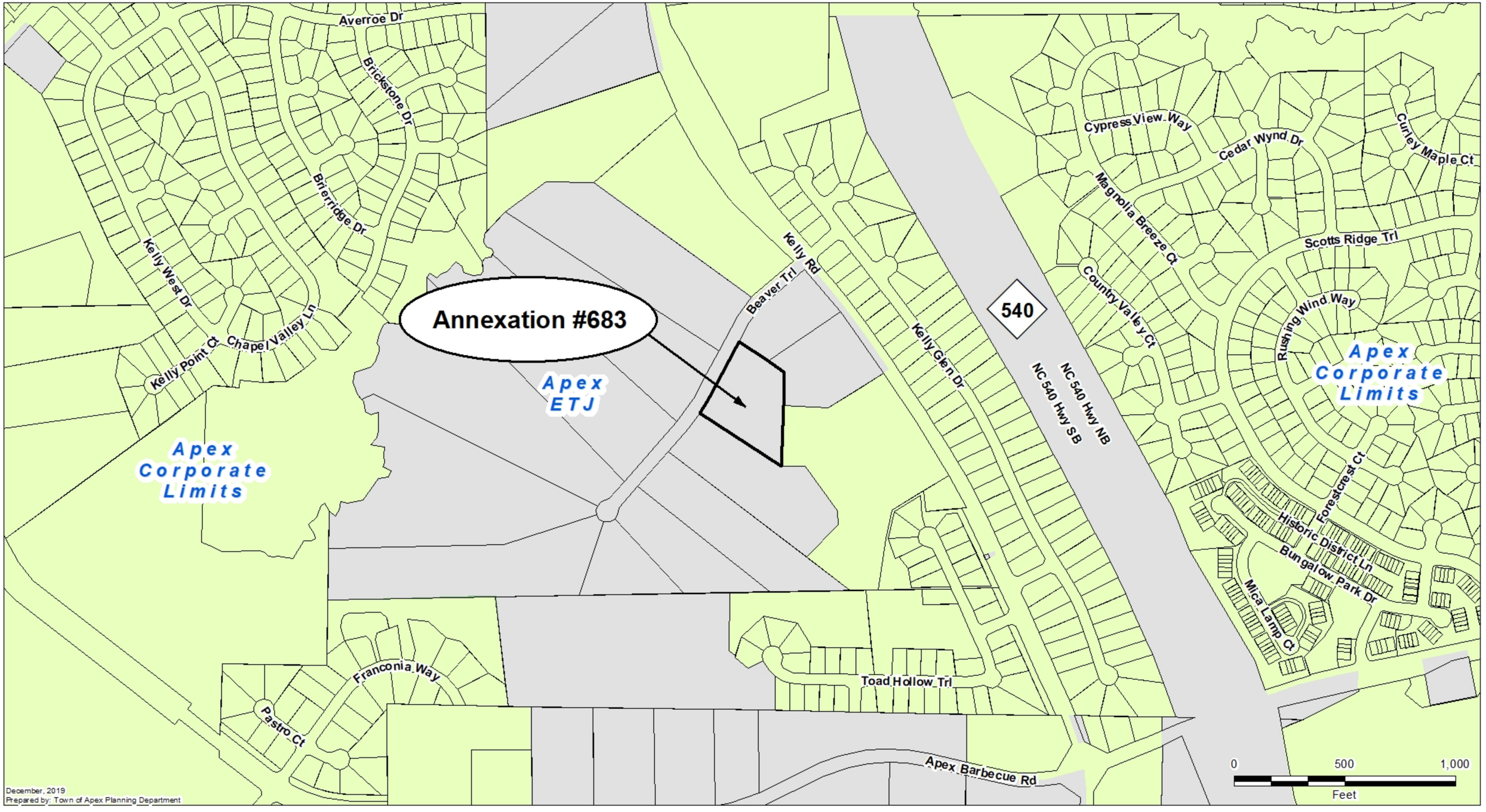
LISTED OWNER
(NOT A TITLE VERIFICATION)
ROBERT ALAN ROSSI
AMY M. ROSSI
7109 BEAVER TRAIL
APEX, N.C. 27502-9545

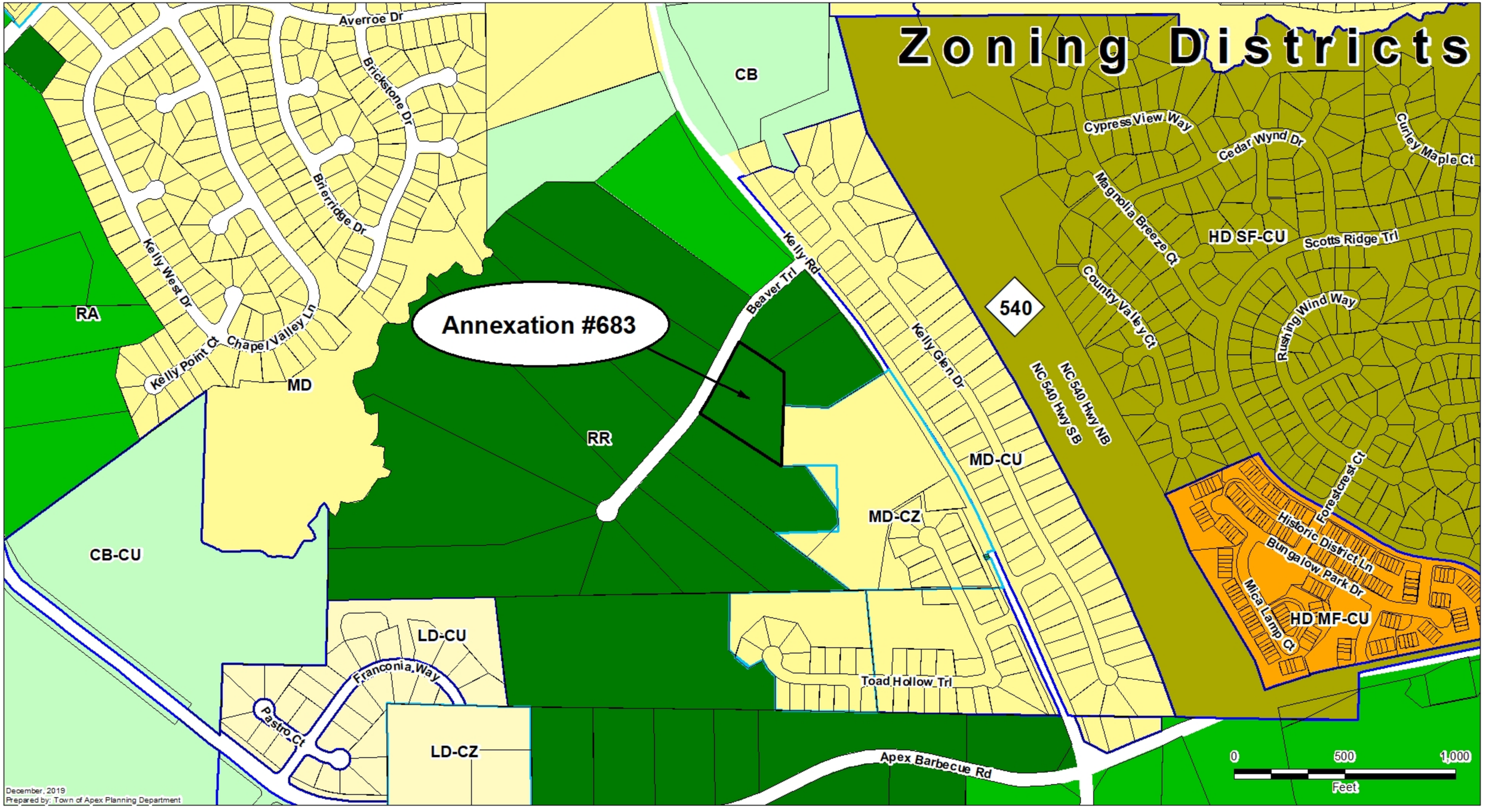
P.I.N. 0731.01-19-5228

Smith and Smith surveyors
FIRM LICENSE No. C-0155
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
PITTSBORO, N.C. 27312
(919) 542-4321

DATE	JULY 23, 2018
SCALE	1" = 60'
DRAWN BY	J.A.B.
PROJECT NO.	19-77


Beaver Trl
Kelly Rd
NC 540 Hwy SB
Kelly Glen Dr
Kelly Glen
Beaver Creek
Annexation #683
0
250
500
Feet
December, 2019
November 2019 Aerial Photography
Prepared by: Town of Apex Planning Department


Annexation #683
Apex ETJ
Apex Corporate Limits
Apex Corporate Limits
Averroe Dr
Brickstone Dr
Brierridge Dr
Kelly West Dr
Kelly Point Ct
Chapel Valley Ln
Beaver Trl
Kelly Rd
Kelly Glen Dr
540
NC 540 Hwy SB
NC 540 Hwy NB
Cypress View Way
Cedar Wynd Dr
Curley Maple Ct
Magnolia Breeze Ct
Scotts Ridge Trl
Country Valley Ct
Rushing Wind Way
Forestcrest Ct
Historic District Ln
Bungalow Park Dr
Mica Lamp Ct
Franconia Way
Pastro Ct
Toad Hollow Trl
Apex Barbecue Rd
0
500
1,000
Feet
December, 2019
Prepared by: Town of Apex Planning Department


Zoning Districts
Annexation #683
Averroe Dr
Brickstone Dr
Brierridge Dr
Kelly West Dr
Kelly Point Ct
Chapel Valley Ln
Kelly Rd
Beaver Trl
Kelly Glen Dr
Cypress View Way
Cedar Wynd Dr
Curley Maple Ct
Magnolia Breeze Ct
Country Valley Ct
Scotts Ridge Trl
Rushing Wind Way
Forestcrest Ct
Historic District Ln
Bungalow Park Dr
Mica Lamp Ct
Toad Hollow Trl
Franconia Way
Pastro Ct
Apex Barbecue Rd
NC 540 Hwy SB
NC 540 Hwy NB
540
RA
MD
CB
RR
CB-CU
MD-CU
MD-CZ
LD-CU
LD-CZ
HD SF-CU
HD MF-CU
0
500
1,000
Feet
December, 2019
Prepared by: Town of Apex Planning Department

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: January 21, 2020

Item Details

Presenter(s): Sarah Rayfield, Senior Planner

Department(s): Planning and Community Development

Requested Motion

Public Hearing and possible motion to approve Rezoning Application #19CZ12 Kissena Lane PUD. The applicant, Hector Cuales, seeks to rezone approximately 1.74 acres located at 0 & 1105 Tingen Road (PINs 0741361302, 0741269237, & 0741268380) from Residential Agricultural (RA) and High Density Single-family Residential (HDSF) to Planned Unit Development-Conditional Zoning (PUD-CZ).

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board heard this item at their January 13, 2020 meeting and unanimously recommended approval.

Item Details

**

Attachments

- Staff Report
- Vicinity Map
- Application

All property owners within three hundred (300) feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0 & 1105 Tingen Road
Applicant/Owner: Jeff Roach, Peak Engineering & Design, PLLC / Hector Cuales

PROJECT DESCRIPTION:

Acreage: 1.74 ± acres
PINs: 0741361302, 0741269237, & 0741268380
Current Zoning: Residential Agricultural (RA) & High Density Single-family Residential (HDSF)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: 0741269237 is in Town limits, 0741361302 & 0741268380 are in the ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Residential Agricultural (RA)	Single-family Residential (Perry Farms subdivision); Vacant
South:	High Density Single-family Residential (HDSF)	Single-family Residential (Bradley Park/Perry Farms subdivisions)
East:	High Density Single-family Residential (HDSF)	Single-family Residential (Bradley Park subdivision)
West:	High Density Multi-family Residential (HDMF)	Multi-family Residential (West Haven Apartments)

Existing Conditions:
The subject properties are located north of the current termination of Kissena Lane and east of Tingen Road. Two of the properties are vacant and wooded. The property at 1105 Tingen Road contains a residential structure.

Neighborhood Meeting:
The applicant conducted a neighborhood meeting on May 29, 2019. The neighborhood meeting report is attached.

2045 LAND USE MAP:
The 2045 Land Use Map identifies the properties subject to this rezoning as Medium Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning is consistent with that land use classification.

PROPOSED ZONING CONDITIONS:

Limitation 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.

Permitted Uses and Limitations:

1. Single family
2. Utility, minor
3. Greenway
4. Park, active
5. Park, passive
6. Recreational facility, private
7. Accessory apartment

Permitted Design Controls:

1. **Maximum Density**
   Maximum residential density for the project is 5.8 units per gross acre.
   Maximum number of lots is 10.

2. **Maximum Height of the Buildings**
   Maximum height – 36'

3. **Minimum Building Setbacks**
   Front Yard – 20' Minimum
   Side Yard – 5' Minimum
   Rear Yard – 10' Minimum

4. **Minimum Lot Width**
   Minimum lot width - 33'

5. **Percentage of Built Upon Area**
   The UDO allows for a maximum 70 percent (70%) of built upon area in a PUD project and the Kissena Lane PUD will not exceed that amount.

6. **Perimeter Buffers**

Perimeter Buffers:	Required	Proposed
Western property boundary	15' Type A	Solid 6' wood fence
Eastern property boundary	20' Type B	50' Stream Buffer
Southern property boundary	15' Type A	Solid 6' wood fence
Northern property boundary	10' Type B and 20' Type B	Solid 6' wood fence

The proposed wooden fence in lieu of standard buffer plantings is aimed at reducing overall development costs in order to provide affordable housing options for the entire project. The proposed wood fence and 50' stream buffer will maintain consistency with existing single-family development to the south and multi-family development to the west.

7. **Percentage of Resource Conservation Area**
   The PUD is providing at least 20% of the total area for Resource Conservation Area (RCA) and landscape buffers. If the residential single-family lots are mass graded, then the project shall dedicate an additional 2% RCA. [Note: This PUD rezoning was submitted in June prior to the July UDO amendment changing the additional RCA requirement to 5% for mass graded subdivisions.]

Architectural Standards:

Single-Family Detached Residential Standards

1. Vinyl siding is permitted for exterior building materials.
2. The roof shall be pitched at 5:12 or greater. This excludes porches, screen porches, bay windows, and decorative elements.
3. Eaves shall project at least 8 inches from the wall of the structure.
4. 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:
   - 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 gable
   - Decorative gable
   - Decorative cornice
   - Column
   - Portico
   - Balcony
   - Dormer
5. House entrances may be placed at finished grade or a raised floor with crawl space.
6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
7. Front porches shall be a minimum of 6 feet deep.

Affordable Housing:

100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

While the Town of Apex does not currently have an affordable housing policy in place, the proposed condition that 100% of the units be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD), is a step in the right direction.

The following is recent Wake County data that frames the discussion regarding affordability:

Wake County AMI, Individual:

- $59,100
- $47,280 – 80%
- $41,370 – 70%
- $35,460 – 60%

Wake County AMI, Family of four:

- $84,300
- $67,440 – 80%
- $59,010 – 70%
- $50,580 – 60%

Payscale.com average annual salaries for Raleigh area:

- WCPSS school teacher: $46,178 (average of elementary, middle, and high school salaries)
- Police officer: $41,822
- Entry level bookkeeper: $34,817

Salary.com average annual salaries for Raleigh area:

- City planner: $45,758
- Firefighter: $44,602
- Administrative assistant: $39,662
- Grocery store stock clerk: $31,855
- Preschool teacher: $30,698

Pedestrian Connectivity:
The existing Kissena Lane does not include sidewalks on either side of the roadway. This PUD proposes to continue the existing design for the Kissena Lane extension. This provision also aids in reducing construction costs in order to achieve the affordability goal.

Public Facilities:
Kissena Lane PUD 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*.

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:
Since this PUD proposes less than 30 single-family detached units the project was not required to be reviewed by the Park, Recreation, and Cultural Resources Advisory Commission and a fee-in-lieu or land dedication will be required based on the date that Town Council approves the rezoning.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:
The proposed PUD is consistent with the Apex Transportation Plan. The proposed PUD includes the extension of Kissena Lane north to stub to the property to the north for future development potential.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:
Planning staff recommends approval of #19CZ12 Kissena Lane PUD with the conditions as offered 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:

Approval of the rezoning is reasonable because the proposed Planned Unit Development-Conditional Zoning district is consistent with the Medium Density Residential land use classification on the 2045 Land Use Map.

The proposed rezoning is reasonable and in the public interest because it will allow for the development of affordable, infill single-family residential development that will be compatible with the single-family uses to the north, south, and east. The proposed rezoning will also maintain the character and appearance of the area.

PLANNING BOARD RECOMMENDATION:
Planning Board heard this item at their January 13, 2020 meeting and unanimously recommended approval.

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 two percent (2%) provided that:

(i) The PD Plan for PUD-CZ includes a non-residential component; or

(ii) The PD Plan for PUD-CZ has an overall density of 6 residential units per acre or more.

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.

CONDITIONAL ZONING STANDARDS:
The Planning Board shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:

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 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.

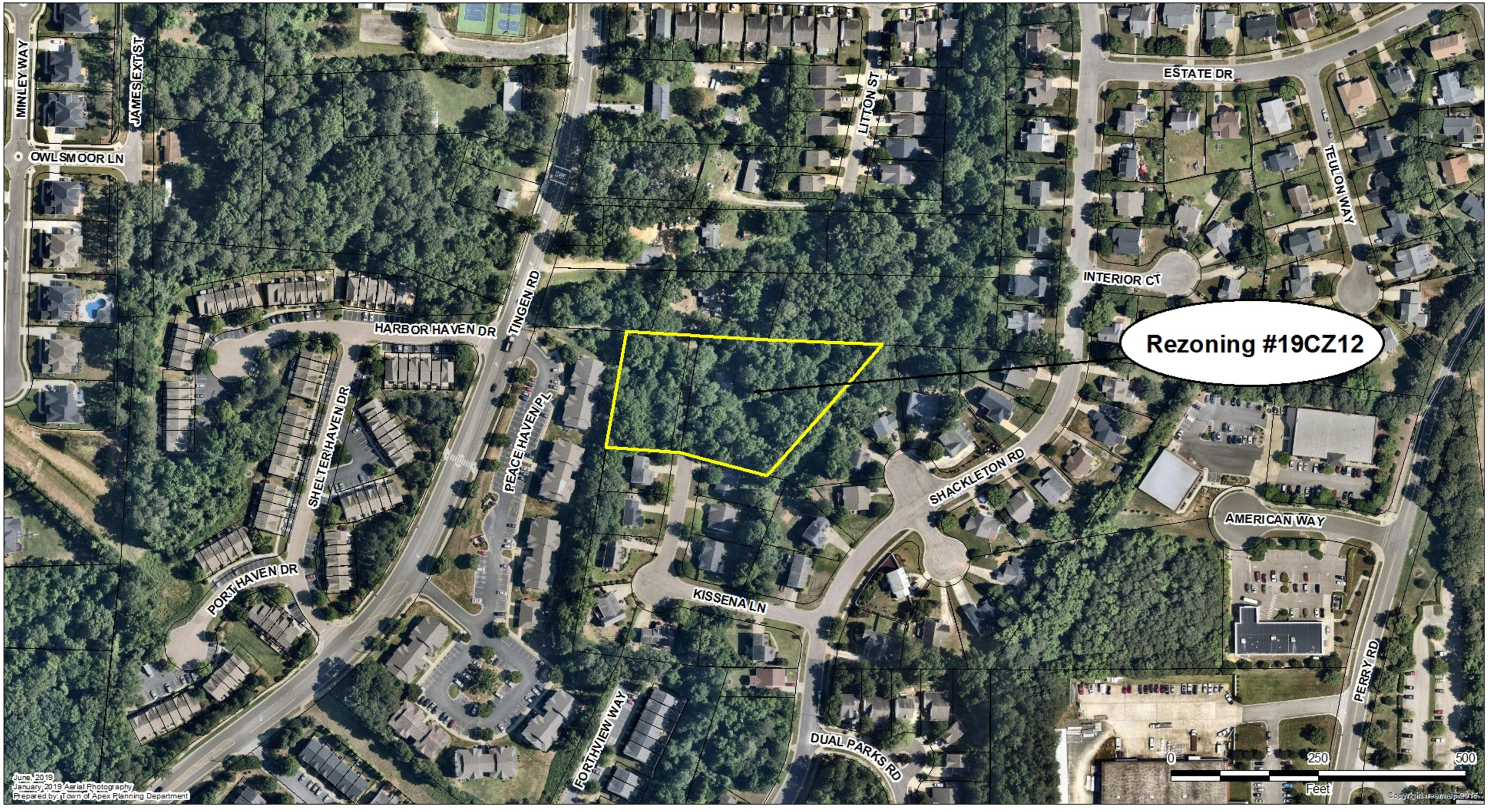
6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

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 #19CZ12
MINLEY WAY
JAMES EXT ST
OWLSMOOR LN
HARBOR HAVEN DR
TINGEN RD
LITTON ST
ESTATE DR
TEULON WAY
INTERIOR CT
SHELTER HAVEN DR
PEACE HAVEN PL
SHACKLETON RD
AMERICAN WAY
PORT HAVEN DR
KISSENA LN
FORTHVIEW WAY
DUAL PARKS RD
PERRY RD
0
250
500
Feet
June, 2019
January, 2019 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 #: _____ Submittal Date: _____

Fee Paid $ _____ Check # _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: _____

Address(es): _____

PIN(s) _____

_____ Acreage: _____

Current Zoning: _____ Proposed Zoning: _____

Current 2045 LUM Designation: _____

Requested 2045 LUM Designation: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Owner Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Agent Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Other contacts: _____

_____

_____

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 19CZ12 Submittal Date: 6/3/19

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:

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.

LEGAL DESCRIPTION

BEGINNING at a point at the eastern right of way of Apex – Kissena Lane, said point having North Carolina State Plane Coordinates of North: 716185.88, East: 2042966.10; thence S 75°25'28.9" E a distance of 114.0' to a point; thence N 41°31'17.7" E a distance of 159.57' to a point; thence N 41°02'51.63" W a distance of 135.43' to a point; thence N 87°31'47.18" W a distance of 194.25' to a point; thence N 86°36'12.88" W a distance of 115.97' to a point; thence N 86°36'13.48" W a distance of 15.09' to a point; thence N 86°46'43.74" W a distance of 68.94' to a point; thence N 86°46'44.71" W a distance of 40.12' to a point; thence S 10°01'58.36" W a distance of 199.57' to a point; thence S 86°24'20.96" E a distance of 109.94' to a point; thence S 76°02'36.51" E a distance of 5.22' to a point; thence N 86°21'54.99" E a distance of 11.0' to a point; thence S 75°25'28.79" E a distance of 39.0' to the original Point of Beginning.

The above described annexation area containing an area of 75,917 square feet (1.74 acres).

All deeds referenced above recorded in Wake County Register of Deeds.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 19CZ12 Submittal Date: 6/3/19

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, Jeff Roach, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 5/30/2019 By: _____

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, DANIEL H WOODS, a Notary Public for the above State and County, on this the 30 day of MAY, 2019.

SEAL

DANIEL H. WOODS NOTARY PUBLIC My Commission Expires November 18, 2023 WAKE COUNTY, NC

Daniel H Woods
Notary Public

DANIEL H WOODS
Print Name

My Commission Expires: 11/18/23

Owner	Mail Address 1	Mail Address 2	PIN
STEPHENS, ASHLEY	1106 KISSENA LN	APEX NC 27502-1864	741257899
FAHRER, NOLAN BENNETT, STEPHANIE	1104 KISSENA LN	APEX NC 27502-1864	741259808
WESTHAVEN TOWNHOMES HOMEOWNERS ASSN PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837	741261195
GALLOWAY, JOSEPH CLEVELAND	211 JAMES ST	APEX NC 27502-2121	741264605
PITTMAN, ROBERT ALEXANDER PITTMAN, ROBIN	103 HARBOR HAVEN DR	APEX NC 27502-4726	741265313
KELLY, BRIAN KELLY, KATHLEEN	1207 CAIRPHILLY CASTLE CT	APEX NC 27502-4064	741265333
FEDERAL HOME APEX, LLC FEDERAL HOME HARDEE TERRACE LLC	274 MADISON AVE RM 1401	NEW YORK NY 10016-0701	741266052
JUDD, REGINALD JUDD, TONY	8001 SMITH RD	APEX NC 27539-9550	741266614
AMOROSO, JOHN AMOROSO, JAME L	936 TINGEN RD	APEX NC 27502-8736	741266639
EPPS, DANIEL JR EPPS, CURTIS LEROY	501 BURTON ST	FUQUAY VARINA NC 27526-1607	741267486
BALDWIN, H B HEIRS	PO BOX 2331	RALEIGH NC 27602-2331	741267558
NGUYEN, CHAU	1108 KISSENA LN	APEX NC 27502-1864	741268011
AYLSWORTH, ART AYLSWORTH, GRETCHEN	1110 KISSENA LN	APEX NC 27502-1864	741268038
TURLEY, ZACHARY TURLEY, JENNIFER	1114 KISSENA LN	APEX NC 27502-1864	741268146
CUALES, HECTOR	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741268380
GALLOWAY, JOSEPH CLEVELAND	211 JAMES ST	APEX NC 27502-2121	741268652
MANGUM, STELLA J HEIRS C/O PATRICIA M BECKWITH	2909 EARTH DR	APEX NC 27539-6266	741268658
CUALES, HECTOR	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741269237
CHAVIS, FRANCES E EPPS, CURTIS LEROY	PO BOX 153	APEX NC 27502-0153	741269566
CLARK, MATTHEW L	1000 SHACKLETON RD	APEX NC 27502-5313	741350816
CUALES, MARLENE D	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741351909
BROOKS, MICHAEL BROOKS, TAMEKA	903 SHACKLETON RD	APEX NC 27502-5312	741352867
POLO, ESTEBAN JORGE	837 SHACKLETON RD	APEX NC 27502-1221	741352985
MCDANIEL, CARL MCDANIEL, MILISA	1109 KISSENA LN	APEX NC 27502-1864	741360000
TSUN, DAVID LIN, TUEY	1111 KISSENA LN	APEX NC 27502-1864	741360017
VANDERBROEK, AMANDA	1113 KISSENA LN	APEX NC 27502-1864	741360124
JOHNSON, MARY G JOHNSON, TRACY M	1007 TINGEN RD	APEX NC 27502-8766	741360405
ROMINGER, TIM	112 LITTON ST	APEX NC 27502-1228	741360636
BASHOR, GREGORY	902 SHACKLETON RD	APEX NC 27502-5311	741361027
GOLDER, MICHAEL COLLINS JR GOLDER, ANDREA COAKLEY	832 SHACKLETON RD	APEX NC 27502-1215	741361179
CUALES, HECTOR HOOKER, WALTER E HEIRS	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741361302
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	741361635
SIDNER, ROBERT W JR SIDNER, CYNTHIA	1141 NEWMARKET DR	VIRGINIA BEACH VA 23464-5707	741361649
ZHANG, WENLI	834 SHACKLETON RD	APEX NC 27502-1215	741362110
MAGLY, MARTIN GEORGE	830 SHACKLETON RD	APEX NC 27502-1215	741362258
CUALES, MARLENE DELORIS	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741362484
CUALES, MARLENE DELORIS	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741362672
TASKA, JEFFREY	111 LITTON ST	APEX NC 27502-1229	741362686
BIGELOW, JAMES	2649 NORTHSTREAM CT	HAW RIVER NC 27258-9529	741363340
EPPS, DANIEL JR EPPS, OLIVIA	501 BURTON ST	FUQUAY VARINA NC 27526-1607	741363556

MARTINOV, MARTIN I MARTINOV, VELINA G	827 SHACKLETON RD	APEX NC 27502-1221	741364046
GAO, PU LIU, DAOKUN	826 SHACKLETON RD	APEX NC 27502-1215	741364202
ATKINSON, CHARLES S	820 SHACKLETON RD	APEX NC 27502-1215	741364266
MULKEY, BARBARA ALLISON MULKEY, BARBARA H	818 SHACKLETON RD	APEX NC 27502-1215	741364392
UNITED ESTATES OF AMERICA INC	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741364725
STALLINGS, PAUL G STALLINGS, SUSAN LEIGH	3712 GRANDBRIDGE DR	APEX NC 27539-5715	741365018
KINSEY, GRETYL CRISTINA	816 SHACKLETON RD	APEX NC 27502-1215	741365410
RAY, MARY B	814 SHACKLETON RD	APEX NC 27502-1215	741365418
MAGGI, RICARDO G MAGGI, PATRICIA E	812 SHACKLETON RD	APEX NC 27502-1215	741365517

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 19CZ12 Submittal Date: 6/3/19

Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

0 Tingen Road

1105 Tingen 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.

Hector Cuales, 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: HECTOR CUALES

BY: SAME
Authorized Agent

DATE: 5/29/2019

TOWN OF APEX

BY: _____
Authorized Agent

DATE: _____

AGENT AUTHORIZATION FORM

Application #: 19CZ12 Submittal Date: 6/3/19

Hector Cuales is the owner of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Tingen Road

The agent for this project is: Peak Engineering & Design

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: 919-439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)

Hector Cuales — 5/21/19

Type or print name — Date

_____

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.**

AGENT AUTHORIZATION FORM

Application #: 19CZ12 Submittal Date: 6/3/19

Hector Cuales is the owner of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☑ Rezoning
- ☐ Site Plan
- ☑ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1105 Tingen Road

The agent for this project is: Peak Engineering & Design

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jeff Roach

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: 919-439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)

HECTOR CUALES — 5/21/19

Type or print name — Date

_____

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.**

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Hector Cuales (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 1105 Tingen Road, Apex, NC 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 12-5-2019, and recorded in the Wake County Register of Deeds Office on 12-5-2019, in Book 017673 Page 01611-01616.

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 12-5-2019, 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 12-5-2019, 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 17 day of DECEMBER, 2019.

_____ (seal)
HECTOR CUALES
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 HECTOR CUALES, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's PERSONALLY KNOWN, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

DANIEL H. WOODS NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires November 18, 2023 NOTARY SEAL

_____
Notary Public DANIEL H. WOODS
State of North Carolina
My Commission Expires: 11/18/23

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

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: Kissena Lane

Location: 0 Tingen Road, 1105 Tingen Road

Property PIN: 0741-31-1302 Acreage/Square Feet: 1.74 Ac

Zoning: HDSF, RA Subdivision/Development:

Property Owner: Hector Cuales

Address: 3308 Whittingham Drive

City: New Hill State: NC Zip: 27562

Phone: Email: hectorcual@gmail.com

Developer: Same

Address:

City: State: Zip:

Phone: Fax: Email:

Engineer: Peak Engineering & Design (Jeff Roach, Daniel Woods)

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: 919-439-0100 Fax: 919-439-6411 Email: dwoods@peakengineering.com

Builder (if known):

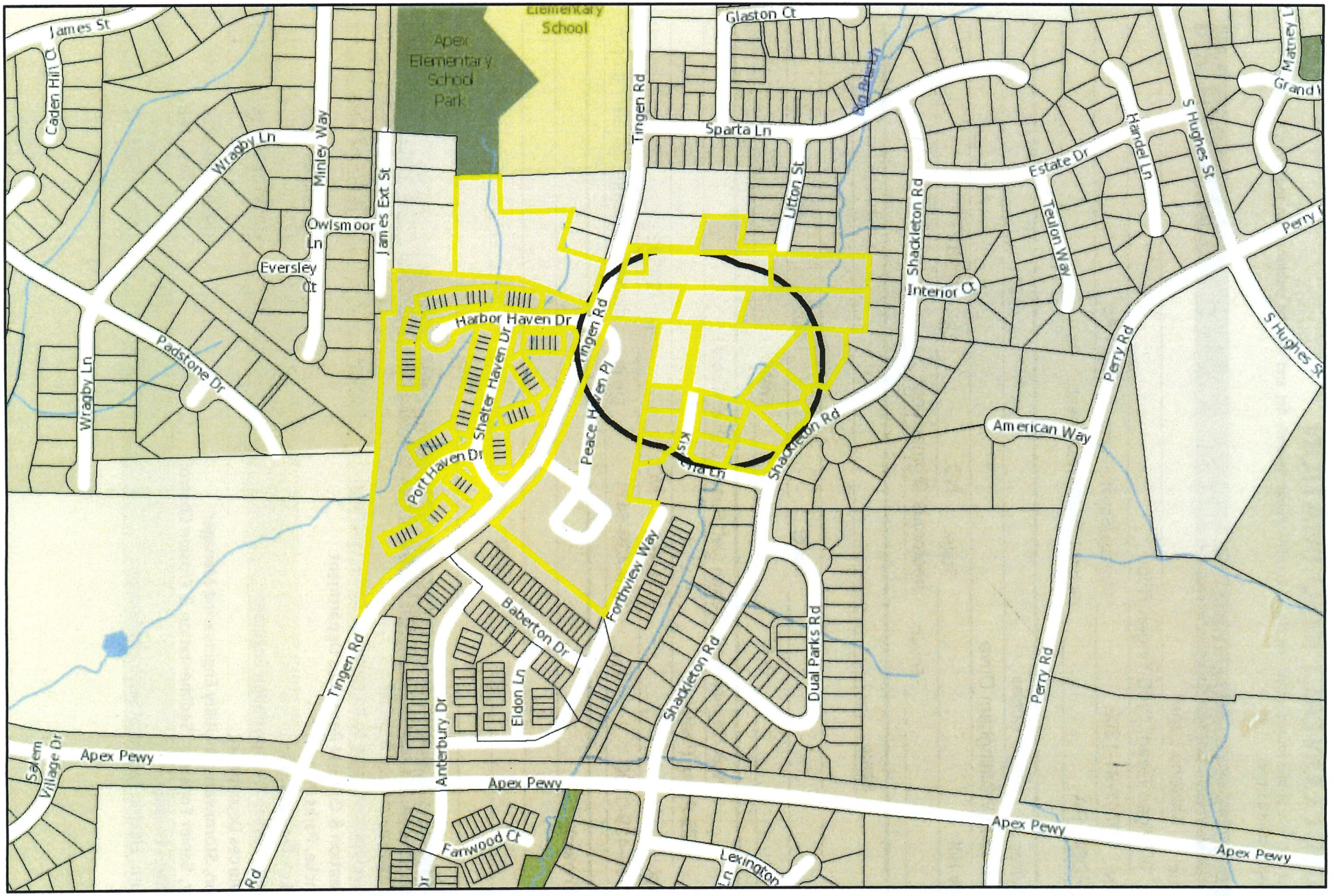
Address:

City: State: Zip:

Phone: Fax: Email:

Town of Apex Department Contacts

Planning Department Main Number (Provide development name 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 Mike Deaton, Stormwater & Utility Engineering Manager Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



Surroundng Properties

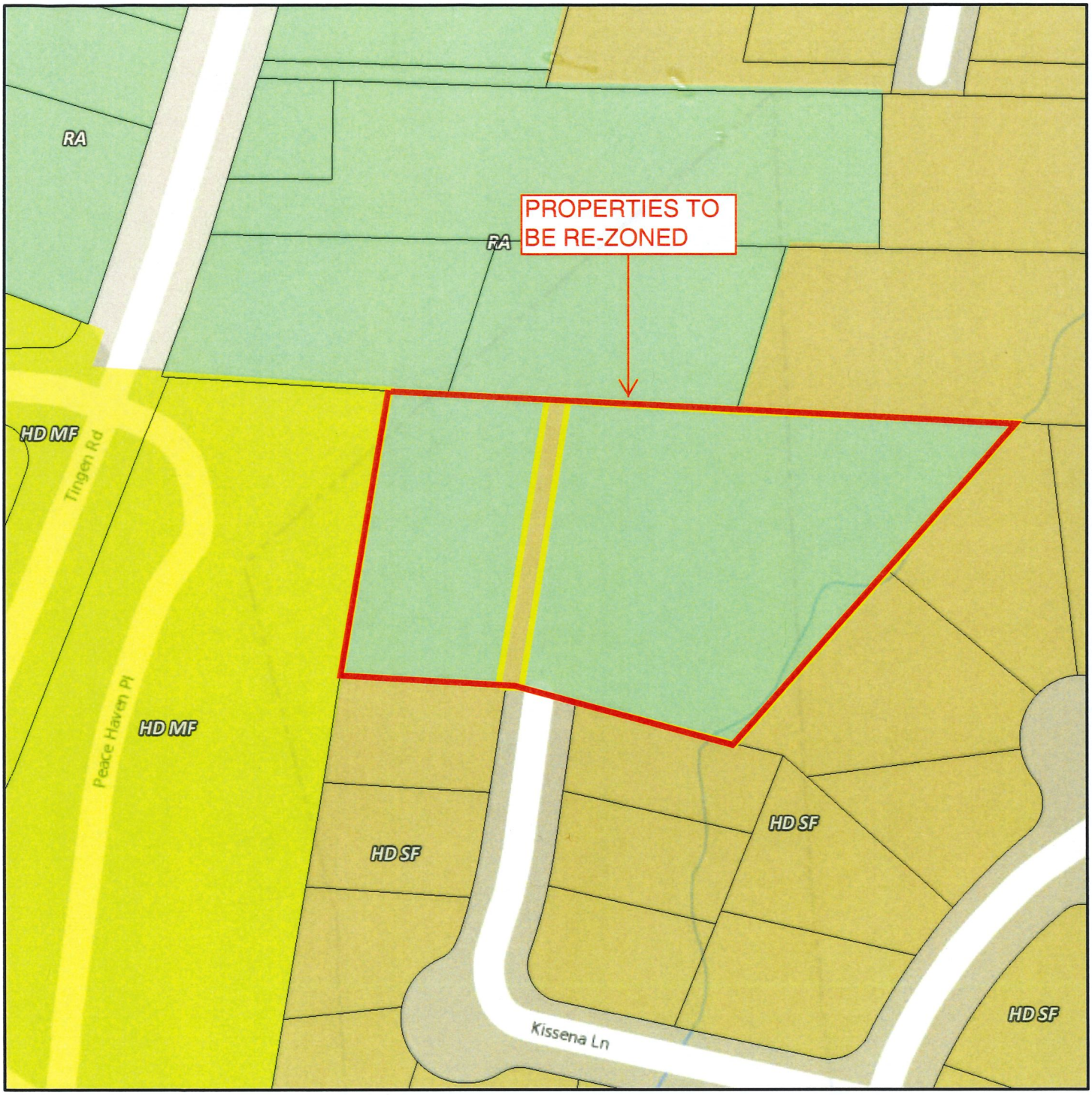
N

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.*



Kissena Lane Existing Zoning

N

0 50 100 200 ft

1 inch = 100 feet

Disclaimer

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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, Jeff Roach, 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 237 N. Salem Street, Apex, NC 27502 (location/address) on May 29, 2019 (date) from 5:30 (start time) to 7:30 (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.

5/30/2019
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, DANIEL H WOODS, a Notary Public for the above State and County, on this the 30 day of MAY, 2019.

DANIEL H. WOODS NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires November 18, 2023

Daniel H Woods
Notary Public

DANIEL H WOODS
Print Name

My Commission Expires: 11/18/23

NEIGHBORHOOD MEETING SIGN-IN 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 Address: 237 N. Salem Street, Apex, NC 27502

Date of meeting: 5/29/19 Time of meeting: 5:30 pm

Property Owner(s) name(s): Hector Cuales

Applicant(s): Peak Engineering & Design - Jeff Roach

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Eileen M. VanDerBroek	1113 Kissena Lane	[redacted]		
2.	Doreen VanDerBroek	1113 Kissena Ln.			
3.	Amanda VanDerBroek	1113 Kissena Lane			
4.	Nolan and Stephanie Fabre	1104 Kissena Ln			
5.	Jennifer Turley	1114 Kissena Ln			
6.	Velina Martinov	827 Shackleton Rd			
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

Kissena Lane Property
Neighborhood Meeting Minutes

Daniel Woods and Jeff Roach with Peak Engineering & Design opened the meeting at 5:30 pm on May 29, 2019 at the Halle Cultural Arts Center with a brief introduction and identification of the site. Those in attendance were directed to the sign-in sheet, handouts, and the exhibits of the project including the current zoning map, 2045 Land Use Plan, and an aerial depicting the location of the property. Following are the questions and answers during the meeting:

1. What is the plan for the property?
   a. Development of 8-10 single family, detached homes. Homes will likely range in size from 1,200-1,800 SF
2. Type of buyer?
   a. The development is being discussed with Habitat for Humanity Wake County for affordable housing product.
3. How will the dynamic of the community change with Habitat homes?
   a. Since the homes will be purchased (not rental units), we expect the new residents to look for the same sense of community that the existing residents of Perry Hills and Perry Farms have.
4. What is going to happen to the "critters" (bunnies and deer) which are located along the creek on site?
   a. We are not working within the stream buffers or other protected areas on site. Any animals will move to the creek area, north to vacant land, or south of other vegetated areas.
5. Will Kissena Lane be extended? Will it be extended to the Tingen Road? Will the street be extended to Litton Street? Will this area become a cut-through for other properties in the area?
   a. Yes, Kissena Lane is an existing stub-street constructed years ago. The extension is required (1) by Town requirement and (2) as the only way to access the properties. The current design does not connect Kissena to Litton Street. Interconnectivity between properties and developments is critical to reduce volume on surround streets outside of neighborhoods. Future development of property north of Kissena Lane may connect as this project proposes to stub Kissena Lane to the Johnson and Epps properties.
6. How will the Apex service vehicles access the property? (Police, Fire, EMS, garbage and the vac trucks)
   a. At the end of the proposed stub street, a temporary turn-around will be provided. This is a Town standard to allow the larger Town vehicles to safely maneuver the streets. Streets will be constructed to Town standard.
7. How will stormwater be routed through the property adjacent to the Turley property (PIN 0741-26-8146)? Currently have stormwater from West Haven Apartments running into the property and a storm pipe in the NE corner of the lot.
   a. Although very early in the process, the design team will review the runoff patterns to limit impact or to assist with existing runoff concerns from the Kissena Lane property owners.
8. How will speeds be controlled on Kissena Lane after construction? (neighbors don't like speed bumps)
   a. The development proposes to extend Kissena Lane ~200'. Speed is not expected to be an issue with this short extension, the stub street to the north, and the cul-de-sac bulb to the south.
9. The streets are narrow now. How will the extension of Kissena allow vehicles to pass through the site?
   a. Kissena Lane was constructed to Town standards at that time. The streets allow current passage of vehicles and trucks and will continue to do so. The proposed street section allows vehicles to pass through for critical services.
10. Where will the utilities be connected?
    a. Water, sewer, and storm connections are all at or near the existing stub on Kissena Lane. The plan is to extend utilities from this point into the property. There is also sewer along the eastern boundary of the property. Access to that sewer may be needed and will be determined at MSP and CD review.

The following questions were throughout the meeting specifically related to Habitat for Humanity of Wake County (or a similar organization which provides affordable homes for purchase) and the role they play in the development, construction, placement of families, and future resale of the homes.

11. If this is a Habitat for Humanity project, why is this the right location?
    a. Location of affordable housing units is required to have access to services. Bus service, retail services, parks and greenways, and walkable communities. Kissena Lane is a small assembly of properties in a developed location. The integration of Habitat for Humanity homes into existing neighborhoods is essential for the sense of community and to provide stable housing for all income levels.
12. Would you want this type of project next to your neighborhood?
    a. If the project is done right, then yes. Habitat for Humanity is a noble organization which provides homes which are typically similar in size and features to other homes in the surrounding communities. As an example, the homes on Ada Street have architectural features which create the sense of home and are visually appealing.
13. How do we propose to stop the deterioration of the homes as Habitat or low income housing?
    a. The homes are "purchased" not "rentals". The owner of the property in invested in the home from the initial construction (sweat equity) to the future sale of properties. The owner of these homes is like any other property owner – they should be interested in protecting their investments.
14. What type of buyer will be in the homes?
    a. The homes will be sold by Habitat for Humanity to "families living on a modest income".
15. Does Habitat maintain control over the homes with the ability to remove residents after the sale?
    a. This is being researched by the design team. An email will be provided to the surrounding property owners to clarify the role of Habitat for Humanity after the initial sale of the property.
16. What happens when the homes are resold in the future?
    a. The deed for Habitat property requires Habitat to approve any future sale of the homes (right of first refusal). There is a 20 year window on the initial property owners' right to sell the home and Habitat's ability to review the sales.
17. Have there been any studies that Habitat homes reduce the value of other homes in the area?
    a. We are not aware of studies which says that Habitat homes increase or decrease values after the properties are occupied. Unless you review the deed for the initial sale of the property, you are unlikely to know if the home was built by a local builder or Habitat for Humanity group.
18. Is there a plan to fence the lots to stop people from coming from West Haven Apartments into the community?
    a. This will be reviewed with Habitat to determine if a fence will be required adjacent to West Haven Apartments. The team will speak with the Apex Police Department to see if there is a reason to worry about West Haven and fence the homes.
19. What is the proposed cost of the homes?
    a. That is yet to be determined. Habitat has started to look into the value.
20. What happens after the Habitat homes are occupied and the adjacent property owners go to sell their homes? Loss of value, new property owners, cost of the homes.
    a. Habitat retains a 20-year control on the initial property buyers. As noted above, unless you researched the original sale of the home, people are not likely to know if the homes we built by Habitat or some other organization.
21. What happens to the sense of community with the new Habitat homes?
    a. See questions and response #3 above.
22. How will crime be controlled with the affordable housing units being proposed?
    a. These homes are "for sale" and cannot be compared to West Haven Apartments which are lower rate rental units. It has come to our attention – after the neighborhood meeting – that the management of West Haven Apartments did not fully vet the renters in the development. It is very difficult to evict

someone from a housing facility once they occupy. West Haven apartment cannot be compared to the proposed development based upon the buyers which these homes are focused on.

23. How will this project be different than a HUD or Section 8 housing development?
    a. The project is not a HUD or Section 8 housing development. The homes are sold to families earning "modest incomes" as opposed to government assistance to support monthly housing costs. The families which are part of the Habitat program still have a mortgage on the property and are required by the banks to maintain property as any other home owner would do.

At the conclusion of the public question and answer session, there were a number of breakout sections where additional questions were asked. These discussions were helpful in learning more about Perry Hills and Perry Farms and the issues which they are having with surrounding properties but were not questions related to zoning or future plans for the Kissena Lane extension.






Habitat
Pope Francis

Kissena Lane

A PLANNED UNIT DEVELOPMENT

PD PLAN
Rezoning Case #19CZ12

June 3, 2019
Revised July 12, 2019
Revised August 8, 2019
Revised August 20, 2019

Project Contact:
Hector Cuales
33085 Whittingham Drive
New Hill, NC 27562

Civil Engineering & Land Planning:
Jeff Roach, P.E.
Peak Engineering & Design, PLLC

PEAK
Engineering & Design

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Section 17: Phasing

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Section 19: Compliance with the Unified Development Ordinance (UDO)

Exhibits

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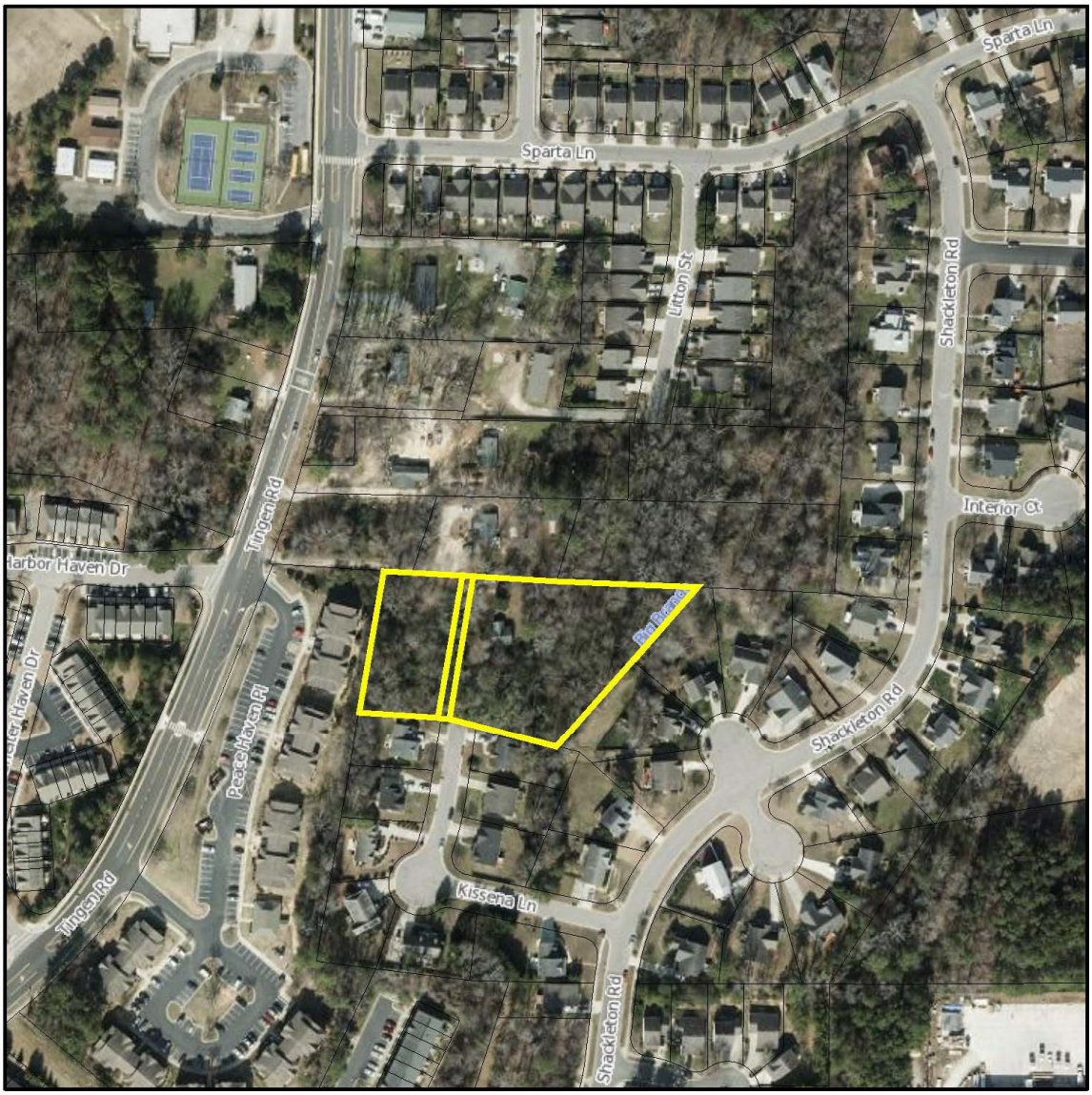
Section 2: Vicinity Map

Kissena is an assembly of three (3) properties located at the termination of Kissena Lane; south of Sparta Lane, directly west of West Haven Apartments and Tingen Road. The property is bordered to the north by existing residential properties; to the east and south of by Perry Farms Subdivision; and apartments to the west.



Section 3: Project Data

Project name: Kissena Lane Extension

Property Owner:
Hector Cuales
1105 Tingen Road
Apex, NC 27502
PINs 0741-31-1302 (1.17 acres)
0741-26-9237 (0.07 acres)
0741-26-8380 (0.50 acres)

Project Contact:
Hector Cuales
3308 Whittingham Drive
New Hill, NC 27562
hectorcual@gmail.com

Prepared by:
Jeff Roach, P.E.
Peak Engineering & Design, PLLC
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
jroach@peakengineeringdesign.com

Zoning:

Existing Zoning:	High Density-Single Family (HD-SF) and Rural Agricultural (RA)
Proposed Zoning:	Planned Unit Development – Conditional Zoning (PUD-CZ)

2045 Land Use Map

Existing Land Use Designation:	Medium Density Residential (< 6.0 units/acre residential)
Proposed Land Use:	Medium Density Residential (< 5.8 units/acre residential)
Total Property:	1.74 acres

Legal descriptions for the properties being zoned are provided by Peak Engineering & Design, PLLC and has been assembled from available plats, deeds, and other Wake County GIS data. This information is public and provided within the zoning application packet.

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Section 4: Purpose Statement

Kissena Lane is a proposed Planned Unit Development (PUD) with a maximum of 10 single family residential lots currently located inside the Apex town limits. As part of the rezoning process, some of the properties will be required to annex, to be voted on by the Apex Town Council. The PUD parameters are outlined in UDO Section 2.3.4(F)(1)(a)(i - vi) and answered in various locations within the PD text document.

The purpose of the PUD rezoning application is to develop a residential development that is compatible with the value, quality and character of the surrounding properties and developments. The standards included with the submittal provide for flexibility in the building design and lot sizes to accommodate various highly sought after products in the Apex market. The targeted market for this project includes houses high in quality and lower in cost compared to other recent residential developments within the Town of Apex. Items such as small lot sizes, building design, and other development components will be considered to make new homes within the Kissena Lane Extension affordable for persons with varying incomes. Habitat for Humanity, or similar programs, which aid in the affordability of new homes will assist in the design and construction of the new homes. 100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

The construction throughout the property will include streets, utilities, and landscaping while protecting the natural environment to the maximum extent, all of which will be done in accordance with current Town of Apex requirements.

Permitted Uses*

The rezoned lands may be use for the uses listed below. The permitted uses are subject to the limitation stated in UDO Section 4.2.2:

1. Single family
2. Accessory apartment
3. Utility, minor
4. Recreation facility – private
5. Greenway
6. Park, active
7. Park, passive

*100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

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Section 5: Description, Density and Dimensional Standards

The project will comply with the standards as established by UDO Section 5.1.3 or as noted within the PD Text for the project:

Proposed maximum density: 5.80 units/acre
(includes R/W, Open Space and lots)

Proposed Maximum Building Height: 36'

Proposed Minimum Lot Width: 33'

Proposed Minimum Building Setbacks:

Front: 20'
Side: 5'
Rear: 10'
Percentage of Built Upon Area: 70% maximum

Maximum number of lots: 10 lots

*** Porches, patios, decks and other structures may encroach into requirement building setbacks as permitted by the Town of Apex UDO.*

Section 6: Architectural Standards

Single-family residential standards:

1. Vinyl siding is permitted for exterior building materials.
2. The roof shall be pitched at 5:12 or greater. This excludes porches, screen porches, bay windows, and decorative elements.
3. Eaves shall project at least 8 inches from the wall of the structure.
4. The visible side of a home 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 or decorative trim
   - Wrap around porch or side porch
   - Two or more building materials
   - Decorative brick/stone
   - Decorative trim
   - Decorative shake
   - Decorative air vents on gable
   - Decorative gable
   - Decorative cornice
   - Column
   - Portico
   - Balcony
   - Dormer
5. House entrances may be placed at finished grade or a raised floor with crawl space.
6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
7. Front porches shall be a minimum of 6 feet deep.

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Section 7: Parking and Loading

Parking will be provided by parking pads and/or driveways and will comply with the Town of Apex UDO Section 8.3 for single family residential lots. Residential driveways shall have a minimum width of 12' and 20' in length as measured from the back of the sidewalk or, where no sidewalk exists, the back of the curb, to count as required parking.

Section 8: Resource Conservation Area (RCA)

The project is required to meet UDO Section 8.1.2 for resource conservation area. The project is located east of I-540 and is required to establish 20% Resource Conservation Area with an additional 2% RCA if mass graded. The project will protect environmentally sensitive features to meet the RCA requirements. Final location and acreage will be provided during the Master Subdivision Plan submittal Process.

Section 9: Landscaping

Internal landscaping will comply with UDO section 8.2.4(A)(4) for street tree plantings, foundation plantings and tree preservation. In lieu of required buffer plantings along the western, northern and southern property lines, adjacent to PINs 0741-26-8146, 0741-26-6052, 0741-26-7486 and 0741-26-0405, a solid 6' wood fence shall be installed. A 50' section of the fence will be removed with the extension of Kissena Lane in the future. The location of the fence removal will be determined when Kissena Lane is extended beyond the project, into the adjacent property. Buffering to the east will be provided by the existing stream buffer. The project will maintain similar density and design of the existing development to the south.

Section 10: Signage

All signage will comply with the applicable standards and requirements of UDO Section 8.7. Signage for the residential development shall be coordinated with staff during the appropriate Master Subdivision Plan and/or Master Signage Plan approval.

Section 11: 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. Facilities include:

Water:

Water will be provided by connecting to an existing waterline along Kissena Lane. The design team will coordinate with staff to locate and size the necessary extensions during the Master Subdivision and Construction Document review phases.

Sanitary Sewer:

Sanitary sewer will be provided by connecting to an existing sewer main at the end of Kissena Lane. The design shall be coordinated with Town of Apex staff during the Master Subdivision Plan and Construction Document phases. Extensions along natural draws are required per Town of Apex specifications.

Streets:
The project is showing the extension of Kissena Drive north from the existing dead end to the properties northern boundary. The development will stub a residential street to adjacent property owner to the north for future connections. No street stubs are provided east due to environmental feature or to the west due to existing development. The final alignment of all internal streets will be coordinated with staff. Per UDO Section 2.3.4, PUD developments commonly include sidewalk on both sides of the streets. The existing Kissena Lane street stub does not include sidewalks on either site of the street. To continue this design, and to reduce construction cost for affordability, sidewalks along the Kissena Lane Extension are not proposed.

Other Utilities:
Electric service shall be provided by the Town of Apex in conjunction with the appropriate staff. Gas, telephone, and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Transportation:
A Traffic Impact Analysis (TIA) was not required for this project. There are no improvements to existing roads, signals or other transportation facilities proposed with this project.

Section 12: Pedestrian Circulation System and Amenities
To assist with the affordability of the new homes, the absence of sidewalk on Kissena Lane and the small nature of the project, sidewalks are not proposed with this project.

Section 13: Parks and Recreation
This Planned Development proposes less than 30 (or a maximum of 10) single family detached units so only a fee-in-lieu payment will be required per UDO Section 14.1.2 Exemptions. The property abuts existing Public Greenway Easement for the future Big Brach Greenway, but with the limited number of units, the necessity to cross Big Branch Creek and impact to riparian buffer when access to the greenway would be within 350 ft or 0.07 mile, the project is not requested to accommodate a connection within the project boundaries

Section 14: Natural Resources and Environmental Protection
Kissena Lane is located within the Town's Secondary Watershed Protection Overlay District. The properties are currently undeveloped and has one stream containing stream buffers. The design team will coordinate with staff to minimize impacts to the buffer during the Master Subdivision and Construction Document review phases. Per FEMA FIRM Maps 3720074100J dated May 2, 2006 there are no Special Hazard Flood Prone areas. No historical structures are identified within the property boundary pursuant to the North Carolina State Historic Preservation Office's website.

Section 15: Stormwater Management
The project will not require a Stormwater Control Measures (SCMs). The project is small in nature with a disturbance of less than one (1) acre. Per UDO Section 6.1, projects with a disturbance of 1 acre or less do not require an SCM.

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Section 16: Phasing

The project is small in nature and consists of single family homes, roadway extensions, utility services and other site design features which will all be constructed in one phase. For this reason, a phasing plan has not been included as part of the design.

Section 17: Plan Consistency

The proposed zoning for Kissena complies with the 2045 Land Use Map designation for this area as a medium density residential development. Kissena Lane is a medium density development and will have an overall project density at or below 6.0 units/acre. The project will meet the requirements of the Transportation Master Plan, the Bike Apex Plan, the Parks, Recreation, Greenways, and Open Space Plan, along with other Town of Apex adopted plans which direct development, as amended from time-to-time.

Section 18: Compliance with the Unified Development Ordinance

Kissena Lane will comply with the relevant standards of the Town of Apex's Unified Development Ordinance and other development related standards. Any deviation from standards shall be approved by staff, Planning Board, or Town Council representatives throughout the zoning and design development processes as required.

EXHIBITS

I. COVER SHEET (Sheet C000)
   The Cover Sheet contains contact information, vicinity map, site design guidelines, and required Town of Apex notes and descriptions.

II. EXISTING CONDITIONS (Sheet C001)
   The existing conditions plan includes the base site items, zoning of adjacent properties, boundary, environmental features, and existing conditions around the property.

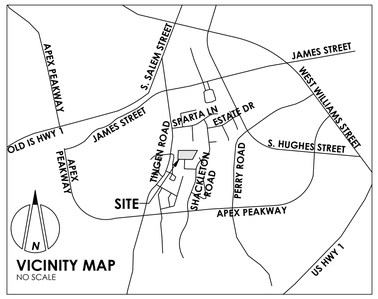
III. CONCEPTUAL SITE PLAN (Sheet C100)
   This sheet includes standard site notes, site infrastructure, vehicular connectivity locations, buffers, areas proposed for development.

IV. CONCEPTUAL UTILITY PLAN (Sheet C200)
   The Conceptual Utility Plan shows the preliminary location for connection to existing water, sewer, and stormwater as well as the existing infrastructure for said services. The final design will be completed to the Apex standards at the time of Master Subdivision submittal.

PLANNED UNIT DEVELOPMENT

KISSENA LANE

1105 TINGEN ROAD
APEX, NORTH CAROLINA
PROJECT NUMBER: 180901
DATE: JUNE 3, 2019



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	OVERALL SITE PLAN
C105	OVERALL PHASING PLAN
C200	OVERALL UTILITY PLAN



AERIAL MAP
NO SCALE

SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Hector Cuales 0 Tingen Road Apex, NC 27502	0741-26-8380	0052620	074110	0.5	DB 17272 PG 00548
Hector Cuales 0 Tingen Road Apex, NC 27502	0741-26-9237	0247235	074110	0.07	DB 17272 PG 00548
Hector Cuales 1105 Tingen Road Apex, NC 27502	0741-36-1302	0059739	074110	1.17	DB 17673 PG 001611

Total Deeded Acreage: **1.74 acres**

Existing Zoning:	Rural Agricultural (RR), High Density-Single Family (HD-SF)
Proposed Zoning:	PUD-CZ (Planned Unit Development - Conditional Zoning)
2045 Land Use Map:	High Density Single Family
Existing Use:	Vacant & Single Family
Proposed Uses:	Single Family
Township:	White Oak
Flood Zone Information:	Firm Panel 3720074100J dated May 2, 2006 does not show the presence of flood zones on properties.
Watershed Information:	Secondary Watershed Protection Overlay District, Big Branch Basin, Cape Fear River Basin.
Historical:	Per the NC SHPO, no historical structures are located within the project boundary.
Design Standards:	
Minimum Lot Width:	33'
Maximum Built Upon Area:	70%
Maximum Density:	5.80 Units per Acre
Maximum Number Lots:	10
Building Setbacks:	
Front:	20'
Rear:	10'
Side:	5' min. (No Aggregate)
Side (Corner Lot):	5'
Maximum Density:	5.80 Units per Acre
Building:	
Proposed Building Height:	36' maximum
Proposed Building Stories:	3 stories (maximum)

DEVELOPER/OWNER
HECTOR CUALES
3308 WHITTINGHAM DRIVE
NEW HILL, NC 27562
E: HECTORCUAL@GMAIL.COM

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
5448 APEX PEAKWAY #368
APEX, NC 27502
Phone (919) 439-0100
www.PeakEngineering.com

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100 fax: 919.439.6411
www.PeakEngineering.com
NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

seal:
NORTH CAROLINA PROFESSIONAL SEAL 44427 ENGINEER JEFFREY A. ROACH
FOR REVIEW NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY
1	7/12/2019	TOWN OF APEX COMMENTS	DW
2	8/8/2019	TOWN OF APEX COMMENTS	DW

title:
COVER SHEET

proj #: 180901
date: June 3, 2019
dwg by: XXX chkd by: JR
scale: As Noted
sheet: C000
Planned Unit Development

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NOTES:

1. THERE ARE NO CONTRIBUTING HISTORICAL STRUCTURES WITHIN THE PROJECT BOUNDARY.
2. SUBJECT PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS: AS SHOWN ON SHEET C000.
3. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER AND THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY A DEED OF EASEMENT PRIOR TO UTILITY INFRASTRUCTURE CONSTRUCTION APPROVAL. THESE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF APEX AND LABELED "TOWN OF APEX PUBLIC UTILITY EASEMENT".
4. NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPOUNDMENT UPON TOWN OF APEX PUBLIC UTILITY EASEMENTS. PROHIBITED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, HOUSES, AIR CONDITIONING UNITS, HEAT PUMP UNITS, DECKS, GARAGES, STORAGE/TOOL SHEDS, SWIMMING POOLS, WALLS, RETAINING WALL MECHANISMS/APPURTENANCES AND FENCES. UPON PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT, FENCES MAY PERMITTED ACROSS EASEMENTS, PROVIDED THAT AN ACCESS GATE IS INSTALLED FOR THE FULL WIDTH OF THE EASEMENT.
5. NO PERSON SHALL PLANT TREES, SHRUBS, OR OTHER PLANTS WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
6. ANY AND ALL STREET SIGNS SHALL ONLY BE PROVIDED AND INSTALLED BY THE TOWN OF APEX.
7. FIRM PANEL 3720074100J EFFECTIVE 5-6-2006 DOES NOT SHOW THE PRESENCE OF FLOOD ZONES ON PROPERTIES.
8. WATERSHED INFORMATION: SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT, BIG BRANCH CREEK BASIN, CAPE FEAR RIVER BASIN.

BOUNDARY INFORMATION OBTAINED FROM WAKE COUNTY GIS, DEED AND PLAT DESCRIPTIONS, APEX LIDAR, ADVANCED CIVIL DESIGN, AND OTHER AVAILABLE DATA SOURCES. FINAL BOUNDARY AND SURVEY DOCUMENTS WILL BE PROVIDED DURING THE MASTER SUBDIVISION PLAN DESIGN PHASE OF THE DEVELOPMENT.

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

1 C001 EXISTING CONDITIONS
SCALE: 1"= 60'

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100 fax: 919.439.8411
www.PeakEngineering.com
NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

seal:
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT FRED T. A. ROACH
FOR REVIEW ONLY NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY
1	7/12/2019	TOWN OF APEX COMMENTS	DW
2	9/9/2019	TOWN OF APEX COMMENTS	DW

title:
EXISTING CONDITIONS

proj #: 180901
date: June 3, 2019
dwg by: JE chkd by: DW
scale: As Noted
sheet: *C001*
Planned Unit Development

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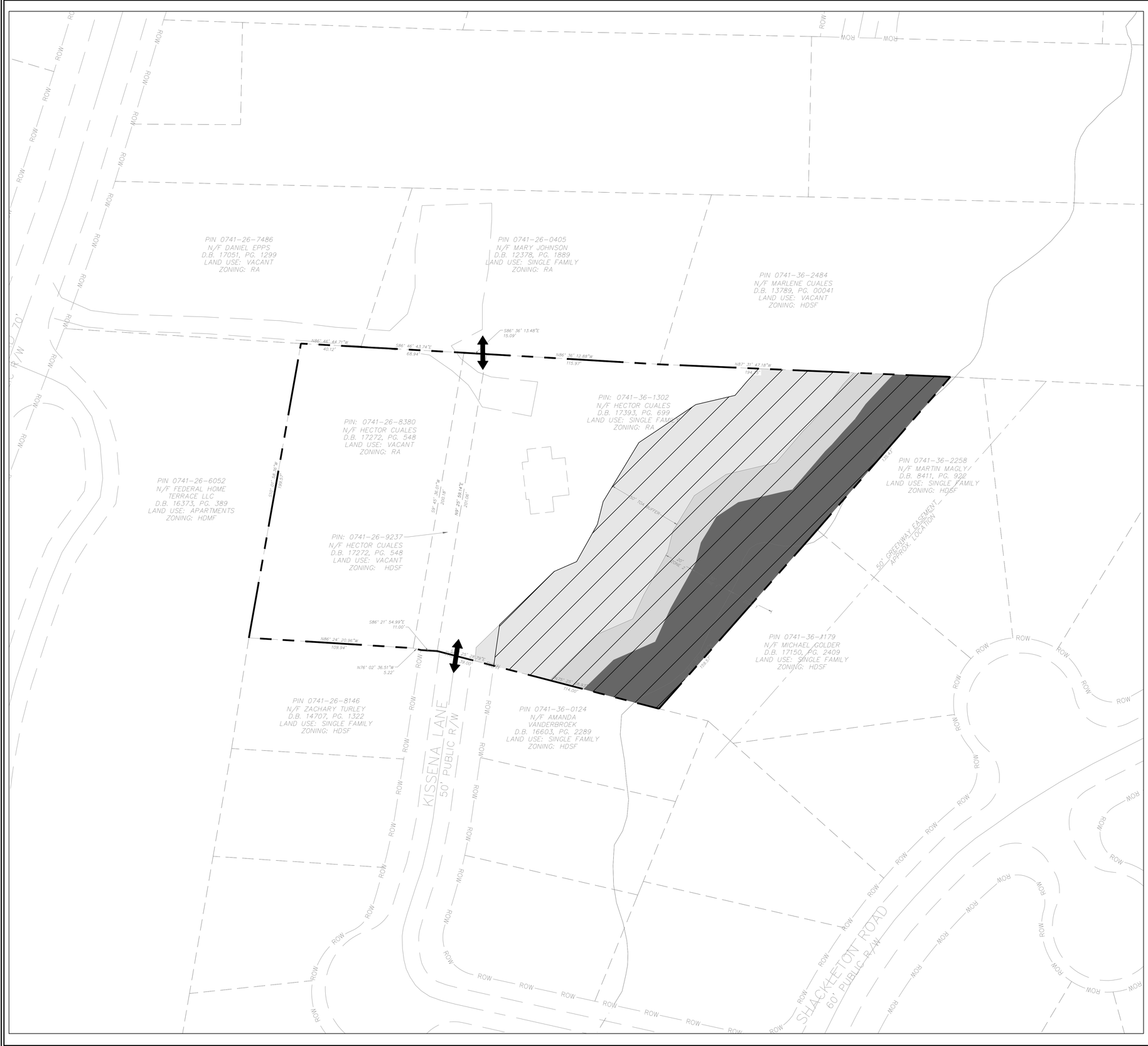

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

1 C100 CONCEPTUAL SITE PLAN
SCALE: 1"= 30'

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100 fax: 919.439.8411
www.PeakEngineering.com
NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

seal:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042427 JEFFREY A. ROACH
FOR REVIEW NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY
1	7/17/2019	TOWN OF APEX COMMENTS	DW
2	8/6/2019	TOWN OF APEX COMMENTS	DW

title:
CONCEPTUAL SITE PLAN

proj #: 180901
date: June 3, 2019
dwg by: JE chkd by: DW
scale: As Noted
sheet: C100
Planned Unit Development

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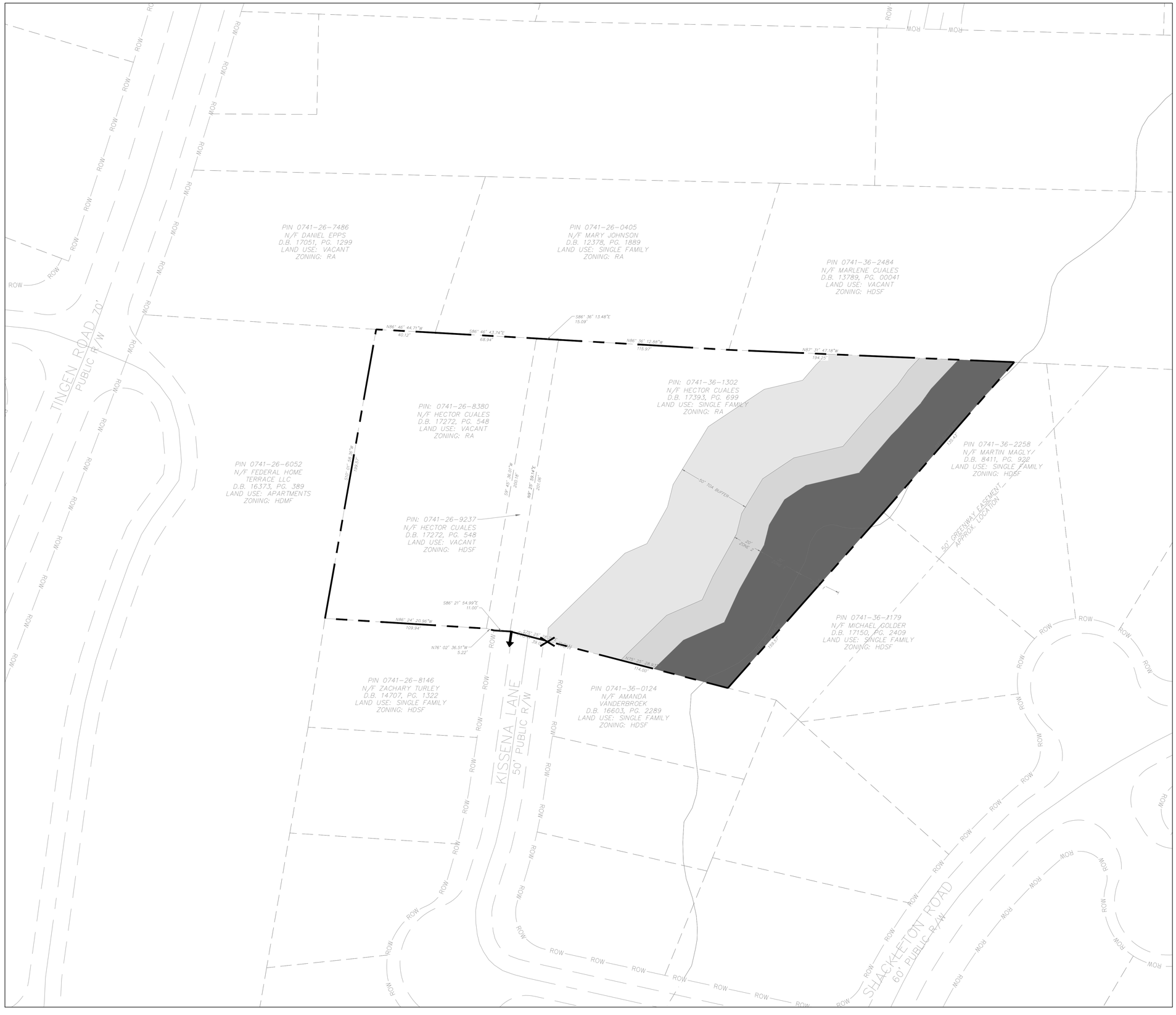

NOTES:

1. THE PROJECT IS REQUEST FULL TOWN OF APEX UTILITIES, INCLUDING WATER, SEWER AND ELECTRICAL SERVICES. THE FINAL LOCATION AND TIMING OF THE REFERENCED SERVICES SHALL BE COORDINATED WITH TOWN STAFF.
2. THE PROJECT IS NOT PROPOSING PRIVATE SEWAGE DISPOSAL.
3. THE LOCATION OF LOTS, STREETS, OPEN SPACE, RESOURCE CONSERVATION AREAS, STORMWATER CONTROLS, AND OTHER SITE IMPROVEMENTS ARE ILLUSTRATIVE ONLY AND WILL BE COORDINATED WITH STAFF DURING THE MASTER SUBDIVISION PLAN REVIEW PROCESS.
4. THE PROJECT WILL COMPLY WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS AS OUTLINED WITHIN THE DESIGN AND DEVELOPMENT MANUAL, THE REZONING PD TEXT, AND UNIFIED DEVELOPMENT ORDINANCE (UDO).

PROPOSED WATER CONNECTION

PROPOSED SEWER CONNECTION

STREAM BUFFERS

30' ZONE 1 BUFFER

20' ZONE 2 BUFFER

50' TOA BUFFER

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, WAKE COUNTY SOILS SURVEYA FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

PROJECT PERIMETER BOUNDARY

N

NAD 83

0 15 30 60

SCALE: 1" = 30'

1 C200 CONCEPTUAL UTILITY PLAN

SCALE: 1"= 30'

PEAK Engineering & Design
1125 Apex Peakway | Apex, NC 27502
ph: 919.439.0100 fax: 919.439.6411
www.PeakEngineering.com

NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

seal:
NORTH CAROLINA PROFESSIONAL SEAL 11427 ENGINEER STEVEN A. ROACH
FOR REVIEW NOT FOR CONSTRUCTION

No.	DATE	REVISION	BY
1	7/12/2019	TOWN OF APEX COMMENTS	DW
2	8/8/2019	TOWN OF APEX COMMENTS	DW

title:
CONCEPTUAL UTILITY PLAN

proj #: 180901

date: June 3, 2019

dwg by: JE chkd by: DW

scale: As Noted

sheet: C200

Planned Unit Development

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PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning #19CZ12 Kissena Lane PUD

January 13, 2020 Planning Board Meeting

Report Requirements:

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment 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:	±1.74 acres
PINs:	0741361302, 0741269237, & 0741268380
Current Zoning:	Residential Agricultural (RA) & High Density Single-Family Residential (HDSF)
Proposed Zoning:	Residential Agricultural (RA) & High Density Single-Family Residential (HDSF)
2045 Land Use Map:	Medium Density Residential
Town Limits:	0741269237 is in Town limits, 0741361302 & 0741268380 are in the 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 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.
   ☒ 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: Reginald Skinner
Seconded by Planning Board member: Beth Godfrey

☐ *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 applicant as submitted.

☐ *Denial*: the project is not consistent with all applicable officially adopted plans.

With 8 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 13th day of January 2020.

Attest:

Michael Marks, Planning Board Chair

Dianne Khin, Planning Director

http://www.apexnc.org/DocumentCenter/View/30232/PH-Notice-19CZ12-Kissena-PUD
Search...
Legal Notice of Public Hearing... | apexnc.org
File Edit Go to Favorites Help
Convert Select
Historic Map' | Apex, NC - Official Websit... | Planning Department Ma... | Permit Center IDT | Real Estate Search | Unified Development Ordi... | Applications & Schedules ... | ExecuTime Enterprise Wor...

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #19CZ12
0 & 1105 Tingen Road
Kissena Lane PUD

Pursuant to the provisions of North Carolina General Statutes Section 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 and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Hector Cuales
Authorized Agent: Jeff Roach, Peak Engineering & Design, PLCC
Property Addresses: 0 & 1105 Tingen Road
Acreage: ± 1.74
Property Identification Numbers (PINs): 0741361302, 0741269237, & 0741268380
Existing 2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Residential Agricultural (RA) & High Density Single-Family Residential (HDSF)
Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
73 Hunter Street, Apex, North Carolina
Council Chambers, 2nd Floor

Planning Board Public Hearing Date and Time: January 13, 2020 4:30 P.M.
Town Council Public Hearing Date and Time: January 21, 2020 6:00 P.M.
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 appear at the public hearing and be heard with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the 2045 Land Use Map can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/27849.

Dianne F. Khin, AICP
Planning Director

Published Dates: December 27, 2019 – January 21, 2020

9:10 AM
12/27/2019

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

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Kissena Lane PUD

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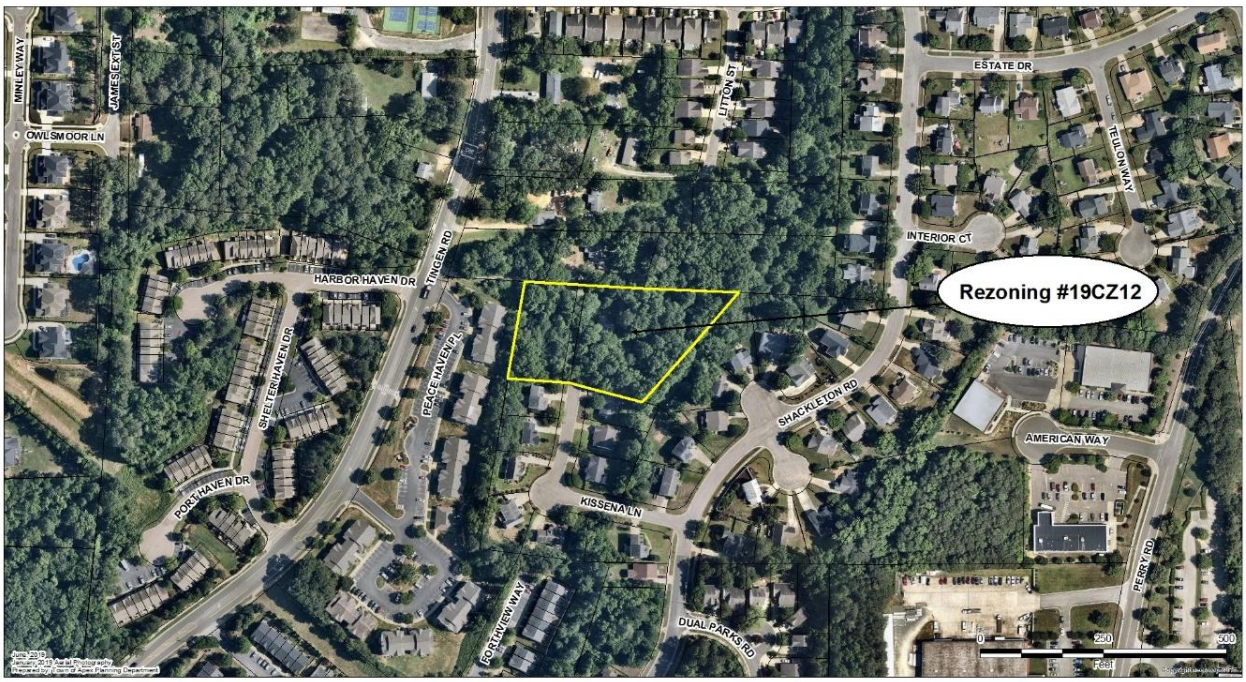

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Dianne F. Khin, AICP
Planning Director

Published Dates: December 27, 2019 – January 21, 2020


Rezoning #19CZ12
ESTATE DR
LITTON ST
TINGEN RD
INTERIOR CT
1105
SHELTER HAVEN DR
PEACE HAVEN PL
SHACKLETON RD
KISSENA LN
0
150
300
Feet
June, 2019
January 2019 Aerial Photography
Prepared by: Town of Apex Planning Department
Public Hearing Sign Posted By
Signature
6/10/19
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:	Rezoning 19CZ12
Project Location:	0 & 1105 Tingen Road
Applicant or Authorized Agent:	Jeff Roach
Firm:	Peak Engineering & Design, PLLC

This is to certify that I, as Current Planning Manager, mailed or caused to have mailed by first class postage for the above mentioned project **December 27, 2019**, 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.

12-27-19
Date

Amanda Bunce
Current Planning Manager

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 27 day of December, 2019.

Paralee J. Smith
Notary Public

PARALEE J. SMITH NOTARY PUBLIC JOHNSTON COUNTY, NC

My Commission Expires: 9/12/2023

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: January 21, 2020

Item Details

Presenter(s): Lauren Staudenmaier, Planner I

Department(s): Planning and Community Development

Requested Motion

Public Hearing and possible motion to approve an amendment to the 2045 Land Use Map and Rezoning Application #19CZ24 Upchurch-Williams House. The applicant, Cara Powell, seeks to amend the 2045 Land Use Map from Medium/High Density Residential to Office Employment and to rezone approximately 5.50 acres for the property located at 7213 Roberts Road, from Rural Residential (RR) to Office and Institutional-Conditional Zoning (O&I-CZ).

Approval Recommended?

The Planning and Community Development Department recommends approval.

The Planning Board heard this item at their January 13, 2020 meeting and unanimously recommended approval.

Item Details

**

Attachments

- Staff Report
- Vicinity Map
- Application

STAFF REPORT

2045 Land Use Map Amendment and Rezoning #19CZ24 Upchurch-Williams House

January 21, 2020 Town Council Meeting

All property owners within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 7213 Roberts Road
Applicant/Owner: Cara Powell/Capital Area Preservation, Inc.

PROJECT DESCRIPTION:

Acreage: ±5.50
PIN: 0733337439
Current Zoning: Rural Residential (RR)
Proposed Zoning: Office & Institutional–Conditional Zoning (O&I-CZ)
Current 2045 Land Use Map: Medium/High Density Residential
Proposed 2045 Land Use Map: Office Employment
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County R-40W	Single-family residential; NC 540 HWY
South:	Rural Residential (RR)	Single-family residential
East:	Wake County R-40W	Single-family residential; Roberts Road
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #13CZ18); Rural Residential (RR)	Single-family residential (Greenmoor); NC 540 HWY

Existing Conditions:

The subject property is located on the east side of NC 540 Highway and west of Roberts Road. There is an existing structure on the site, designated as an Apex Historic Landmark. The Apex Town Council designated the structure as a historic landmark in April 2018.

Neighborhood Meeting:

The applicant conducted a neighborhood meeting on October 22, 2019. The neighborhood meeting report is attached.

2045 LAND USE MAP:

The 2045 Land Use Map identifies the property subject to this rezoning as Medium/High Density Residential. The proposed conditional rezoning to Office & Institutional-Conditional Zoning (O&I-CZ) is not consistent with the land use classification. Therefore, the applicant is proposing to amend the 2045 Land Use Map classification to Office Employment for the area proposed to be rezoned. The proposed zoning district is consistent with the proposed classification.

PROPOSED ZONING CONDITIONS:

Limitation 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.

Permitted Uses and Limitations:

1. Assembly hall, nonprofit
2. Assembly hall, for profit
3. Church or place of worship (P/S)
4. Government service
5. Veterinary clinic or hospital
6. Vocational school
7. Botanical garden
8. Greenway
9. Park, active
10. Park, passive
11. Youth or day camps
12. Medical or dental office or clinic
13. Office, business or professional
14. Barber and beauty shop
15. Floral shop
16. Real estate sales
17. Studio for art
18. Tailor shop
19. Pet services
19. Restaurant, general (%)
20. Personal service (%)

Conditions:

1. The sidewalk and parking for this historic landmark property shall be constructed with materials such as Exposed Aggregate Concrete or similar material.
2. All renovations on historic buildings requiring site plan approval shall follow the Secretary of the Interior's guidelines for Rehabilitation of Historic Structures and applicable regulations in the UDO Section 6.3 Small Town Character Overlay District. If a historic building is designated as a Wake County Landmark, then a Certificate of Appropriateness from Wake County Historic Preservation Commission shall be required.
3. New development, construction or renovations to non-historic buildings shall comply with the applicable sections of the UDO and the following conditions:
    a. EIFS or synthetic stucco shall not be used in the first four (4) feet above grade and shall be limited to only 25% of each building façade.
    b. Predominate exterior building materials shall be high quality materials, including brick, wood, stacked stone, other native stone, and tinted/textured concrete masonry units.
    c. Building exterior shall have more than one (1) material color.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Planning staff recommends approval of the 2045 Land Use Map amendment and rezoning #19CZ24 with the conditions offered by the applicant.

PLANNING BOARD RECOMMENDATION:

Planning Board heard this item at their January 13, 2020 meeting and unanimously recommended approval.

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 proposed rezoning to Office and Institutional-Conditional Zoning (O&I-CZ) is consistent with the proposed 2045 Land Use Map amendment from Medium/High Density Residential to Office Employment. The proposed Office and Institutional-Conditional Zoning (O&I-CZ) district is an allowable zoning district within the Office Employment Land Use Map classification.

The proposed land use map amendment and rezoning are reasonable and in the public interest because it will provide for a variety of options for the use of the large historic home on the subject property. The historic structure was acquired by Capital Area Preservation (CAP) and moved to this site in 2015 and has been on the market since then. A historic preservation easement has been recorded on the property, which will ensure preservation of the house in a manner to maintain the Landmark status of the house. As the existing structure is residential in nature, the property will remain consistent with the appearance of the area. The proposed rezoning will provide flexibility to accommodate the growth and development in this area while being consistent with the 2045 Land Use Map, as proposed.

CONDITIONAL ZONING STANDARDS:
The Town Council shall find the O&I-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

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 Map.* The proposed Conditional Zoning 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 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 District use's compliance with Sec 4.4 *Supplemental Standards,* if applicable.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning 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 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 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 District use is substantially detrimental to adjacent properties.

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning 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 District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.


Turling Way
Greenmoor
Lillard Ct
The Pines at Wake Crossing
Brook Pine Trl
540
NC 540 Hwy SB
NC 540 Hwy NB
Roberts Rd
Page Rd
Rezoning #19CZ24
0
150
300
Feet
November, 2019
November, 2019 Aerial Photography
Prepared by: Town of Apex Planning Department

PETITION TO AMEND THE OFFICIAL ZONING MAP & 2045 LAND USE MAP

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 #: 19CZ24 Submittal Date: 11-1-19

2045 LUM Amendment: Yes Fee Paid: $ 1600.00

Project Information

Project Name: The Upchurch-Williams House

Address(es): 7213 Roberts Road Cary, NC 27519

PIN(s): 0733337439

Acreage:

Current Zoning: Rural Residential Proposed Zoning: O&I-CZ

Current 2045 LUM Designation: Medium Density/High

Proposed 2045 LUM Designation: Office Employment

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: Cara Powell

Address: 1931 New Bern Avenue

City: Raleigh State: NC Zip: 27610

Phone: 919-389-5757 E-mail: cara@f8photostudios.com

Owner Information

Name: Capital Area Preservation, Inc.

Address: 1101 Haynes Street Suite 001

City: Raleigh State: NC Zip: 27604

Phone: E-mail:

Agent Information

Name: Cara ~~and Brad~~ Powell CSP

Address: 1931 New Bern Avenue

City: Raleigh State: NC Zip: 27610

Phone: 919-389-5757 E-mail: cara@f8photostudios.com

Other contacts: ~~Brad Powell 919-622-9401 fatherofthreegirls2017@gmail.com~~

CSP 12/20/19

PETITION TO AMEND THE OFFICIAL ZONING MAP & 2045 LAND USE MAP

Application #: _____ Submittal Date: _____

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:

_____

_____

Current 2045 Land Use Classification: Medium High Density Residential

Proposed 2045 Land Use Classification: Office Employment

What condition(s) justifies 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. Use additional pages as needed.

The existing neighborhood is changing because of the development going on around it. Changing these parcel from residential land use to office employment is consistent with the goals of the 2045 Land Use Map and the Town Council.

PETITION INFORMATION

Application #: _____ Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from RR to O&I-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval. Use additional pages as needed.

PROPOSED 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.

1	Assembly hall, nonprofit	21	
2	Church or place of worship p/s	22	
3	Government service	23	
4	Veterinary clinic or hospital	24	
5	Vocational school	25	
6	Botanical garden	26	
7	Greenway	27	
8	Park, active	28	
9	Park, passive	29	
10	Youth or day camps	30	
11	Medical or dental clinic	31	
12	Office, business, or professional	32	
13	Barber or beauty shop	33	
14	Floral shop	34	
15	Real estate sales	35	
16	Studio for art	36	
17	Tailor shop	37	
18	Pet services	38	
19	Restaurant, general (%)	39	
20	Personal service (%)	40	

PETITION INFORMATION

Application #: _____ Submittal Date: _____

PROPOSED CONDITIONS

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

1. The sidewalk and parking for the historic landmark property shall be constructed with materials such as exposed aggregate concrete or similiar material. 2. All renovations on historic buildings requiring site plan approval shall follow the Secretary of the Interior's guidelines for Rehabilitation of Historic Structures and applicable regulations in the UDO Section 6.3 Small Town Character Overlay District. If a historic building is designated as a Wake County Landmark, then a Certificate of Appropriateness from Wake County Historic Preservation Commission shall be required. 3. New development, construction or renovations to non-historic buildings shall comply with the applicable sections of the UDO and the following conditions: a. EIFS or synthetic stucco shall not be used in the first first four (4) feet above grade. and shall be limited to only 25% of each building façade. b. Predominate exterior building materials shall be high quality materials, including brick, wood, stacked stone, other native stone, and tinted/ textured concrete ~~Zoning - 1~~ masonry units. c. Building exterior shall have more than one (1) material color.

12/20/19

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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. Use additional pages as needed.

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.

This conditional rezoning request is provided concurrent with a request to amend the 2045 Land Use Map. If the 2045 Land Use Map is amended, the allowable uses in this conditional rezoning request provide for uses that are consistent with neighborhood business services.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

The proposed uses and conditions for this rezoning will ensure that the district is compatible with I-540 & surrounding residential land uses.

Application #: _____ Submittal Date: _____

3) Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4, Supplemental Standards, if applicable.

The proposed Conditional Zoning District will be in compliance with Section 4.4 Supplemental Standards.

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.

The design will match the surrounding residential areas and will have no significant adverse impacts on surrounding lands.

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.

This project will adhere to all required buffering, will be dedicating Resource Conservation Area and will adhere to the Town of Apex stormwater requirements.

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.

The proposed uses will not increase the demand on public facilities and services.

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.

The proposed uses will not be detrimental to health, safety, or welfare of the residents of the town.

Application #: _____ Submittal Date: _____

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

The proposed uses will not be detrimental to adjacent properties. Any proposed development shall meet all standards of buffers and landscaping associated with a non-residential parcel being developed adjacent to a residential parcel.

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.

The proposed uses will not constitute as a nuisance or hazard to adjacent properties.

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.

We have limited the uses allowed and will be restoring the historic house to the Secretary of Interior standards that will help ensure this is a quality project capable of meeting all of the standards in the UDO.

Certified List of Neighboring Property Owners

Application #: _____ **Submittal Date:** _____

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.	Gayle and Gerald Woods	0733430868
2.	Dorothy Thorpe	0733531762
3.	Evelyn P. Moss	0733434406
4.	Pulte Home Company, Inc.	0733342131
5.	Pulte Home Company, Inc.	0733239284
6.	NC Department of Transportation	0733334229
7.	Capital Area Preservation, Inc.	0733337439
8.	Don T. Poitras	0733430044
9.	Patricia and James Myer	0733440120
10.	Meghaan and Ryan Hampton	0733431684
11.	Melanie and Brian Ensman	0733336006
12.		
13.		
14.		
15.		

I, Cara Powell, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 10/31/19 By: Cara Powell

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Alberta T. Byrd, a Notary Public for the above State and County, on this the 31st day of October, 2019.

Alberta T. Byrd
Notary Public

Alberta T. Byrd
Print Name

SEAL: ALBERTA T. BYRD NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 3/28/2024

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Capital Area Preservation 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: 7213 Roberts Road cary, nc 27519

The agent for this project is: Cara Powell

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Cara Powell

Address: 1931 New Bern Avenue Raleigh, NC 27610

Telephone Number: 919 389-5757

E-Mail Address: cara@f8photostudios.com

Signature(s) of Owner(s)*

CAPITAL AREA PRESERVATION BY

Gary G. Roth PRESIDENT & CEO 10-30-19

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 #: _____ Submittal Date: _____

The undersigned, Cara 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 7213 Roberts 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 31 day of October, 2019.

Cara Powell (seal)

Cara Powell

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 Cara Powell, 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.

JACQUI LOCKETT NOTARY PUBLIC WAKE COUNTY, NC [NOTARY SEAL]

Jacqui Lockett

Notary Public
State of North Carolina
My Commission Expires: May 23, 2024

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ **Submittal Date:** _____

Insert legal description below.

Being all of the 5.57 acre shown on a plat which is recorded in Book of Maps 2015, Page 1405, Wake County Registry.

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.

10/09/19
Date

Dear Neighbor:
You are invited to a neighborhood meeting to review and discuss the development proposal at

7213 Roberts Road Cary, North Carolina 27519 — Address(es)

0733337439 — 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 proposal is to discuss the restoration of the Upchurch-Williams House as a wedding venue. We look forward to meeting everyone!

Estimated submittal date: 11/01/19

MEETING INFORMATION:

Property Owner(s) name(s):	Capital Area Preservation
Applicant(s):	Cara Grace Powell
Contact information (email/phone):	info@f8photostudios.com
Meeting Address:	Halle Cultural Center 237 N Salem Street
Date of meeting**:	10/22/19
Time of meeting**:	8pm

MEETING AGENDA TIMES:
Welcome: 8:10 Project Presentation: 8:15 Question & Answer: 8:30

**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: Upchurch-Williams House Zoning: Rural residential

Location: 7213 Roberts Road Cary, North Carolina 27519

Property PIN(s): 0733337439 Acreage/Square Feet: 5.5acres/3600sqft

Property Owner: Capital Area Preservation, Inc.

Address: 1101 Haynes St Suite 001

City: Raleigh State: NC Zip: 27604

Phone: (919) 833-6404 Email: jbradham@cappresinc.org

Developer: Cara and Brad Powell

Address: 1931 New Bern Avenue

City: Raleigh State: NC Zip: 27610

Phone: 919-389-5757 Fax: Email: info@f8photostudios.com

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 Mike Deaton, Stormwater & Utility Engineering Manager Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

SUMMARY OF DISCUSSION FROM THE 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): Capital Area Preservation, Inc

Applicant(s): Cara and Brad Powell

Contact information (email/phone): cara@f8photostudios.com 919-389-5757

Meeting Address: Halle Cultural Arts Center 237 N Salem St, Apex, NC 27502

Date of meeting: 10/22/19 Time of meeting: 8:00pm

Please summarize the questions/comments and your response from the 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 next page for list of questions and responses

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Neighborhood Meeting Questions and Responses:

1. Where is the living room now located in the house?

   Response: Jeremy(CAP) explained how the original 1905 floor plan was reinstated and that the living room was once again in the front of the home.

2. Are you going to put back on the garage?

   Response: Cara responded that with the restoration of the house, the facade would would be fully restored as it was built in 1905 and that the garage would not be added back.

3. Do you plan on using the space for other events besides weddings?

   Response: Cara responded that she would assume that the space might be used for other events like showers, birthday parties and charity events.

4. How will security be handled on the property?

   Response: Cara responded that the venue would never be unmanned without an employee at an event. She noted that in her 16 years in the event industry that she had never witnessed a security issue but that it would be a main priority to keep in mind.

5. How much do you plan to put into the property?

   Response: Cara responded that based on the quotes from contractors that we have gotten that it would be a minimum of 400k.

6. Do you plan on hooking into utilities?

   Response: Cara responded that it will depend on the expense to put in well and septic versus hooking up to city water and sewer. She explained that as it stood now, putting in a well and septic was a considerably cheaper option.

7. What about runoff? What are your plans for that to control that?

   Response: Cara explained that she had a conversation with an engineer that is familiar with the project and plan to set up a meeting to talk about potential issues such as this and that it will be addressed.

8. What would the maximum venue capacity be?

Response: Cara responded max capacity would be 200 people but that most events would range from 40-125 people.

9. Do we plan to put in a commercial kitchen and will there be other vendors?

   Response: Cara replied that there would be a commercial kitchen placed at the back of the house at the part where the house "L"'s out. And that other vendors would be on site but they would all be pre-approved vendors.

10. Is the house historically marked or being "studied"

    Response: Jeremy(CAP) responded that yes it was currently in a study to protect the house as a historic preservation easement.

11. A concern was expressed that what if the house burns down? Will a 7-11 for example be allowed to come in?

    Response: A conversation from the neighbors ensued where others chimed in and said that they would assume that Cara and Brad would rebuild from insurance money since it was their business and investment. Cara concurred and Gary(CAP) added that currently having the Upchurch-Williams House there is what is stopping other commercial businesses that are less satisfactory from popping up in its place.

12. What would the parking lot material be?

    Response: Cara responded that it would need to be a permeable material so either gravel with markers or aggregate concrete.

13. What about lighting? Parking lot lights?

    Response: Cara responded that it would be tastefully done. She explained that it would be lit aesthetically beautiful like any house would. Regarding the parking lot lights, she said that she would need to look into it further but did not have specifics as of yet. She said that she foresaw low lighting on a path.

14. If it gets rezoned, when would we start?

    Response: Cara responded that we didn't have an exact timeline with regards to renovation, but she shared the process with everyone with regards to when the application is due and when the public hearing would take place. She stated that they would be invited to attend the hearing on January 22, 2020.

15. What is the name of the business going to be?

    Response: Cara responded that she was not sure yet but had been tossing around ideas.

16. How long after the purchase does Capital Area Preservation have a hand in it?

    Response: Gary(CAP) responded that it would be for perpetuity.

17. Where would parking happen during construction because people mistake my driveway for a road.

    Response: Cara responded that she was hiring a considerate and responsible contractor and she would make it a priority to communicate this issue with the crew. Suggestions were made from the group for maybe a no parking sign.

18. Where do we plan for the getting ready bridal suite to go?

    Response: Cara responded that currently she envisions the bridal suite to be located upstairs on one of the front rooms and the groom's room would be upstairs in the back.

NEIGHBORHOOD MEETING SIGN-IN 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 Address: _____

Date of meeting: _____ Time of meeting: _____

Property Owner(s) name(s): _____

Applicant(s): _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Gary Roth / CAPInc	Raleigh, NC	[redacted]		
2.	Jeramy Bradham	Raleigh, NC			
3.	Gerald Woods	~~Apex~~ Cary NC			
4.	Patsy Myer	7224 Roberts Cary			
5.	Evelyn Moss	7120 Roberts Rd Cary			
6.	Dorothy Thorpe	7124 Roberts Rd Cary			
7.	TONY THORPE	7001 PAGE RD CARY			
8.	Don Poitras	7125 ROBERTS RD			
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

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, Cara Powell, 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 Halle Cultural Arts Center 237 N. Salem St. Apex, NC 27502 (location/address) on 10/22/2019 (date) from 8:00pm (start time) to 9:20pm (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.

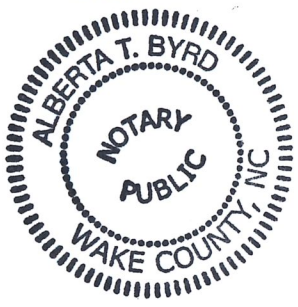
10/29/2019
Date

By: Cara Powell

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Alberta T. Byrd, a Notary Public for the above State and County, on this the 29th day of October, 2019.

SEAL



Alberta T. Byrd
Notary Public

Alberta T. Byrd
Print Name

My Commission Expires: 3/28/2024

PLANNING BOARD REPORT TO TOWN COUNCIL

2045 Land Use Map Amendment and Rezoning #19CZ24 Upchurch-Williams House

January 13, 2020 Planning Board Meeting

Report Requirements:

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment 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:	± 5.50 acres
PIN:	0733337439
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Office & Institutional-Conditional Zoning (O&I-CZ)
2045 Land Use Map:	Medium/High Density Residential
Proposed 2045 Land Use Map:	Office Employment
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 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.
   ☒ 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 of 2045LUM and rezoning as presented.
Introduced by Planning Board member: Mark Steele
Seconded by Planning Board member: Tommy Pate

☐ *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 applicant as submitted.

☐ *Denial*: the project is not consistent with all applicable officially adopted plans.

With 8 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 13th day of January 2020.

Attest:

Michael Marks
Michael Marks, Planning Board Chair

Dianne F. Khin
Dianne Khin, Planning Director

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

2045 LAND USE MAP AMENDMENT & CONDITIONAL ZONING #19CZ24
7213 Roberts Road

Pursuant to the provisions of North Carolina General Statutes Section 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 and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Cara Powell
Authorized Agent(s): Cara Powell
Property Address: 7213 Roberts Road
Acreage: ±5.50
Property Identification Number (PIN): 0733337439
Existing 2045 Land Use Map Designation: Medium/High Density Residential
Proposed 2045 Land Use Map Designation: Office Employment
Current Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Office and Institutional-Conditional Zoning (O&I-CZ)

Public Hearing Location: Apex Town Hall
73 Hunter Street, Apex, North Carolina
Council Chambers, 2nd Floor

Planning Board Public Hearing Date and Time: January 13, 2020 4:30 P.M.
Town Council Public Hearing Date and Time: January 21, 2020 6:00 P.M.

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 appear at the public hearing and be heard with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the 2045 Land Use Map can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development, for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/29681.

Dianne F. Khin, AICP
Planning Director

Published Dates: December 27, 2019- January 21, 2020

http://www.apexnc.org/DocumentCenter/View/30233/19CZ24-Public-Notice
Search...
Legal Notice of Public Hearing... | apexnc.org
File Edit Go to Favorites Help
Convert Select
Historic Map' | Apex, NC - Official Websit... | Planning Department Ma... | Permit Center IDT | Real Estate Search | Unified Development Ordi... | Applications & Schedules ... | ExecuTime Enterprise Wor...

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

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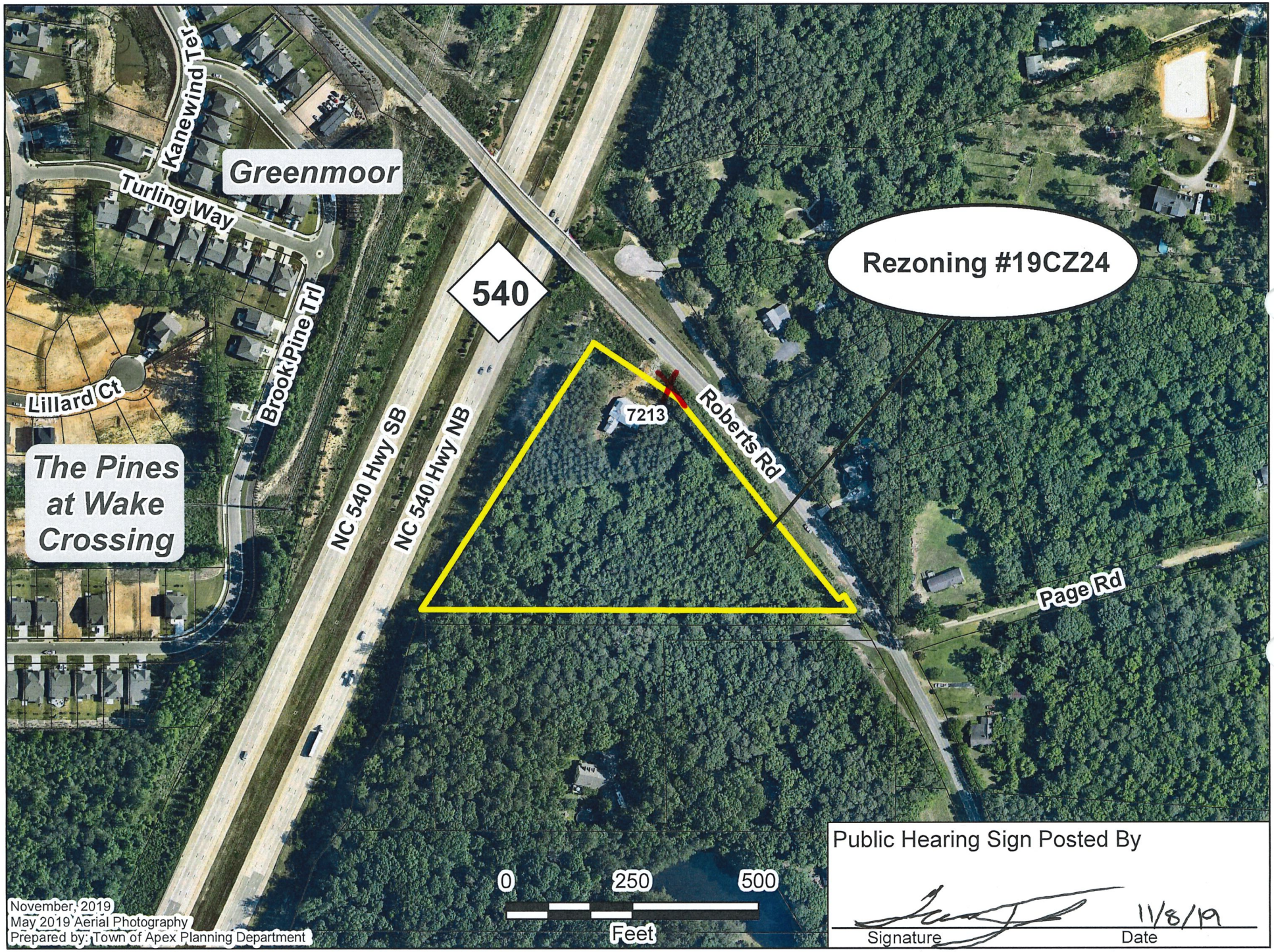
Dianne F. Khin, AICP
Planning Director

Published Dates: December 27, 2019- January 21, 2020

9:11 AM
12/27/2019

25/LL



Public Hearing Sign Posted By

Signature

11/8/19

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 Number and/or Name:	Rezoning #19CZ24
Project Location:	7213 Roberts Road
Applicant or Authorized Agent:	Cara Powell
Firm:	N/A

This is to certify that I, as Current Planning Manager, mailed or caused to have mailed by first class postage for the above mentioned project on December 27, 2019, 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.

12-27-19
Date

Amanda Bunce
Current Planning Manager

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 27 day of December, 2019.

Paralee J. Smith
Notary Public

PARALEE J. SMITH NOTARY PUBLIC SEAL JOHNSTON COUNTY, NC

My Commission Expires: 9/12/2023

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: NEW BUSINESS

Meeting Date: January 21, 2020

Item Details

Presenter(s): Dianne Khin, Planning and Community Development Director

Department(s): Planning and Community Development Department

Requested Motion

Possible motion to authorize Historical Marker Program within Apex's jurisdiction.

Approval Recommended?

The Department of Planning and Community Development recommends approval.

Item Details

Apex's jurisdiction has many historic resources that are unmarked at this time, but warrant their stories being told. Historical Markers typically commemorate historically significant places, people, and events.

Attachments

- Historical Marker Program and Application

HISTORICAL MARKER PROGRAM APPLICATION

Town of Apex, North Carolina

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.

For more information on the Historical Marker Program or for assistance in completing this application, please contact the Apex Planning Department at 919-249-3426.

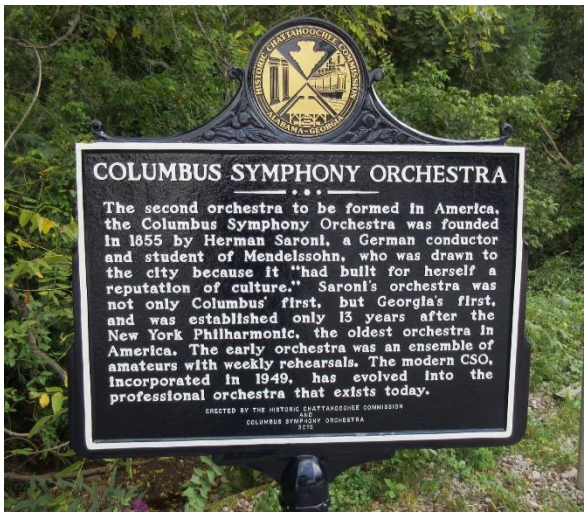
The Historical Marker Program is designed to provide incentive funds to tenants/property owners to install Historical Markers at key locations adjacent to or on historic structures and sites within Apex's jurisdiction. The grant can provide up to 50% of the cost of the marker, up to a maximum of $2,000.00 per property.

1. Application requirements:
    a. Completed application form signed by the property owner.
    b. Photos of the historic structure or site, showing the current condition.
    c. Documentation of historic nature of structure or site.
    d. Detailed content for Historical Marker.
    e. 11" x 17" Site Plan showing location of Historical Marker on site or photograph of building with location noted for markers that will be hung on the structure.
    f. Drawings including colors/finishes of Historical Marker.
    g. Encroachment agreements and/or easements.
    h. Cost estimates from a qualified professional, such as but not limited to www.sewahstudios.com or www.signsunlimitedusa.com. Cost estimates must be detailed in a line by line format.
2. Applications must be approved before work begins or no funds will be disbursed.
3. The Planning Staff has been granted authority to administer the Historical Marker Program process by Town Council. Town Council allocates the funding for the grant through the yearly budgeting process.
4. Grant amount shall be paid only when construction is completed and receipts are submitted to the Planning Department. If the actual costs are less than the cost estimates, the maximum amount shall not exceed 50% of the actual costs or the $2,000 limit, whichever is less. In no case shall a grant be issued higher than the original approved grant amount.
5. Eligibility Criteria:
    a. If the tenant will be doing the proposed work, the tenant must obtain the property owner's signature on the application.
    b. Historical Marker Program applications will be reviewed for historical authenticity, relative merit, appropriateness of content, and aesthetics. No funds will be awarded for Historical Markers that are not in keeping with the appropriate content and aesthetic standards of the Town, as deemed by Planning Staff. Requirements include, but are not be limited to:
        i. Historical Markers can be located on private land with appropriate easements or on Town property with appropriate easements or encroachment agreements. Location of the Historical Markers in NCDOT rights-of-way will generally not be allowed due to maintenance issues with markers being hit by vehicles.
        ii. Historical Marker shall be the following style (identified by Sewah as "South Dakota") with the Town of Apex seal in the center.

HISTORICAL MARKER PROGRAM APPLICATION

Town of Apex, North Carolina

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.



iii. Historical Marker must have a black background with white lettering (seal to be white as well).
iv. The post must be black if post mounted.
v. Lettering shall be appropriate to the location, but shall be no smaller than 1.5" and no larger than 3".

c. Historical Marker locations must be within Apex's corporate limits and/or extra-territorial jurisdiction and must comply with all state and local regulations, including obtaining required easements/encroachment agreements from the Town of Apex or easements on private property.

I have read the Historical Marker Program information:

Applicant Signature _____ Date _____

Application #: _____ Submittal Date: _____

HISTORICAL MARKER PROGRAM APPLICATION

Town of Apex, North Carolina

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.

Hard Copy Submittal Requirements: (Submit to Planning Department)

- One (1) copy of Historical Marker Program Application
- 11x 17 Site Plan/Marker Drawings and Colors

Applicant Information:

Applicant: _____ Tax ID: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Owner Information:

Owner: _____ Tax ID: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Location Information:

Address: _____

Property PIN: _____ Owner or Tenant Occupied? _____

Current Building or Site Use: _____

Cost of Overall Proposal: _____ Historical Marker Funds Requested: _____

Historical Marker Content:

1. Please provide the requested Historical Marker content in detail (exactly what it would say on the Marker). Attach a separate sheet if necessary.

_____

_____

_____

_____

_____

_____

_____

_____

HISTORICAL MARKER PROGRAM APPLICATION

Town of Apex, North Carolina

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.

2. On a separate sheet, provide a detailed cost estimate for the Historical Marker fabrication and installation. Once the work is completed, please provide the Planning Department with a copy of the receipt(s) for all labor and supplies. Historical Marker funds will not be released without receipt(s).

3. Please describe how this Historical Marker contributes to the historic character of Apex. Provide documentation of historical authenticity and relative merit as attachments to this application.

Owner/Applicant Signatures

I understand the limits and requirements of this program and if approved, agree to complete the project according to plan. In addition, I shall indemnify and hold harmless, the Town of Apex from and against any and all claims, actions, causes of action, demands, damages, losses, costs, expenses, and compensation of whatsoever kind and nature which may hereafter accrue on account of or in any way growing out of any and all known or unknown, foreseen and unforeseen bodily and personal injuries and property damage and consequences thereof, which might result from any occurrence in connection with this program.

Applicant Signature _____ Date _____

Owner Signature _____ Date _____

Staff Approval _____ Date _____

Conditions of Approval:

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: NEW BUSINESS

Meeting Date: January 21, 2020

Item Details

Presenter(s): Marty Stone, Assistant Town Manager

Department(s): Administration

Requested Motion

Discussion and possible motion to amend Section 14-17.2 of the Code of Ordinances of the Town of Apex to restrict firearms and deadly weapons on town property.

Approval Recommended?

Yes

Item Details

The current Section 14-17.2 of the Code of Ordinances of the Town of Apex only addresses concealed firearms. Staff recommends amending Section 14-17.2 of the Code of Ordinances to prohibit all firearms and deadly weapons on town property as allowed by state law. Other recommended changes to the ordinance include adding new Parks and Recreation facilities located or to be located at Apex Community Park, Salem Pond Park, and Pleasant Park. If this ordinance is approved, signage on town properties will be updated as needed.

Attachments

- 01 Recommended Amended Section 14-17.2 of the Code of Ordinances

ORDINANCE NO. 2019-0121-04

AN ORDINANCE TO AMEND SECTION 14-17.2 OF THE CODE OF ORDINANCES OF THE TOWN OF APEX

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

Section 1. Section 14-17.2 of the Code of Ordinances of the Town of Apex is hereby amended to read as follows:

Sec. 14-17.2 – Possession of weapons prohibited on town property; signage.

(a) *Carrying of firearm or deadly weapon prohibited*.

(1) Carrying of any firearm or deadly weapon, including concealed handguns carried in accordance with the scope of a concealed handgun permit issued in accordance with Article 54B of Chapter 14 of the North Carolina General Statutes, is prohibited in each building owned, leased as lessee, operated, occupied, managed, or controlled by the town as well as the appurtenant premises to such building. However, firearms may be secured in a locked vehicle within the trunk, glove box, or other enclosed compartment or area within or on the motor vehicle in the parking lot of the town owned property.

(2) Carrying of any firearm or deadly weapon, including concealed handguns carried in accordance with the scope of a concealed handgun permit issued in accordance with Article 54B of Chapter 14 of the North Carolina General Statutes, is prohibited at each athletic field specifically identified in this section during an organized athletic event scheduled by or with the town. The term "during" shall be construed to mean the period of time in which such athletic field is used for the organized athletic event and a one-hour period before and after that athletic event. However, firearms may be secured in a locked vehicle within the trunk, glove box, or other enclosed compartment or area within or on the motor vehicle in the parking lot of the athletic field.

(a) Baseball/softball fields including dugouts, stands, batting cages, pitching cages, warm up areas and sidelines:

1. Apex Community Park—fields 1, 2, 3;

2. Kelly Road Park;

3. Hunter Street Park;

4. Jaycee Park;

5. Pleasant Park.

(b) Soccer fields including stands and sidelines:

1. Apex Community Park—front fields;

2. Hunter Street Park;

3. Jaycee Park;

4. Apex Nature Park/Seymour Athletic Fields;

5. Salem Pond Park;

6. Pleasant Park.

(3) Carrying of a firearm or deadly weapon, including concealed handguns carried in accordance with the scope of a concealed handgun permit issued in accordance with Article 54B of Chapter 14 of the North Carolina General Statutes, is prohibited at each facility specifically identified in this section. However, firearms may be secured in a locked vehicle within the trunk, glove box, or other enclosed compartment or area within or on the motor vehicle in the parking lot of the facility.

a. Volleyball courts including stands and sidelines:

1. Apex Community Park;

2. Apex Nature Park/Seymour Athletic Fields;

3. Pleasant Park.

b. Tennis and Pickleball courts including stands and sidelines:

1. Apex Community Park;

2. Kelly Road Park;

3. Apex Nature Park/Seymour Athletic Fields;

4. Pleasant Park.

(b) *Signs*.

(1) *Posting of signs required*. The town manager is hereby authorized and instructed to post conspicuous signage at appropriate locations on or within each recreational facility specifically identified in this section and each building or portion of a building owned, leased as lessee, operated, occupied, managed, or controlled by the town, as well as the appurtenant premises to such buildings, indicating that carrying a concealed handgun is prohibited therein.

(2) *Location of signs*. Signs on buildings shall be visibly posted on the exterior of each entrance by which the general public can access the building. The town manager shall exercise discretion in determining the number and appropriate location of signs to be placed on or within appurtenant premises and the recreational facilities specifically identified in this section.

(c) This section shall not apply to law enforcement or other government personnel acting within the scope of their employment or to the possession of a firearm or other weapon on residential property, leased by the town, by the resident of said property.

Section 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any part of this ordinance shall be adjudged invalid, such adjudication shall apply only to such part so adjudged and the remainder of the ordinance shall be deemed valid and effective.

Section 3. This ordinance shall be effective upon enactment.

Introduced by Council Member _____

Seconded by Council Member _____

Attest:

TOWN OF APEX, NORTH CAROLINA

_____
Donna B. Hosch, MMC, NCCMC
Town Clerk

_____
Jacques Gilbert
Mayor

Approved As To Form:

_____
Laurie L. Hohe
Town Attorney