



NEW HILL COMMONS PUD

Planned Unit Development

Apex, North Carolina

Submittal Dates

First Submittal: November 1, 2024

Second Submittal: January 2, 2025

Third Submittal: February 7, 2025

Fourth Submittal: March 7, 2025

Fifth Submittal: April 4, 2025

Sixth Submittal: April 23, 2025

Seventh Submittal: May 15, 2025

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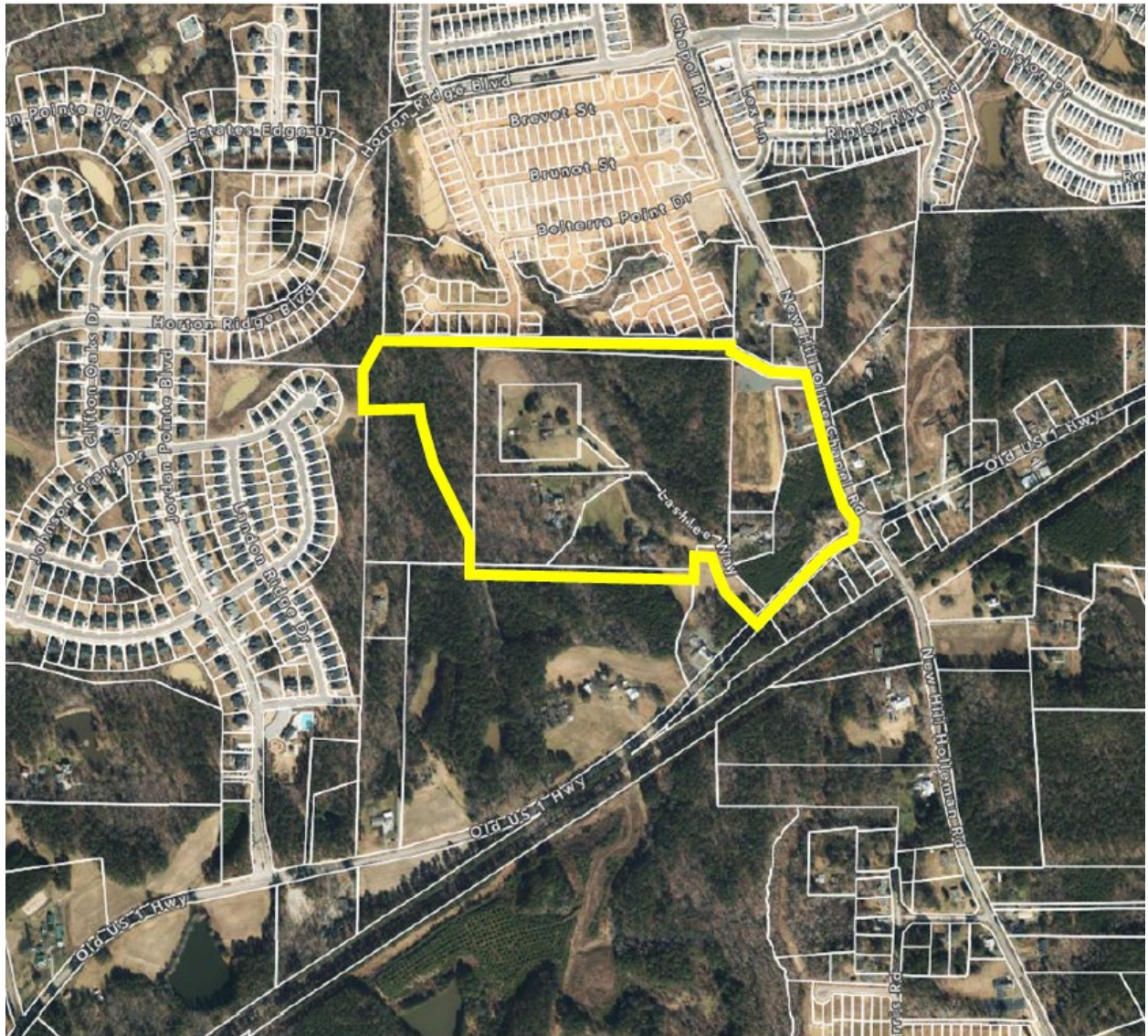
Raleigh, NC 27601



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VICINITY MAP



PROJECT DATA

Name of Project:	New Hill Commons PUD
Property Owner:	See attached
Developer:	Barnett Properties, LLC 7610 Falls of Neuse Road Suite 150 Raleigh, NC 27615
Prepared by:	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601 Peak Engineering & Design, PLLC 1125 Apex Peakway Apex, NC 27502
Current Zoning:	Planned Unit Development-Conditional Zoning (PUD-CZ 22CZ09); Wake County Residential-40 (R-40W); Planned Unit Development-Conditional Zoning (PUD-CZ 21CZ11); Mixed Office-Residential-Retail District (MORR-CZ 19CZ19); Neighborhood Business-Conditional Zoning (B1-CZ 21CZ11)
Proposed Zoning:	Planned Unit Development Conditional Zoning (PUD-CZ)
Current 2045 LUM Designations:	Office Employment/Commercial Services; Low Density Residential, Low Density Residential/Office Employment
Proposed 2045 LUM Designations:	Office Employment/Commercial Services; Low Density Residential
Site Address:	See attached
Property Identification Number:	See attached
Total Acreage:	55.345 acres
Area Designated as Mixed Use on LUM:	None

PURPOSE STATEMENT

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions. This PUD addresses the development of an approximately 55.345-acre site at the intersection of Old US 1 Highway and New Hill Olive Chapel Road (SR 1141). The Property includes several tax parcels in the Town of Apex limits and others in Wake County’s planning jurisdiction. The majority of the acreage is wooded and undeveloped with four single-family homes on Lashlee Way and one on New Hill Olive Chapel Road. An annexation petition has been filed concurrently with this PUD to annex the tax parcels not currently in the Town limits. New Hill Commons PUD will be a mixed-use community with two districts, the Residential District and the Non-Residential District as shown on the attached Concept Plan (the “Concept Plan”).

From east to west, The Town of Apex 2045 Land Use Map (the “LUM”) designates the Property as Office Employment/Commercial Services, Office Employment/Low Density Residential, and Low Density Residential. Generally, the LUM recommends higher intensity commercial uses - such as grocery stores and retail - closer to the intersection of New Hill Olive Chapel Road and Old US-1 and low density residential uses where the Property transitions towards existing residential neighborhoods to the north and west. In the small section designated Office Employment/Low Density Residential, this PUD proposes commercial uses to provide adequate land area for a grocery store and related operational needs.

Consistent with the LUM designations, New Hill Commons will feature a mix of low density single-family homes and neighborhood-serving commercial uses. The Non-Residential District will offer grocery anchored retail at the intersection of New Hill Olive Chapel Road and Old HS-1 Hwy which will increase the availability of goods and services in growing southwest Apex. The Residential District will facilitate the development of a low density single-family subdivision, a natural extension of the Jordan Point, Utley Farms, and Belterra neighborhoods.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

- (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***

RESPONSE: The uses permitted in this PUD are permitted in the UDO Section 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 the 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.***

RESPONSE: The New Hill Commons PUD is a mixed-use community with residential and non-residential uses outlined in this PUD. None of the parcels in the PUD have three stripes on the LUM, and this PUD, therefore, is not required to designate 30% of the property as non-residential. However, the Non-Residential District will facilitate the development of grocery anchored retail and other neighborhood serving commercial uses.

(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.*

RESPONSE: This PUD specifies intensity and dimensional standards for the project. The proposed PUD is consistent with the UDO Planned Unit Development standards – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, the Development will comply with all requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the 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 Advance Apex: The 2045 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 Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*

RESPONSE: The project will include sidewalks throughout to integrate the proposed residential and commercial uses with internal and external residents and patrons. It will connect to two existing stub streets and sidewalks to the north - Turner Pines Drive and Bordwell Grant Drive - to provide pedestrian and vehicular connectivity between the project and the Belterra neighborhood. To the south, the project will connect with the Utley Farms neighborhood via Turner Pines Drive and Vernon Crest Drive. As described in the Transportation Improvements section of this PUD, the project is constructing bike lanes and sidewalks on Old US-1 and bike lanes and sidewalks on New Hill Olive Chapel Road consistent with the Thoroughfare and Collector Street Plan Map and Bicycle and Pedestrian Plan Map.

(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.

RESPONSE: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting sensitive environmental features and being mindful of existing residential development.

(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.*

RESPONSE: The proposed development is compatible with the character of the existing and planned uses in the surrounding area. The Non-Residential District is purposefully located at a main intersection as recommended by the LUM. The Residential District will be a low density subdivision (3 units/acre or less), consistent with the size, scale, and density of existing adjacent neighborhoods.

(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.*

RESPONSE: The Development will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

CONSISTENCY WITH CONDITIONAL ZONING STANDARDS

New Hill Commons Planned Unit Development is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Review the accompanying PUD-CZ Application for statements of consistency addressing each standard.

PERMITTED USES

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

The following uses shall be permitted:

	<i>Residential District</i>	<i>Non-Residential District</i>
Residential		
Single-family	P	
Accessory dwelling unit*	P	
Recreational Uses		
Park, active	P	P
Greenway	P	P
Park, passive	P	P
Recreation facility, private	P	
Entertainment, Indoor		P
Utility, minor	P	P
Non-Residential Uses		
Restaurant, general		P
Restaurant, drive-through**		P
Bar, nightclub, wine bar, or taproom		P
Medical or dental office or clinic		P
Medical or dental laboratory		P
Office, business or professional		P
Publishing office		P
Artisan Studio		P
Barber and beauty shop		P
Book store		P
Convenience store		P
Convenience store with gas sales***		P
Dry cleaners and laundry service		P
Financial institution		P

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	<i>Residential District</i>	<i>Non-Residential District</i>
Floral shop		P
Grocery, general		P
Grocery, specialty		P
Health/fitness center or spa		P
Newsstand or gift shop		P
Personal service		P
Pharmacy		P
Printing and copying service		P
Real estate sales		P
Retail sales, general		P
Studio for art		P
Tailor shop		P
Upholstery shop		P
Pet services		P
Day care facility		P
Drop-in or short-term day care		P
Veterinary clinic or hospital		P
Automotive parts		P
Microbrewery		P
Farmer's market		P
Greenhouse or nursery, retail		P

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

**Drive through facilities for stand-alone Restaurant drive-through uses (drive throughs not part of a multi-tenant building) shall not be located between the building and a public street.

*** The building shall be located between Old US 1 Highway and the gas pumps.

AFFORDABLE HOUSING

A minimum of two (2) residential units on the property shall be for-sale affordable housing units. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer.

The affordable units shall be subject to the following terms and conditions:

- The units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the "Initial Sales Price").
- The units shall be occupied by households earning no more than one hundred thirty-five percent (135%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the "Income Limit"). For purposes of calculating the Initial Sales Price for the affordable units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner's insurance, homeowner's association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the "Housing Costs"). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the "Affordability Period") shall be recorded in the Wake County Registry against the affordable units concurrently at the close of escrow upon the sale of each affordable unit.
- Developer will work with the Town to identify qualifying buyers for the first sale of the affordable units (the "First Sale"). Following the First Sale of the affordable units, Developer shall not be responsible for managing the affordable units or performing marketing, applicant screening, and selection related to future sales of the affordable units. Town staff will assist with the administrative duties of the units during the Affordability Period.

DESIGN CONTROLS

Acreages for each district are approximate and may increase or decrease by up to 10% based on updated surveys at Master Subdivision Plan.

Development shall comply with the following minimum design controls:

ALL DISTRICTS	
Total Acreage	55.345 acres
Maximum Residential Density	3 units/acre (includes RCA and rights of way)
Maximum Built-Up Area	70%

RESIDENTIAL DISTRICT		
Approximate Acreage	36.886 acres	
	Single-Family	Private Recreation Facility
Minimum Lot Size	6,000 sf	None
Minimum Lot Width	50 ft.	None
Maximum Building Height	36 ft. two (2) stories	48 ft.
Minimum Setbacks		
Front	10 ft.	10 ft.
Front (garage)	20 ft. (from sidewalk or back-of-curb where no sidewalk exists)	N/A
Side	5 ft.	10 ft.
Corner Side	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Minimum from Buffer/RCA	10 ft. for buildings 5 ft. for parking	10 ft. for buildings 5 ft. for parking

NON-RESIDENTIAL DISTRICT	
Approximate Acreage	18.459 acres
Maximum Building Height	48 ft.
Minimum Setbacks	
Front	20 ft.
Side	15 ft.
Rear	20 ft.
Minimum Buffer/RCA Setbacks	10 ft. for buildings 5 ft. for parking

LANDSCAPING, BUFFERING, AND SCREENING

Perimeter buffers shall be preserved, built, or planted to the following width and planting standards:

Location:	Buffer Size & Type:
Along the property's New Hill Olive Chapel Road frontage	30-foot Type E
Along the property's Old US-1 frontage	30-foot Type E
Along the shared property line with PINs 0710836780 and 0710835932	30-foot Type B
All other perimeter buffers	10-foot Type B
Along the outside of the west side of the Lashlee Way right of way	0-foot*

*Although not part of this PUD, the New Hill Baptist church property (3700 Old US-1) will have a decorative fence and planting area along the property's Lashlee Way frontage per separate agreement between New Hill Baptist Church and the developer.

ARCHITECTURAL STANDARDS

New Hill Commons PUD offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Elevations included are conceptual examples. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Residential Master Subdivision Plan submittal.

RESIDENTIAL DESIGN GUIDELINES

Single-Family:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Primary building materials shall be brick, stone, and fiber cement siding.
3. Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
4. At least four (4) of the following decorative features shall be used on each building:
 1. Decorative shake
 2. Board and batten siding
 3. Decorative porch rails and posts
 4. Shutters
 5. Decorative functional foundation and roof vents
 6. Recessed windows
 7. Decorative windows
 8. Decorative brick or stone
 9. Decorative gables
 10. Decorative cornices
 11. Metal roofing
5. A varied color palette shall be utilized throughout the development to include a minimum of three color families for siding and shall included varied trim, shutter, and accent colors complementing the siding color.
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 facing garage doors shall have windows, decorative details, or carriage-style adornments.
8. Entrances for units with front facing garages shall have a prominent covered porch/stoop area leading to the front door.
9. Porches constructed with a dwelling unit shall be a minimum of six feet (6 feet) deep.
10. The front façade of any front loaded garage shall not protrude further than one (1) foot forward beyond (i) the front façade of the dwelling unit, or (ii) the front porch of the dwelling unit, whichever is closer to the right of way from which the dwelling unit is addressed. Living space above a garage shall not be considered part of the front façade.

NON-RESIDENTIAL DESIGN GUIDELINES

The following design guidelines shall apply to development of the Non-Residential District:

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details shall be incorporated to add visual interest.
2. The building exterior shall have more than one color.
3. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.
4. Non-residential exteriors shall incorporate variation in materials. The front façade and other facades located along a public right-of-way may include:
 - a. Brick and/or stone masonry
 - b. Decorative concrete block (integral color or textured)
 - c. Stone accents
 - d. Aluminum storefronts with anodized or pre-finished colors
 - e. EIFS cornices, and parapet trim
 - f. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
 - g. Precast concrete
 - h. Soffit and fascia materials to be considered include EIFS with crown trim elements
 - i. Cementitious siding
5. Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.

In addition to the guidelines applicable to the Non-Residential District, the following design guidelines shall apply only to development on PIN 0710827861. If there is a conflict between the guidelines, the guidelines below shall apply.:

1. Predominant exterior building materials shall be high quality materials, including brick, wood, stacked stone, other native stone, or tinted/textured concrete masonry units.
2. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
3. The exterior building materials for nonresidential buildings shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:
 - a. Brick masonry
 - b. Decorative concrete block (either integrally colored or textured)
 - c. Stone accents
 - d. Aluminum storefronts with anodized or pre-finished colors
 - e. EIFS cornices, and parapet trim. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.

PARKING AND LOADING

The maximum parking ratio for the Grocery, General use, and any other uses that share parking with the Grocery, General use in the Non-Residential District, shall be 1 space/200 square feet. Otherwise, parking shall comply with the parking standards set forth in UDO Section 8.3.

SIGNAGE

Signage shall comply with UDO Section 8.7.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

Resource Conservation Areas (RCA)

The project shall dedicate a total minimum amount of RCA equal to the sum of 25% of the gross site acreage of the Non-Residential District and the minimum amount of RCA for the Residential District required by UDO Section 8.1.2 (the "Total RCA"). The Total RCA shall not be confined to either district and may be provided anywhere on the Property.

Designated RCAs will be consistent with UDO Section 8.1.2(B). Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the Property. Additional RCA may include portions of the stormwater control measures permitted by the UDO, multi-use paths, and perimeter buffers.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720071000L dated July 16, 2022 does not include a floodplain within the property boundary.

Historic Structures

According to the North Carolina State Historic Preservation office ("SHPO"), three parcels (PINs 0710827861, 0710835242, and 0710824319 (Lashlee Way)) are in the New Hill Historic District. However, there are no known historic structures on the property.

Environmental Commitments Summary

The following environmental conditions shall apply to development in the Residential District:

1. A minimum of 70% of landscaping in HOA common areas and buffers shall be native or nativar species. This condition shall not apply to landscaping on individual residential lots.

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2. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site. This condition shall not apply to landscaping on individual residential lots.
3. To reduce irrigation requirements, the project shall plant warm season grasses.
4. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area that indicates the area is preserved RCA.
5. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.
6. A 220-volt outlet shall be provided in the garage of each unit.
7. Primary residential buildings shall include conduit for solar energy systems.

The following conditions shall apply to development in the Non-Residential District (other than PIN 0710827861 which has specific conditions set forth below:

1. The project shall install at least two (2) pet waste stations in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.
2. A minimum of 70% of landscaping shall be native or nativar species.
3. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.
4. The project shall plant warm season grasses.
5. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area that indicates the area is preserved RCA.

The following environmental conditions shall apply to PIN 0710827861:

1. The project shall plant deciduous shade trees on the southern side of buildings.
2. Buildings shall include solar conduit.
3. Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
4. The project shall preserve native trees within the buffer, including the large existing trees along the southern property line, according to UDO standards.

STORMWATER MANAGEMENT

Stormwater control devices shall be designed and constructed so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year and 10-year storm events. The Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1 of the UDO.

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

PARKS AND RECREATION

New Hill Commons PUD #24CZ19 was reviewed at the 02/26/2025 PRCR Advisory Commission meeting. The Commission unanimously recommended a fee-in-lieu of dedication for a maximum of 166 Single-Family Detached units. The fee-in-lieu rate will be set at the time of Town Council action on the Rezoning and run for the life of the project. The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. Road and utility infrastructure shall be as follows:

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval. All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

Prior to the recordation of the final plat within the Residential District, the developer shall construct a street connection to Turner Pines Drive with a 10-foot side path on the east side and a 5-foot sidewalk on the west side and a street connection to Bordwell Grant Drive with 5-foot sidewalks on both sides. Prior to the site plan final plat within the Non-Residential District, the developer shall construct a street connection from the Non-Residential District to Bordwell Grant with 5-foot sidewalks on both sides, including a vehicular and pedestrian connection to the Residential District.

All required connections from the PUD boundary to Old US 1 and New Hill Olive Chapel Road and the associated thoroughfare frontage widening and offsite roadway improvements as described

below shall be constructed with the Non-Residential District phase. Construction access for the Residential District shall be served directly from Old US 1 and/or New Hill Olive Chapel Road. Construction trucks and heavy equipment traffic shall use the construction entrance(s) and avoid existing residential streets.

Prior to the recordation of the Final Plat for the first site plan within the Non-Residential District, the developer shall construct the following improvements:

1. **Old US-1 Widening.** Dedicate variable right of way a minimum of 55 feet from roadway centerline and widen the northern half of Old US-1 for the length of the property's Old US-1 road frontage based on a minimum 36-foot edge to edge 2-lane thoroughfare section with 12 foot travel lanes, 6-foot bike lanes, and a 5-foot sidewalk at the back of ditch with additional right of way dedication as needed to accommodate recommended turning lanes. Asymmetrical widening of Old US-1 may be utilized as needed to avoid impacts to historic properties in close proximity to the Old US-1 and New Hill Olive Chapel Road intersection.
2. **New Hill Olive Chapel Road Widening.** Dedicate variable right of way a minimum of 55 feet from roadway centerline and widen the western half of New Hill Olive Chapel Road for the length of the property's New Hill Olive Chapel Road frontage based on a minimum 36-foot edge to edge 2-lane thoroughfare section with 12 foot travel lanes, 6-foot paved shoulder, and a 5-foot sidewalk at the back of ditch with additional right of way dedication as needed to accommodate recommended turning lanes.
3. **Old US-1/West Site Driveway Intersection.**
 - a. A full movement site driveway where Lashlee Way is currently located with one ingress lane and two egress lanes approximately 700 feet west of New Hill Olive Chapel Road;
 - b. An exclusive eastbound left turn lane with 100 feet of storage and appropriate taper; and
 - c. An exclusive westbound right turn lane with 50 feet of storage and appropriate taper.
4. **Old US-1/East Site Driveway Intersection.**
 - a. A right in/right out site driveway with one ingress lane and one egress lane approximately 350 feet west of New Hill Olive Chapel Road; and
 - b. An exclusive westbound right turn lane with 100 feet of storage and appropriate taper.

5. **New Hill Olive Chapel Road/North Site Driveway Intersection.** Prior to recordation of the Final Plat for the final phase of development in the Non-Residential District, developer shall construct:
 - a. A full movement stop controlled site driveway with one ingress lane and two egress lanes approximately 750 feet north of Old US 1. Egress lanes will include a left turn lane with 200 feet of storage and a continuous right turn lane;
 - b. An exclusive northbound left turn lane with 125 feet of storage and appropriate taper;
 - c. An exclusive southbound right turn lane with 50 feet of storage and appropriate taper; and
 - d. Internal protected stem (IPS) of 250 feet.
6. **New Hill Olive Chapel Road/South Site Driveway Intersection.**
 - a. A right-in/right out site driveway with one ingress lane and one egress lane approximately 450 feet north of Old US 1;
 - b. An additional southbound through turn lane that extends back to the North Site Driveway;
 - c. A southbound right turn taper; and
 - d. Internal protected stem (IPS) of 200 feet.
7. **Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road intersection.**
 - a. Construct a westbound right turn lane with a minimum 150 feet of full width storage plus appropriate taper on Old US 1;
 - b. Extend the committed “by others” southbound right turn lane on New Hill Olive Chapel Road to extend to the South Site Driveway intersection;
 - c. Modify the existing traffic signal to accommodate all required geometric improvements;
 - d. Design and construct the following improvements, identified “by others” in the TIA assumptions, if not under construction by others at the time of first site plan submittal for development in the Non-Residential District:
 - i. Eastbound right turn lane on Old US-1 with 75 feet of storage and appropriate taper;

- ii. Eastbound left turn lane on Old US-1 with 250 feet of storage and appropriate taper;
- iii. Westbound left turn lane on Old US-1 with 250 feet of storage and appropriate taper;
- iv. Northbound left turn lane on New Hill Holleman Road with 150 feet of storage and appropriate taper;
- v. Southbound left turn lane on New Hill Olive Chapel Road with 150 feet of storage and appropriate taper;
- vi. Southbound right turn lane on New Hill Olive Chapel Road with 150 feet of storage and appropriate taper.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

Per UDO requirements, developer shall construct sidewalks throughout the development consistent with the Town of Apex Transportation Plan and Bicycle and Pedestrian Plan.

PUBLIC AMENITIES

The project shall provide at least four (4) community amenities, including but not limited to a patio seating area, water feature, clock tower, pedestrian plaza with benches, planters, public art, decorative bicycle parking, or focal feature consistent with the standards in UDO Section 8.4.3. One of the required community amenities for the Non-Residential District shall be public art. The location of the public art shall be determined by developer during Site Plan review for the Non-Residential District and shall be reviewed and approved by the Planning Director as set forth in UDO Section 8.4.5 and according to the Town of Apex's Public Art requirements, policies, and the adopted Public Art Map.

WATER AND SANITARY SEWER

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision Plan or Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan is included in the PUD Concept Plan for reference.

OTHER UTILITIES

Electricity will be provided by Apex Electric or Duke Energy as readily available. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

PHASING

The Development will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision or Site Plan Review and Approval.

CONSISTENCY WITH LAND USE PLAN

The proposed Development is consistent with Advance Apex the 2045 Plan and the 2045 Land Use Map ("LUM"). The LUM recommends a mix of commercial and office uses at the intersection of New Hill Olive Chapel Road and Old US-1, and low density residential uses on the western portion of the property. The New Hill Commons PUD permits a mix of office/commercial uses at the intersection and a low density residential neighborhood to the west.

COMPLIANCE WITH UDO

The development standards proposed for this PUD comply with those set forth in the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of New Hill Commons PUD. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

EXHIBIT A
Legal Description
The Property

Lying in Buckhorn Township, Wake County, North Carolina, being all of Parcel Identification Numbers 0710736732, 0710830487, 0710734325, 0710724872, 0710728789, 0710835242, 0710825733, and 0710837363 along with the inclusion of a portion of PIN 0710827861 (N/F New Hill Baptist Church) and being more particularly described as follows:

Commencing from NGS Monument "Ralph", said monument having NC Grid Coordinates (NAD 83, 2011) Northing: 702481.66 Easting: 2019361.74, thence N87°43'50"W a distance of 604.50' to an existing mag nail in the centerline of Old US 1 Highway and the southwestern corner of the N/F Shri Varni identified in Wake County Registry B.M. 2019 Pg 2097 having a Northing 702505.59 Easting: 2018757.71, representing the **POINT OF BEGINNING**:

Thence N45°28'14"W a distance of 30.05' to the northern right-of-way line of Old US 1 HWY (NCSR 1011); thence S44°15'35"W a distance of 210.07' along the northern right-of-way of Old US 1 HWY to the SW corner of N/F Shri Varni (PIN 0710827861); thence S44°11'34"W a distance of 60.00' along the northern right-of-way of Old US 1 HWY to the SW corner of the Lashlee Way Private Access easement and southeastern corner of New Hill Baptist Church;

Thence along the Lashlee Way private access easement the following three (3) courses:

- 1) N45°39'37"W a distance of 141.15' to a calculated point;
- 2) N32°25'29"W a distance of 144.72' a calculated point;
- 3) N18°04'17"W a distance of 124.25' common point with N/F Richard S. Burroughs Trustee property (PIN 0710728789);

Thence N85°25'05"W a distance of 101.80' to a rebar with cap corner with N/F Richard S. Burroughs Trustee as recorded in D.B. 13648 Pg. 1873 and New Hill Baptist Church & Cemetery Trustees as recorded in D.B. 7883 Pg. 739 to an existing RBC;

thence continuing with Burroughs and Vitek (D.B. 11819 Pg 1614) the following four (4) courses and distances:

- 1) S04°28'41" W a distance of 119.97' to a 3/4" EIP, a common corner with HB Home Raleigh-Durham, Inc. as recorded in D.B. 19593 Pg. 342,
- 2) N88°55'05" W a distance of 760.04' to an RBC,
- 3) N88°55'15" W a distance of 376.10' to an RBC,
- 4) N00°28'13" E a distance of 460.06' to an RBC, a common corner with KB Home, Miller and Vitek;

thence along a proposed property line bifurcating the KB Home property (PIN 0710736732 recorded in D.B. 19593 Pg 0332) the following four (4) courses and distances:

- 1) N70°37'53" W a distance of 102.74' to a calculated point,

- 2) N18°28'18" W a distance of 343.55' to a calculated point,
- 3) N14°30'57" E a distance of 11.85' to a calculated point,
- 4) N89°30'23" W a distance of 352.09' to a calculated point along the common property line with N/F Jordan Pointe Homeowners Association, Inc (PIN 0710623426 identified in D.B. 18264 Pg 1059) and KB Home (D.B. 19593 Pg 332);

thence N00°29'37"E a distance of 189.57' to a common corner with N/F Jordan Pointe Homeowners Association, Inc (D.B. 18264 Pg 1059), Jordan Oaks Homeowners Association, Inc. (D.B 19726 Pg931) and KB Home (D.B. 19593 Pg 332); thence N27°07'07"E a distance of 180.77 feet to a 3/4" pinched iron pipe found; thence, S89°14'16"E a distance of 677.95 feet to a 3/4" iron pipe set; thence, S89°12'14"E a distance of 1,126.53 feet to a 3/4" iron pipe found; thence, S01°16'59"W a distance of 33.00 feet to a 3/4" bent iron pipe found; thence, S62°23'09"E a distance of 222.96 feet to a 1" bent iron pipe found; thence, S89°31'44"E a distance of 181.71 feet to a 3/4" iron pipe found on the northeastern corner of the N/F KB Home property (D.B. 195493 Pg 332) and the western right-of-way of New Hill Olive Chapel Road, said iron having NC State Plain coordinates of N= 703,604.52' and E= 2,018,799.66';

thence S14°16'14"E a distance of 66.98' to an existing 5/8" property iron being the common point of northern Manage LLC (D.B 19627 Pg. 681) and western New Hill Olive Chapel Road right-of-way line; thence S88°13'22"E a distance of 27.50' to calculated point in the centerline of New Hill Olive Chapel Road being the northeast corner of Manage LLC;

thence along the centerline of New Hill Olive Chapel Road the following seven (7) courses and distances:

- 1) S15°05'28"E a distance of 52.21' to the northeast corner of N/F Annie Ruth Broadwall (D.B. 2160 Pg 202),
- 2) S15°04'23"E a distance of 273.80' to an existing mag nail being the northeast corner of Shri Varni, LLC;
- 3) S14°31'45"E a distance of 79.66' to a calculated point;
- 4) S16°34'27" E a distance of 100.00' to a calculated point;
- 5) S20°39'27" E a distance of 100.00' to a calculated point;
- 6) S28°06'27"E a distance of 100.00' to a calculated point;
- 7) S33°04'27"E a distance of 109.13' to a calculated point in the intersection of New Hill Olive Chapel Road and Old US 1 Highway (B.M. 2021 Pg. 1818);

thence along the centerline of Old US 1 Highway the following three (3) courses and distances:

- 1) S62°46'03"W a distance of 164.16 to a calculated point,
- 2) S53°39'33"W a distance of 100.00' to a calculated point,
- 3) S44°21'25"W a distance of 192.74' to an existing mag nail in the centerline of Old US 1 Highway,

SAID point being the **POINT OF BEGINNING** for properties identified in deeds, plats, annexations, and legal descriptions containing 55.345 acres more or less.

EXHIBIT B
Property Information

a portion of PIN 0710736732

REID: 0080810

Address: 0 New Hill Olive Chapel Road, New Hill, NC 27562

Acreage: 8.59 acres (Total Parcel: 17.96 acres; 9.37 acres to be retained by Utley Farms)

Owner: KB HOME RALEIGH-DURHAM INC., a Delaware Corporation

Deed Book/Page: 19593/332

Owner Address: 1800 Perimeter Park Drive, Suite 140, Morrisville, NC 27560

Jurisdiction: Apex Town limits

Current Zoning: Planned Unit Development Conditional Zoning (PUD-CZ)(22CZ09 approved 11/8/2022)

PIN 0710830487

REID: 0288713

Address: 2513 Lashlee Way, New Hill, NC 27562

Acreage: 17.11 acres

Owner: Ralph G. Miller Jr.

Deed Book/Page: Estate File

Owner Address: 2509 Lashlee Way, New Hill, NC 27562

Jurisdiction: Wake County

Current Zoning: Residential 40 Watershed (Wake County R-40W)

PIN 0710734325

REID: 0126579

Address: 2509 Lashlee Way, New Hill, NC 27562

Acreage: 4.01 acres

Owner: Ralph G. Miller Jr.

Deed Book/Page: Estate File

Owner Address: 2509 Lashlee Way, New Hill, NC 27562

Jurisdiction: Wake County

Current Zoning: Residential 40 Watershed (R-40W)

PIN 0710724872

REID: 0126580

Address: 2504 Lashlee Way, New Hill, NC 27562

Acreage: 5.99 acres

Owner: Richard P. Vitek

Deed Book/Page: Estate File

Owner Address: 2504 Lashlee Way, New Hill, NC 27562

Jurisdiction: Wake County

Current Zoning: Residential 40 Watershed (R-40W)

PIN 0710728789

REID: 0224639

Address: 2508 Lashlee Way, New Hill, NC 27562

Acreage: 5.77 acres

Owner: Richard S. Burroughs, Trustee of the Richard S. Burroughs Trust

NEW HILL COMMONS PLANNED UNIT DEVELOPMENT

Deed Book/Page: 13648/1873
Owner Address: 2508 Lashlee Way, New Hill, NC 27562
Jurisdiction: Wake County
Current Zoning: Residential 40 Watershed (R-40W)

PIN 0710835242

REID: 0472187
Address: 8621 Athlete Drive, New Hill, NC 27562
Acreage: 4.49 acres
Owner: MENAGE LLC, a North Carolina limited liability company
Deed Book/Page: 19627/681
Owner Address: 255 Oak Haven Lane, Apex, NC 27523
Jurisdiction: Wake County
Current Zoning: Residential 40 Watershed (R-40W)

PIN 0710825733

REID: 0040628
Address: 2537 Lashlee Way, New Hill, NC 27562
Acreage: 1.22 acres
Owner: KD2H, LLC, a North Carolina limited liability company
Deed Book/Page: 19522/2138
Owner Address: 1976 Old Byre Way, Apex, NC 27502
Jurisdiction: Wake County
Current Zoning: Residential 40 Watershed (R-40W)

PIN 0710837363

REID: 0087669
Address: 2704 New Hill Olive Chapel Road, New Hill, NC 27562
Acreage: 1.61 acres
Owner: Annie Ruth Broadwell, Trustee of the Broadwell Family Trust
Deed Book/Page: 19723/347
Owner Address: 2704 New Hill Olive Chapel Road, New Hill, NC 27562
Jurisdiction: Wake County
Current Zoning: Residential 40 Watershed (R-40W)

PIN 0710827861

REID: 0087668
Address: 3600 Old US 1 Hwy, New Hill, NC 27562
Acreage: 5.985 acres
Owner: SHRI VARNI, LLC, a North Carolina limited liability company
Deed Book/Page: 17968/918
Owner Address: 1812 Venezia Way, Apex, NC 27502
Jurisdiction: Apex Town limits
Current Zoning: Neighborhood Business Conditional Zoning (B1-CZ)(21CZ11 approved 9/28/2021)

a portion of PIN 0710824319

REID: 0090469
Address: 3700 Old US 1 Hwy, New Hill, NC 27562

NEW HILL COMMONS PLANNED UNIT DEVELOPMENT

Acreage: 0.57 (Lashlee Way; Total Parcel: 3.85 acres; 3.28 acres to be retained by New Hill Baptist Church)

Owner: New Hill Baptist Church & Cemetery Trustees

Deed Book/Page: 7883/739

Owner Address: 3700 Old US 1 Hwy, New Hill, NC 27562

Jurisdiction: Wake County

Current Zoning: Mixed Office-Residential-Retail Conditional Zoning (MORR-CZ)(19CZ19 approved 11/19/2019)

REZONING CASE #24CZ19
SUBMITTED NOVEMBER 1, 2024

<PUD REZONING> NEW HILL COMMONS

RIPARIAN BUFFERS AND WETLANDS:

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY
SOILS & ENVIRONMENTAL CONSULTANTS, INC. ON OCTOBER
23, 2024 TO BE CONFIRMED BY THE US ARMY CORPS OF
ENGINEERS AND TOWN OF APEX.
TOWN OF APEX PROJECT #24-007



NC License #P-0673

APPLICANT

BARNETT PROPERTIES, LLC

ALAN MANESS, P.E.
7610 FALL OF NEUSE ROAD SUITE 150
RALEIGH, NC 27615
(919) 846-8708
www.BarnettProp.com

ENGINEER/LAND PLANNER

PEAK ENGINEERING & DESIGN, PLLC

JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
(919) 439-0100
www.PeakEngineering.com

ENVIRONMENTAL CONSULTANT

SOIL & ENVIRONMENTAL CONSULTANTS, INC

STEVEN BALL, RF, PWS
8412 FALLS OF NEUSE ROAD SUITE 104
RALEIGH, NC 27615
(919) 846-5900
www.SandEC.com

LAND USE ATTORNEY

PARKER, POE, ADAMS, & BERNSTEIN LLP

MATTHEW CARPENTER/MARK FREDERICK
301 FAYETTEVILLE STREET SUITE 1400
RALEIGH, NC 27601
(919) 835-4032
www.ParkerPoe.com

SURVEYOR

WITHERSRAVENEL, INC.

RICHARD TARBY, PLS
115 MacKENAN DRIVE
CARY, NC 27511
(919) 469-3340
www.WithersRavenel.com

TRAFFIC ENGINEER

KIMLEY-HORN AND ASSOCIATES

LYLE OVERCASH, P.E.
421 FAYETTEVILLE STREET SUITE 600
RALEIGH, NC 27601
(919) 677-2000
www.Kimley-Horn.com

NEW HILL OLIVE CHAPEL ROAD APEX, NORTH CAROLINA 27562 PROJECT NUMBER: 240501

PROPERTY DATA

PIN 071-07-3673 0 New Hill Olive Chapel Road, New Hill, NC 27562
KB HOME RALEIGH-DURHAM INC., a Delaware Corporation **17.96 acres (total)
1800 Perimeter Park Drive, Suite 140, Morrisville, NC 27560 PUD-CZ (zoning)
Deed Book/Page: 19593/332
Jurisdiction: Apex Town limits
**9.37 acres to be retained by Ulley Farms; 8.59 acres transferred to New Hill Commons

PIN 0710-83-0487 2513 Lashlee Way, New Hill, NC 27562
Ralph G. Miller Jr. 17.11 acres
2509 Lashlee Way, New Hill, NC 27562 R-40W (zoning)
Deed Book/Page: Estate File
Jurisdiction: Wake County

PIN 0710-73-4325 2509 Lashlee Way, New Hill, NC 27562
Owner: Ralph G. Miller Jr. 4.01 acres
Owner Address: 2509 Lashlee Way, New Hill, NC 27562 R-40W (zoning)
Deed Book/Page: Estate File
Jurisdiction: Wake County

PIN 0710-72-4872 2504 Lashlee Way, New Hill, NC 27562
Richard P. Vitek 5.99 acres
2504 Lashlee Way, New Hill, NC 27562 R-40W (zoning)
Deed Book/Page: Estate File
Jurisdiction: Wake County

PIN 0710-72-8789 2508 Lashlee Way, New Hill, NC 27562
Richard S. Burroughs, Trustee of the Richard S. Burroughs Trust 5.77 acres
2508 Lashlee Way, New Hill, NC 27562 R-40W (zoning)
Deed Book/Page: 13648/1873
Jurisdiction: Wake County

PIN 0710-83-5242 8621 Athlete Drive, New Hill, NC 27562
MENAGE LLC, a North Carolina limited liability company 4.49 acres
255 Oak Haven Lane, Apex, NC 27523 R-40W (zoning)
Deed Book/Page: 19627/681
Jurisdiction: Wake County

PIN 0710-82-5733 2537 Lashlee Way, New Hill, NC 27562
KD2H, LLC, a North Carolina limited liability company 1.22 acres
1976 Old Byre Way, Apex, NC 27502 R-40W (zoning)
Deed Book/Page: 19522/2138
Jurisdiction: Wake County

PIN 0710-83-7363 2704 New Hill Olive Chapel Road, New Hill, NC 27562
Annie Ruth Broadwell 1.61 acres
2704 New Hill Olive Chapel Road, New Hill, NC 27562 R-40W (zoning)
Deed Book/Page: Estate File
Jurisdiction: Wake County

PIN 0710-82-7861 3600 Old US 1 Hwy, New Hill, NC 27562
SHRI VARNI, LLC, a North Carolina limited liability company 5.985 acres
Owner Address: 1812 Venezia Way, Apex, NC 27502 B1-CZ (zoning)
Deed Book/Page: 17968/918
Jurisdiction: Apex Town limits

PIN 0710-82-4319 (portion of) 3700 Old US 1 Hwy, New Hill, NC 27562
New Hill Baptist Church & Cemetery Trustees **3.85 acres
Owner Address: 3700 Old US 1 Hwy, Apex, NC 27562-9762 MORR-CZ (zoning)
Deed Book/Page: 7883/739
Jurisdiction: Apex Town limits
**3.28 acres retained by New Hill Baptist; 0.57 acres transferred to New Hill Commons

Project Acreage: 55.345 acres

(Deeded acreage and final Survey data may vary slightly)

INDEX OF DRAWINGS:

C000 COVER SHEET
C001 EXISTING CONDITIONS
C002 EXISTING CONDITIONS TREE SURVEY
C003 EXISTING CONDITIONS TREE SURVEY TABLE
C100 CONCEPTUAL SITE PLAN/
CONCEPTUAL UTILITY PLAN
C120 BUILDING ELEVATIONS - SINGLE-FAMILY
C121 BUILDING ELEVATIONS - NON-RESIDENTIAL

SITE DATA TABLE

Township:	Buckhorn Township			
Flood Zone Information:	Firm Panel 3720071000L effective July 16, 2022 does not show the presence of flood zones on the properties (flood zones are not located within 100' of the property)			
Watershed Information:	Primary Watershed Protection Overlay District, Little Beaver Creek, Jordan Lake, Cape Fear River Basin			
Historical:	NC SHPO does not show any existing historical structures although a number of the properties are located within the New Hill Historic District			
Annexation:	Annexation required prior to Zoning approval for parcels located outside of the Apex ETJ and Town Limits			
Existing Zonings:	Wake County R-40W (Residential - 40 Watershed District) Apex PUD-CZ (Utley Farms - zoning case #22CZ09) Apex B1-CZ (Shri Varni LLC - zoning case #21CZ11) Apex MORR-CZ (New Hill Baptist Church - zoning case #19CZ19) Town of Apex PUD - CZ (Planned Unit Development - Conditional Zoning)			
Proposed Zoning:	Office Employment/Commercial Services; Low Density Residential; Office Employment/Low Density Residential			
Existing 2045 Land Use Map:	Office Employment/Commercial Services; Low Density Residential			
Proposed 2045 Land Use Map:	Office Employment/Commercial Services; Low Density Residential			
Existing Use:	Single-Family residential, vacant residential, vacant commercial, and church uses			
Proposed Uses:	The Property may be used for the uses listed below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.			
Residential District ~ 36.886 acres (1,606,742 SF)				
Single-family	Accessory dwelling unit *	Park, active	Park, passive	Greenway
Recreation facility, private	Utility, minor			
* Homeowners Association covenants shall not restrict the construction of Accessory apartments or Accessory dwelling units.				
Non-Residential District ~ 18.459 acres (804,080 SF)				
Park, active	Park, passive	Greenway		Utility, minor
Restaurant, general	Restaurant, drive-through	Bar, nightclub, wine bar, taproom	Medical or dental office or clinic	Medical or dental lab
Office, business or professional	Publishing office	Artisan Studio	Barber and beauty shop	Book store
Convenience store	Convenience store with gas sales		Dry cleaners and laundry service	Financial institution
Floral shop	Grocery, general	Grocery, specialty	Health/fitness center or spa	Newsstand or gift shop
Personal service	Pharmacy	Printing and copying service	Real estate sales	Retail sales, general
Studio for art	Tailor shop	Upholstery shop	Pet services	Day care facility
Drop-in or short term day care	Veterinary clinic or hospital	Vehicle Inspection Center	Automotive parts	Microbrewery
Entertainment, indoor		Farmer's market	Greenhouse or nursery, retail	
Refer to PD Text for a list of uses and other zoning standards				
District Standards	Single-Family Residential	Non-Residential	Recreation Facility, Private	
Maximum Built-Upon Area	70%	70%	70%	
Max Density	3.00 DU/acre	N/A	N/A	
Minimum Lot Size	6,000 SF	N/A	N/A	
Minimum Lot Width	50 feet	N/A	N/A	
Front Setback	10 feet	20 feet	10 feet	
Front Setback (garage)	20 feet (from sidewalk or back of curb where no sidewalk exists)			
Side Setback	5 feet	15 feet	10 feet	
Side (corner) Setback	10 feet	N/A	N/A	
Rear Setback	10 feet	20 feet	10 feet	
Buffer/RCA setback - building	10 feet	10 feet	10 feet	
Buffer/RCA setback - parking	5 feet	5 feet	5 feet	
Max Building Height	36 feet (2 stories)	48 feet	48 feet	
Parking Standard:	Parking shall be provided per the approved PD Text (zoning documents) in conjunction with UDO UDO 8.3			
Single-family	2 parking spaces/dwelling unit			
Non-Residential Uses	See PD Text document			
ADA Accessible Parking	Parking shall be provided per UDO standards			
EV Parking:	Parking shall be provided per UDO 8.3.1.1			
Bicycle Parking:	Parking shall be provided per UDO 8.3.2			
RCA Required:	Project shall designate a minimum of 25% RCA for the commercial component and follow 8.1.1 for the Residential area as outlined per UDO Section 8.1.2.C (including the 5% mass grading penalty) Residential section to be "Mass Graded" Maximum of 20 acres of single-family residential area may be grading at one-time per UDO Section 7.2.5.B			
Grading:				
% of lots graded prior to first plat:	Maximum of 20 acres of single-family residential area may be grading at one-time per UDO Section 7.2.5.B			
% of pre-development drainage areas preserved within their natural basins:	80% per UDO Section 7.2.5.B			
Sanitary Sewer Capacity:	Project capacity to be calculated at Master Subdivision Plan or Site Plan per NC 2T and Town of Apex standards Single-family residential - 300 GPD; Commercial - 0.12 GPD; Office and Institutional - 0.09 GPD			

PARKS AND RECREATION DATA TABLE

DATE REVIEWED BY PRCR ADVISORY COMMISSION: FEBRUARY 26, 2025
FEE-IN-LIEU: 2024-2025 RATES

SINGLE-FAMILY DETACHED UNITS	\$4,244.42 / DWELLING UNIT x 2222 UNITS = \$
SINGLE-FAMILY ATTACHED UNITS	\$2,858.65 / DWELLING UNIT x 2222 UNITS = \$
MULTI-FAMILY UNITS	\$2,516.93 / DWELLING UNIT x 2222 UNITS = \$

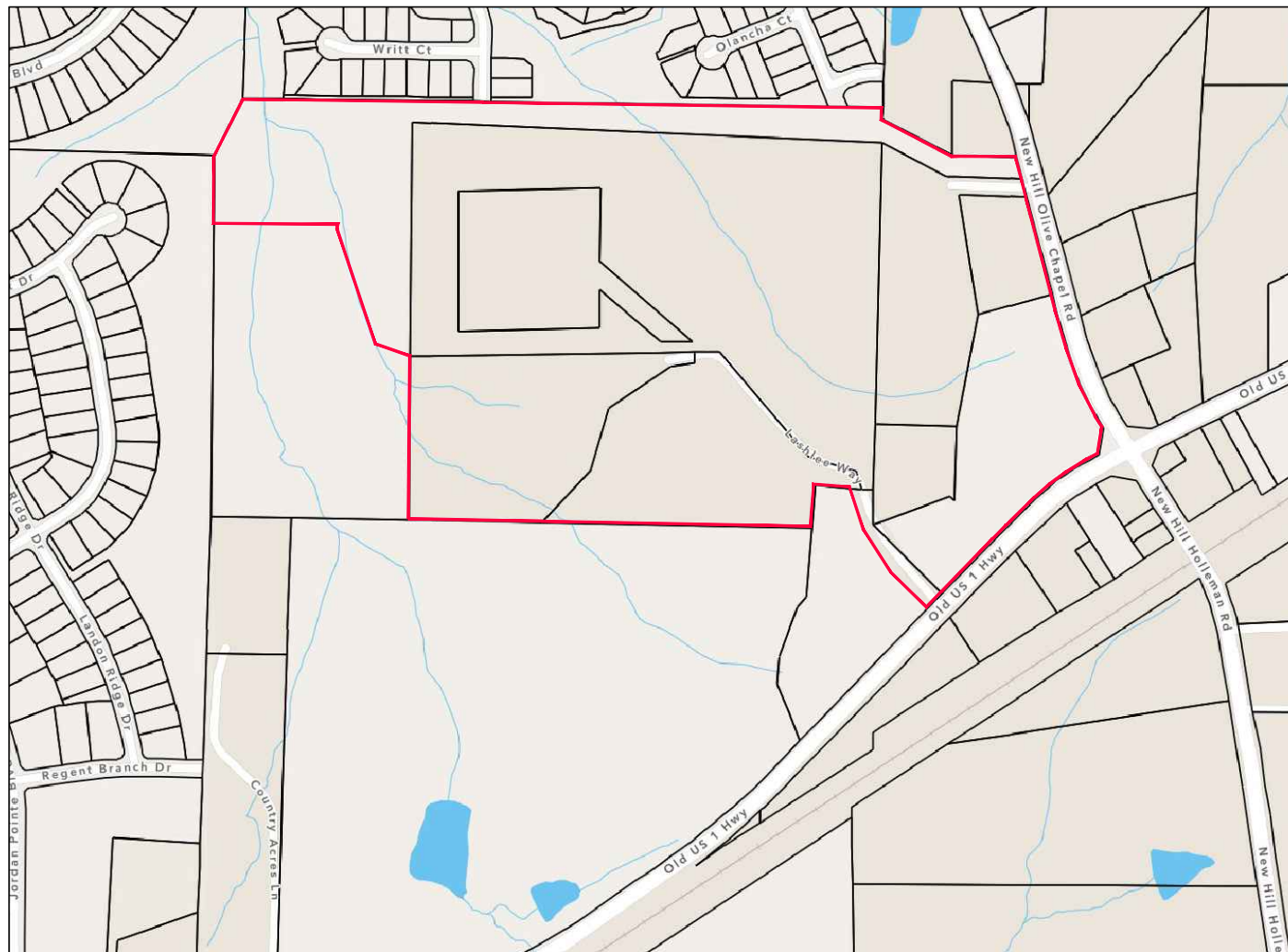
ACRES OF LAND DEDICATION:
PUBLIC GREENWAY TRAIL CONSTRUCTION YES ☐ NO ☒ ACRES

The Parks, Recreation, and Cultural Resources Advisory Commission on February 26, 2025 recommended a fee-in-lieu of dedication with credit for construction of greenways for single-family detached residential units. The current 2025 rates for single-family detached, single-family attached, and multi-family units shall be deposited with the Town at the time of the final plat. If the project is not approved by Town Council this year, the rates would be adjusted in January to the 2026 rate.



PROJECT AERIAL

SCALE: 1" = 500'



VICINITY MAP

SCALE: 1" = 500'

project:
NEW HILL COMMONS
NEW HILL OLIVE CHAPEL ROAD
BUCKHORN TOWNSHIP
NEW HILL, NORTH CAROLINA 27562



NO.	DATE	REVISION
1	JANUARY 2, 2025	TOWN OF APEX - ZONING REVIEW
2	FEBRUARY 7, 2025	TOWN OF APEX - ZONING REVIEW
3	MARCH 7, 2025	TOWN OF APEX - ZONING REVIEW
4	APRIL 14, 2025	TOWN OF APEX - ZONING REVIEW

title:
PUD
COVER SHEET

proj #:
240501
date:
November 1, 2024
dwg by: chkd by:
FS JR
scale:
As Noted
sheet:

C000
(PUD PLAN)

ADJACENT PROPERTY OWNERS				
#	OWNER	PIN	USE	ZONING
1	KB HOME RALEIGH-DURHAM INC	0710-83-0916	BELTERRA OPEN SPACE	PUD-CZ
2	COTTER, STEPHANIE & MATTHEW	0710-63-7875	SINGLE FAMILY	PUD-CZ
3	PERURU, DEEPAK & MUSALIAHGARI, MOUNIKA	0710-63-8841	SINGLE FAMILY	PUD-CZ
4	RAVI, RAVITEJA & ALINEEDI, SREEJA	0710-63-9822	SINGLE FAMILY	PUD-CZ
5	VADLAMUDI, AYYAPPA & AKHILA	0710-63-9882	SINGLE FAMILY	PUD-CZ
6	BEJUGAM, PRADEEP & MITTAPALLI, MADHULIKA	0710-73-0842	SINGLE FAMILY	PUD-CZ
7	MOHANTY, SWAPNASISH & DAS, MANISHA	0710-73-1802	SINGLE FAMILY	PUD-CZ
8	VERMA, ROBIN & SUGANDHA	0710-73-1872	SINGLE FAMILY	PUD-CZ
9	NALLAVOLU, RAMESH & VAUNDHARA	0710-73-2832	SINGLE FAMILY	PUD-CZ
10	SWEENEY, THOMAS	0710-73-3779	SINGLE FAMILY	PUD-CZ
11	BONDALAPATI, CHAITANYA & PARVATENENI, SWATHI	0710-73-3875	SINGLE FAMILY	PUD-CZ
12	KB HOME RALEIGH-DURHAM INC	0710-73-6961	BELTERRA OPEN SPACE	PUD-CZ
13	SUTHAR, NILESH & PANCHOLI, AMISHA	0710-73-8854	SINGLE FAMILY	PUD-CZ
14	LOHA, SOUMIK & CHOUDHURY, DEBASHREE	0710-73-9830	SINGLE FAMILY	PUD-CZ
15	RUPAKULLA, SRIKANTH & LOYA, PAVANI	0710-83-0812	SINGLE FAMILY	PUD-CZ
16	GUPTA, RAKESH & RAIPUT, KAVITA	0710-83-0864	SINGLE FAMILY	PUD-CZ
17	KB HOME RALEIGH-DURHAM INC	0710-73-6961	BELTERRA OPEN SPACE	PUD-CZ
18	RAVINDRAN, PALANI & PRAKASAM, ELAKIYA	0710-83-1872	SINGLE FAMILY	PUD-CZ
19	SANGHRAIKA, KAMAKUMAR & DOSHI, PRIYAL	0710-83-1847	SINGLE FAMILY	PUD-CZ
20	PATEL, KANDARP & DEEPA	0710-83-3838	SINGLE FAMILY	PUD-CZ
21	KB HOME RALEIGH-DURHAM INC	0710-83-3778	BELTERRA OPEN SPACE	PUD-CZ

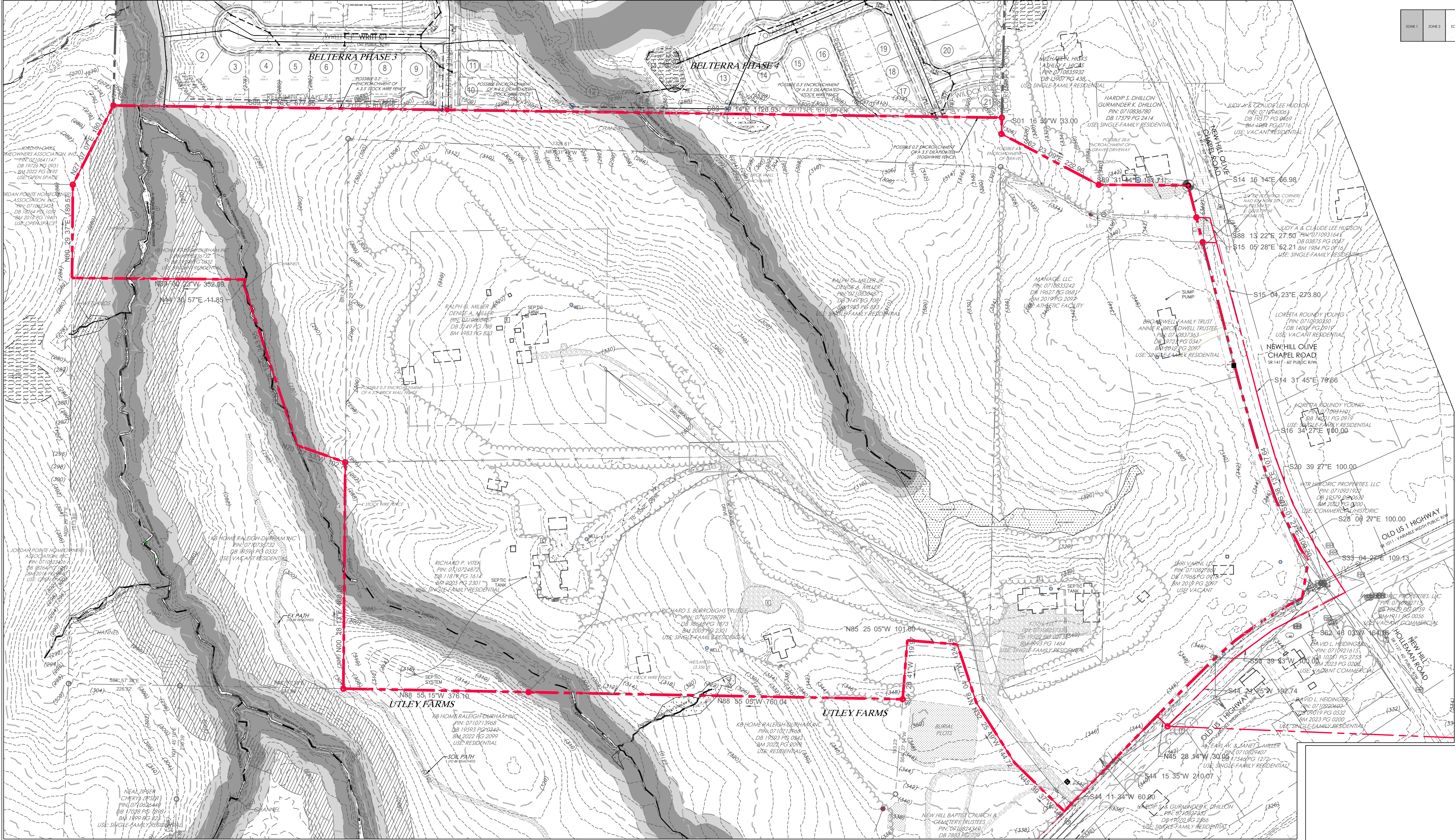
RIPARIAN BUFFERS AND WETLANDS:
RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY
SOILS & ENVIRONMENTAL CONSULTANTS, INC ON OCTOBER
23, 2024 TO BE CONFIRMED BY THE US ARMY CORPS OF
ENGINEERS AND TOWN OF APEX.
TOWN OF APEX PROJECT #24-007

- EXISTING CONDITIONS NOTES:
- BOUNDARY AND EXISTING CONDITIONS SURVEYS PROVIDED BY WITHERSVAVENEL.
 - TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
 - NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
 - NC SHPO DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES ALTHOUGH A NUMBER OF THE PROPERTIES ARE LOCATED WITHIN THE NEW HILL HISTORIC DISTRICT.
 - PROPOSED GREENWAY, SIDEPATHS, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN.
 - 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
 - PROPERTIES ARE LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT, LITTLE BEAVER CREEK, JORDAN LAKE, CAPE FEAR RIVER BASIN.
 - EXISTING HOMES UTILIZE PRIVATE WASTE WATER AND WELLS. ALL FEATURES SHALL BE ABANDONED OR REMOVED AS REQUIRED BY THE APPROPRIATE REVIEW AGENCY.

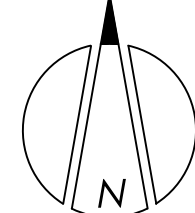
- PROJECT PERIMETER BOUNDARY
- PROPOSED WATER CONNECTIONS
- PROPOSED SEWER CONNECTIONS
- POTENTIAL ACCESS POINTS

PLAN SHEETS ARE INTENDED FOR
ILLUSTRATIVE PURPOSES ONLY

STREAM BUFFERS



EXISTING CONDITIONS PLAN
SCALE: 1"=100'

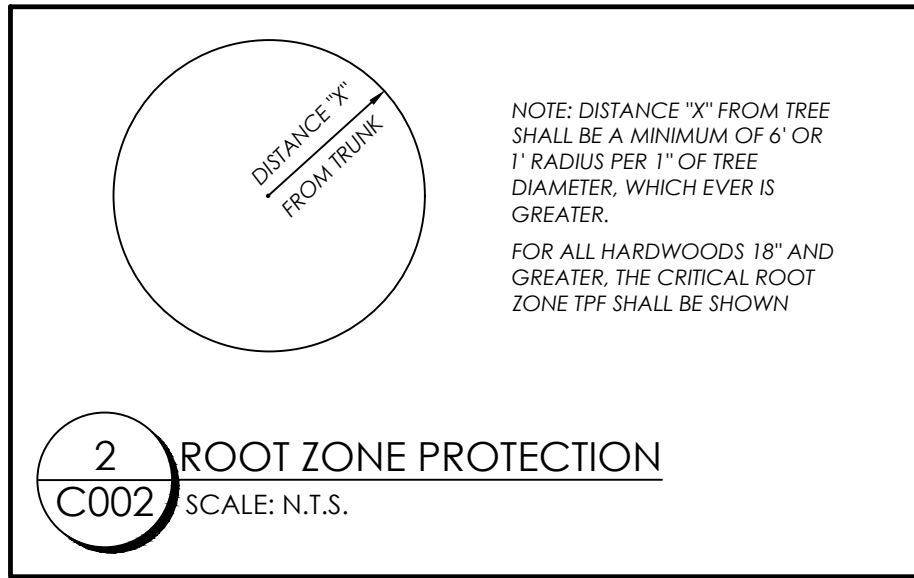


0 50 100 200
SCALE: 1"=100'

NO.	DATE	REVISION	BY
1	JANUARY 2, 2025	TOWN OF APEX - ZONING REVIEW	JR
2	FEBRUARY 7, 2025	TOWN OF APEX - ZONING REVIEW	JR
3	MARCH 4, 2025	TOWN OF APEX - ZONING REVIEW	JR
4	APRIL 1, 2025	TOWN OF APEX - ZONING REVIEW	JR

title:
EXISTING
CONDITIONS
PLAN

proj #:
240501
date:
November 1, 2024
dwg by: chkd by:
FS JR
scale:
As Noted
sheet:



PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

LARGE TREES ON-SITE HAVE BEEN INCLUDED FOR REFERENCE ONLY. FUTURE PRESERVATION AND AVOIDANCE OF EXISTING VEGETATION TO BE COORDINATED WITH STAFF.

PROJECT PERIMETER BOUNDARY

STREAM BUFFERS

RIPARIAN BUFFERS AND WETLANDS:

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY SOILS & ENVIRONMENTAL CONSULTANTS, INC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS AND TOWN OF APEX. TOWN OF APEX PROJECT #24-007

EXISTING CONDITIONS NOTES:

- BOUNDARY AND EXISTING CONDITIONS SURVEYS PROVIDED BY WITHERSVENEL.
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
- NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
- NC SHPD DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES ALTHOUGH A NUMBER OF THE PROPERTIES ARE LOCATED WITHIN THE NEW HILL HISTORIC DISTRICT.
- PROPOSED GREENWAY, SIDEPATHS, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN.
- 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
- PROPERTIES ARE LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT, LITTLE BEAVER CREEK, JORDAN LAKE, CAPE FEAR RIVER BASIN.
- EXISTING HOMES UTILIZE PRIVATE WASTE WATER AND WELLS. ALL FEATURES SHALL BE ABANDONED OR REMOVED AS REQUIRED BY THE APPROPRIATE REVIEW AGENCY.

REQUIRED PLAN NOTES:

- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
- TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
- ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

STREAM BUFFERS



1 EXISTING CONDITIONS TREE SURVEY C001 SCALE: 1"=100'

54 TREES WITHIN PROJECT BOUNDARY (not all protected)

54 TREES FROM ADJACENT PROJECTS (shown for reference only)

NO.	DATE	REVISION
1	JANUARY 2, 2025	TOWN OF APEX - ZONING REVIEW
2	FEBRUARY 7, 2025	TOWN OF APEX - ZONING REVIEW
3	MARCH 4, 2025	TOWN OF APEX - ZONING REVIEW
4	APRIL 1, 2025	TOWN OF APEX - ZONING REVIEW

title:
EXISTING
CONDITIONS
TREE SURVEY

proj #:
240501
date:
November 1, 2024
dwg by: chkd by:
FS JR
scale:
As Noted
sheet:

Point Table		
Point #	Description	CONDITION
14	18" gum	TO EVALUATE
13	18" gum	TO EVALUATE
12	18" gum	TO EVALUATE
11	18" gum	TO EVALUATE
10	18" gum	TO EVALUATE
9	18" gum	TO EVALUATE
8	18" gum	TO EVALUATE
7	18" gum	TO EVALUATE
6	18" gum	TO EVALUATE
5	18" gum	TO EVALUATE
4	18" gum	TO EVALUATE
3	18" gum	TO EVALUATE
2	18" gum	TO EVALUATE
1	18" gum	TO EVALUATE
17	18" maple	TO EVALUATE
16	18" maple	TO EVALUATE
15	18" maple	TO EVALUATE
29	18" poplar	TO EVALUATE
28	18" poplar	TO EVALUATE
27	18" poplar	TO EVALUATE
26	18" poplar	TO EVALUATE
25	18" poplar	TO EVALUATE
24	18" poplar	TO EVALUATE
23	18" poplar	TO EVALUATE
22	18" poplar	TO EVALUATE
21	18" poplar	TO EVALUATE
20	18" poplar	TO EVALUATE
19	18" poplar	TO EVALUATE
18	18" poplar	TO EVALUATE
34	18" redoak	TO EVALUATE
33	18" redoak	TO EVALUATE
32	18" redoak	TO EVALUATE
31	18" redoak	TO EVALUATE
30	18" redoak	TO EVALUATE
38	18" wateroak	TO EVALUATE
37	18" wateroak	TO EVALUATE
36	18" wateroak	TO EVALUATE
35	18" wateroak	TO EVALUATE
48	18" whiteoak	TO EVALUATE
47	18" whiteoak	TO EVALUATE
46	18" whiteoak	TO EVALUATE
45	18" whiteoak	TO EVALUATE
44	18" whiteoak	TO EVALUATE

Point Table		
Point #	Description	CONDITION
43	18" whiteoak	TO EVALUATE
42	18" whiteoak	TO EVALUATE
41	18" whiteoak	TO EVALUATE
40	18" whiteoak	TO EVALUATE
39	18" whiteoak	TO EVALUATE
60	19" gum	TO EVALUATE
59	19" gum	TO EVALUATE
58	19" gum	TO EVALUATE
57	19" gum	TO EVALUATE
56	19" gum	TO EVALUATE
55	19" gum	TO EVALUATE
54	19" gum	TO EVALUATE
53	19" gum	TO EVALUATE
52	19" gum	TO EVALUATE
51	19" gum	TO EVALUATE
50	19" gum	TO EVALUATE
49	19" gum	TO EVALUATE
75	19" poplar	TO EVALUATE
74	19" poplar	TO EVALUATE
73	19" poplar	TO EVALUATE
72	19" poplar	TO EVALUATE
71	19" poplar	TO EVALUATE
70	19" poplar	TO EVALUATE
69	19" poplar	TO EVALUATE
68	19" poplar	TO EVALUATE
67	19" poplar	TO EVALUATE
66	19" poplar	TO EVALUATE
65	19" poplar	TO EVALUATE
64	19" poplar	TO EVALUATE
63	19" poplar	TO EVALUATE
62	19" poplar	TO EVALUATE
61	19" poplar	TO EVALUATE
79	19" redoak	TO EVALUATE
78	19" redoak	TO EVALUATE
77	19" redoak	TO EVALUATE
76	19" redoak	TO EVALUATE
82	19" wateroak	TO EVALUATE
81	19" wateroak	TO EVALUATE
80	19" wateroak	TO EVALUATE
90	19" whiteoak	TO EVALUATE
89	19" whiteoak	TO EVALUATE
88	19" whiteoak	TO EVALUATE
87	19" whiteoak	TO EVALUATE

Point Table		
Point #	Description	CONDITION
86	19" whiteoak	TO EVALUATE
85	19" whiteoak	TO EVALUATE
84	19" whiteoak	TO EVALUATE
83	19" whiteoak	TO EVALUATE
97	20" gum	TO EVALUATE
96	20" gum	TO EVALUATE
95	20" gum	TO EVALUATE
94	20" gum	TO EVALUATE
93	20" gum	TO EVALUATE
92	20" gum	TO EVALUATE
91	20" gum	TO EVALUATE
98	20" laureloak	TO EVALUATE
101	20" maple	TO EVALUATE
100	20" maple	TO EVALUATE
99	20" maple	TO EVALUATE
108	20" poplar	TO EVALUATE
107	20" poplar	TO EVALUATE
106	20" poplar	TO EVALUATE
105	20" poplar	TO EVALUATE
104	20" poplar	TO EVALUATE
103	20" poplar	TO EVALUATE
102	20" poplar	TO EVALUATE
116	20" redoak	TO EVALUATE
115	20" redoak	TO EVALUATE
114	20" redoak	TO EVALUATE
113	20" redoak	TO EVALUATE
112	20" redoak	TO EVALUATE
111	20" redoak	TO EVALUATE
110	20" redoak	TO EVALUATE
109	20" redoak	TO EVALUATE
118	20" wateroak	TO EVALUATE
117	20" wateroak	TO EVALUATE
130	20" whiteoak	TO EVALUATE
129	20" whiteoak	TO EVALUATE
128	20" whiteoak	TO EVALUATE
127	20" whiteoak	TO EVALUATE
126	20" whiteoak	TO EVALUATE
125	20" whiteoak	TO EVALUATE
124	20" whiteoak	TO EVALUATE
123	20" whiteoak	TO EVALUATE
122	20" whiteoak	TO EVALUATE
121	20" whiteoak	TO EVALUATE
120	20" whiteoak	TO EVALUATE

Point Table		
Point #	Description	CONDITION
119	20" whiteoak	TO EVALUATE
131	21" bald-cypress	TO EVALUATE
136	21" gum	TO EVALUATE
135	21" gum	TO EVALUATE
134	21" gum	TO EVALUATE
133	21" gum	TO EVALUATE
132	21" gum	TO EVALUATE
137	21" hickory	TO EVALUATE
150	21" poplar	TO EVALUATE
149	21" poplar	TO EVALUATE
148	21" poplar	TO EVALUATE
147	21" poplar	TO EVALUATE
146	21" poplar	TO EVALUATE
145	21" poplar	TO EVALUATE
144	21" poplar	TO EVALUATE
143	21" poplar	TO EVALUATE
142	21" poplar	TO EVALUATE
141	21" poplar	TO EVALUATE
140	21" poplar	TO EVALUATE
139	21" poplar	TO EVALUATE
138	21" poplar	TO EVALUATE
153	21" redoak	TO EVALUATE
152	21" redoak	TO EVALUATE
151	21" redoak	TO EVALUATE
154	21" wateroak	TO EVALUATE
164	21" whiteoak	TO EVALUATE
163	21" whiteoak	TO EVALUATE
162	21" whiteoak	TO EVALUATE
161	21" whiteoak	TO EVALUATE
160	21" whiteoak	TO EVALUATE
159	21" whiteoak	TO EVALUATE
158	21" whiteoak	TO EVALUATE
157	21" whiteoak	TO EVALUATE
156	21" whiteoak	TO EVALUATE
155	21" whiteoak	TO EVALUATE
165	21" willow oak	TO EVALUATE
170	22" gum	TO EVALUATE
169	22" gum	TO EVALUATE
168	22" gum	TO EVALUATE
167	22" gum	TO EVALUATE
166	22" gum	TO EVALUATE
171	22" maple	TO EVALUATE
176	22" poplar	TO EVALUATE

Point Table		
Point #	Description	CONDITION
175	22" poplar	TO EVALUATE
174	22" poplar	TO EVALUATE
173	22" poplar	TO EVALUATE
172	22" poplar	TO EVALUATE
182	22" redoak	TO EVALUATE
181	22" redoak	TO EVALUATE
180	22" redoak	TO EVALUATE
179	22" redoak	TO EVALUATE
178	22" redoak	TO EVALUATE
177	22" redoak	TO EVALUATE
183	22" wateroak	TO EVALUATE
196	22" whiteoak	TO EVALUATE
195	22" whiteoak	TO EVALUATE
194	22" whiteoak	TO EVALUATE
193	22" whiteoak	TO EVALUATE
192	22" whiteoak	TO EVALUATE
191	22" whiteoak	TO EVALUATE
190	22" whiteoak	TO EVALUATE
189	22" whiteoak	TO EVALUATE
188	22" whiteoak	TO EVALUATE
187	22" whiteoak	TO EVALUATE
186	22" whiteoak	TO EVALUATE
185	22" whiteoak	TO EVALUATE
184	22" whiteoak	TO EVALUATE
204	23" gum	TO EVALUATE
203	23" gum	TO EVALUATE
202	23" gum	TO EVALUATE
201	23" gum	TO EVALUATE
200	23" gum	TO EVALUATE
199	23" gum	TO EVALUATE
198	23" gum	TO EVALUATE
197	23" gum	TO EVALUATE
207	23" maple	TO EVALUATE
206	23" maple	TO EVALUATE
205	23" maple	TO EVALUATE
209	23" poplar	TO EVALUATE
208	23" poplar	TO EVALUATE
212	23" redoak	TO EVALUATE
211	23" redoak	TO EVALUATE
210	23" redoak	TO EVALUATE
213	23" wateroak	TO EVALUATE
226	23" whiteoak	TO EVALUATE
225	23" whiteoak	TO EVALUATE

Point Table		
Point #	Description	CONDITION
224	23" whiteoak	TO EVALUATE
223	23" whiteoak	TO EVALUATE
222	23" whiteoak	TO EVALUATE
221	23" whiteoak	TO EVALUATE
220	23" whiteoak	TO EVALUATE
219	23" whiteoak	TO EVALUATE
218	23" whiteoak	TO EVALUATE
217	23" whiteoak	TO EVALUATE
216	23" whiteoak	TO EVALUATE
215	23" whiteoak	TO EVALUATE
214	23" whiteoak	TO EVALUATE
230	24" gum	TO EVALUATE
229	24" gum	TO EVALUATE
228	24" gum	TO EVALUATE
227	24" gum	TO EVALUATE
236	24" redoak	TO EVALUATE
235	24" redoak	TO EVALUATE
234	24" redoak	TO EVALUATE
233	24" redoak	TO EVALUATE
232	24" redoak	TO EVALUATE
231	24" redoak	TO EVALUATE
237	24" wateroak	TO EVALUATE
247	24" whiteoak	TO EVALUATE
246	24" whiteoak	TO EVALUATE
245	24" whiteoak	TO EVALUATE
244	24" whiteoak	TO EVALUATE
243	24" whiteoak	TO EVALUATE
242	24" whiteoak	TO EVALUATE
241	24" whiteoak	TO EVALUATE
240	24" whiteoak	TO EVALUATE
239	24" whiteoak	TO EVALUATE
238	24" whiteoak	TO EVALUATE
248	25" bald	TO EVALUATE
253	25" gum	TO EVALUATE
252	25" gum	TO EVALUATE
251	25" gum	TO EVALUATE
250	25" gum	TO EVALUATE
249	25" gum	TO EVALUATE
255	25" maple	TO EVALUATE
254	25" maple	TO EVALUATE
261	25" poplar	TO EVALUATE
260	25" poplar	TO EVALUATE
259	25" poplar	TO EVALUATE

Point Table		
Point #	Description	CONDITION
258	25" poplar	TO EVALUATE
257	25" poplar	TO EVALUATE
256	25" poplar	TO EVALUATE
265	25" redoak	TO EVALUATE
264	25" redoak	TO EVALUATE
263	25" redoak	TO EVALUATE
262	25" redoak	TO EVALUATE
267	25" wateroak	TO EVALUATE
266	25" wateroak	TO EVALUATE
278	25" whiteoak	TO EVALUATE
277	25" whiteoak	TO EVALUATE
276	25" whiteoak	TO EVALUATE
275	25" whiteoak	TO EVALUATE
274	25" whiteoak	TO EVALUATE
273	25" whiteoak	TO EVALUATE
272	25" whiteoak	TO EVALUATE
271	25" whiteoak	TO EVALUATE
270	25" whiteoak	TO EVALUATE
269	25" whiteoak	TO EVALUATE
268	25" whiteoak	TO EVALUATE
279	26" gum	TO EVALUATE
281	26" poplar	TO EVALUATE
280	26" poplar	TO EVALUATE
282	26" redoak	TO EVALUATE
283	26" wateroak	TO EVALUATE
291	26" whiteoak	TO EVALUATE
290	26" whiteoak	TO EVALUATE
289	26" whiteoak	TO EVALUATE
288	26" whiteoak	TO EVALUATE
287	26" whiteoak	TO EVALUATE
286	26" whiteoak	TO EVALUATE
285	26" whiteoak	TO EVALUATE
284	26" whiteoak	TO EVALUATE
292	27" gum	TO EVALUATE
295	27" poplar	TO EVALUATE
294	27" poplar	TO EVALUATE
293	27" poplar	TO EVALUATE
296	27" redoak	TO EVALUATE
302	27" whiteoak	TO EVALUATE
301	27" whiteoak	TO EVALUATE
300	27" whiteoak	TO EVALUATE
299	27" whiteoak	TO EVALUATE
298	27" whiteoak	TO EVALUATE

Point Table		
Point #	Description	CONDITION
297	27" whiteoak	TO EVALUATE
304	27" willow oak	TO EVALUATE
303	27" willow oak	TO EVALUATE
305	28" gum	TO EVALUATE
307	28" poplar	TO EVALUATE
306	28" poplar	TO EVALUATE
311	28" whiteoak	TO EVALUATE
310	28" whiteoak	TO EVALUATE
309	28" whiteoak	TO EVALUATE
308	28" whiteoak	TO EVALUATE
312	29" poplar	TO EVALUATE
315	29" whiteoak	TO EVALUATE
314	29" whiteoak	TO EVALUATE
313	29" whiteoak	TO EVALUATE
316	30" gum	TO EVALUATE
319	30" whiteoak	TO EVALUATE
318	30" whiteoak	TO EVALUATE
317	30" whiteoak	TO EVALUATE
320	31" redoak	TO EVALUATE
322	32" poplar	TO EVALUATE
321	32" poplar	TO EVALUATE
325	32" whiteoak	TO EVALUATE
324	32" whiteoak	TO EVALUATE
323	32" whiteoak	TO EVALUATE
326	33" gum	TO EVALUATE
327	33" maple	TO EVALUATE
330	33" whiteoak	TO EVALUATE
329	33" whiteoak	TO EVALUATE
328	33" whiteoak	TO EVALUATE
331	35" redoak	TO EVALUATE
333	35" whiteoak	TO EVALUATE
332	35" whiteoak	TO EVALUATE
334	38" maple	TO EVALUATE
335	38" redoak	TO EVALUATE
336	40" whiteoak	TO EVALUATE
337	41" gum	TO EVALUATE
338	41" whiteoak	TO EVALUATE
339	50" redoak	TO EVALUATE



NC License #P-0673

project:
NEW HILL COMMONS
NEW HILL OLIVE CHAPEL ROAD
BUCKHORN TOWNSHIP
NEW HILL, NORTH CAROLINA 27502

seal:



NO.		DATE	REVISION	BY
1	JANUARY 2, 2025	TOWN OF APEX - ZONING REVIEW		
2	FEBRUARY 7, 2025	TOWN OF APEX - ZONING REVIEW		
3	MARCH 7, 2025	TOWN OF APEX - ZONING REVIEW		
4	APRIL 8, 2025	TOWN OF APEX - ZONING REVIEW		

title:
EXISTING
CONDITIONS
TREE SURVEY
TABLE

proj #:

240501

date:

November 1, 2024

dwg by:

FS

chkd by:

JR

scale:

As Noted

sheet:

C003

(PUD PLAN)

SITE AND UTILITY NOTES:

1. DEVELOPMENT ACCESS AND SUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION, MAJOR, OR MINOR SITE PLAN DESIGN AND APPROVAL.
2. FINAL RESOURCE CONSERVATION AREA (RCA), OPEN SPACE, AND PLAY LAWN LOCATIONS SHALL BE COORDINATED WITH STAFF AND BUILDER DURING MASTER SUBDIVISION, MINOR, OR MAJOR SITE PLAN DESIGN AND APPROVAL.
3. ALL ZONING PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS ARE DETERMINED AT MASTER SUBDIVISION, MINOR, OR MAJOR SITE PLAN DESIGN.
4. REFER TO PD TEXT DOCUMENTS FOR A LIST OF ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS FOR THE DEVELOPMENT. ENVIRONMENTAL FEATURES ARE SUBJECT TO FINAL REVIEW CONCURRENCE WITH VARIOUS REGULATORY AGENCIES.
5. PUBLIC PEDESTRIAN AND VEHICULAR ACCESS IS SHOWN FOR CONCEPTUAL PURPOSES AND ARE SUBJECT TO REVISIONS DURING THE MASTER SUBDIVISION, MINOR, OR MAJOR SITE PLAN DESIGN AND APPROVAL.
6. ALL SITE ELEMENTS ARE REQUIRED TO MEET OR EXCEED TOWN OF APEX, NCDOT, OR OTHER REVIEW AUTHORITY STANDARD DESIGN SPECIFICATIONS.
7. PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING COMPREHENSIVE TRANSPORTATION, UTILITY, AND GREENWAYS PLANS.
8. THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND ELECTRICITY.
9. THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.

11. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
12. TREE PROTECTION FENCING MUST BE PLACED:
 - a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
 - b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
13. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

RIPARIAN BUFFERS AND WETLANDS:

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY SOILS & ENVIRONMENTAL CONSULTANTS, INC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS AND TOWN OF APEX.
TOWN OF APEX PROJECT #24-007

EXISTING CONDITIONS NOTES:

1. BOUNDARY AND EXISTING CONDITIONS SURVEYS PROVIDED BY WITHERSRAVENEL.
2. TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
3. NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
4. NC SHPO DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES ALTHOUGH A NUMBER OF THE PROPERTIES ARE LOCATED WITHIN THE NEW HILL HISTORIC DISTRICT.
5. PROPOSED GREENWAY, SIDEPATH, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN.
6. 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
7. PROPERTIES ARE LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT, LITTLE BEAVER CREEK, JORDAN LAKE, CAPE FEAR RIVER BASIN.
8. EXISTING HOMES UTILIZE PRIVATE WASTE WATER AND WELLS. ALL FEATURES SHALL BE ABANDONED OR REMOVED AS REQUIRED BY THE APPROPRIATE REVIEW AGENCY.

REQUIRED PLAN NOTES:

- 1) NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
- 2) TREE PROTECTION FENCING MUST BE PLACED:
 - a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
 - b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
- 3) ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

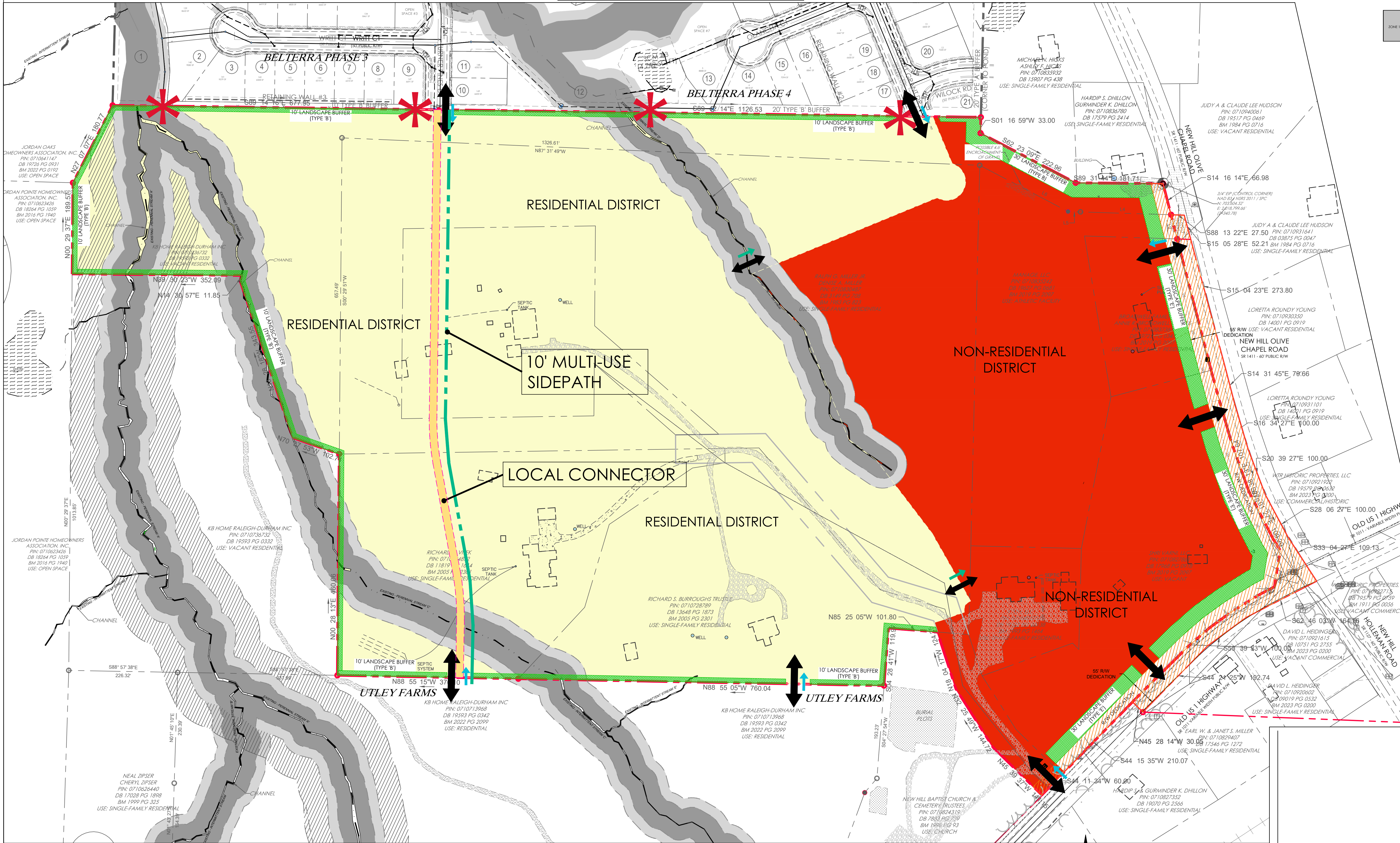
POTENTIAL ACCESS POINTS:

POTENTIAL ACCESS POINTS SHOWN ON THE CONCEPTUAL SITE PLAN / CONCEPTUAL UTILITY PLAN (C100) ARE NOT SHOWN IN EXACT LOCATIONS BUT SHOW PROPOSED CONNECTIONS. CONNECTIONS CAN ONLY BE REMOVED FROM THE DEVELOPMENT CONNECTIVITY REQUIREMENTS OF THE PUD IF THE DEVELOPER SHOWS TO THE SATISFACTION OF THE PLANNING DIRECTOR, IN CONSULTATION WITH THE TECHNICAL REVIEW COMMITTEE (TRC), THAT THE CONSTRUCTION OF THE CONNECTION WOULD BE IMPRACTICAL BASED ON ENVIRONMENTAL CONDITIONS FOUND IN THE FIELD AT THE TIME OF MASTER SUBDIVISION PLAN, MINOR SITE PLAN, OR MAJOR SITE PLAN REVIEW AND APPROVAL.

- PROJECT PERIMETER BOUNDARY
- POTENTIAL WATER CONNECTIONS
- POTENTIAL SEWER CONNECTIONS
- POTENTIAL ACCESS POINTS
- POTENTIAL PEDESTRIAN ACCESS POINT
- LOCAL CONNECTOR
- SIDEPATH

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

STREAM BUFFERS



- RESIDENTIAL DISTRICT
- NON-RESIDENTIAL DISTRICT (RETAIL / COMMERCIAL)
- BUFFERS/RCA/ OPEN SPACE
- RIGHT-OF-WAY DEDICATION

1 CONCEPTUAL SITE PLAN/CONCEPTUAL UTILITY PLAN
C100 SCALE: 1"=100'

0 50 100 200
SCALE: 1"= 100'

NO.	DATE	REVISION
1	JANUARY 2, 2025	TOWN OF APEX - ZONING REVIEW
2	FEBRUARY 7, 2025	TOWN OF APEX - ZONING REVIEW
3	MARCH 7, 2025	TOWN OF APEX - ZONING REVIEW
4	APRIL 4, 2025	TOWN OF APEX - ZONING REVIEW

title:
CONCEPTUAL
SITE PLAN/
CONCEPTUAL
UTILITY PLAN

proj #:
240501
date:
November 1, 2024
dwg by: chkd by:
FS JR
scale:
As Noted
sheet:



SINGLE-FAMILY RESIDENTIAL 'A'



SINGLE-FAMILY RESIDENTIAL 'B'



SINGLE-FAMILY RESIDENTIAL 'C'



SINGLE-FAMILY RESIDENTIAL 'D'



SINGLE-FAMILY RESIDENTIAL 'E'



SINGLE-FAMILY RESIDENTIAL 'F'



SINGLE-FAMILY RESIDENTIAL 'G' (MODEL 1455)



SINGLE-FAMILY RESIDENTIAL 'H' (MODEL 1582)



SINGLE-FAMILY RESIDENTIAL 'I' (MODEL 2177)



SINGLE-FAMILY RESIDENTIAL 'J' (MODEL 2388)



SINGLE-FAMILY RESIDENTIAL 'K' (MODEL 2539)



SINGLE-FAMILY RESIDENTIAL 'L' (MODEL 2723)



SINGLE-FAMILY RESIDENTIAL 'M'
(MODEL 3174)

TYPICAL BUILDING ELEVATIONS. WINDOW CONFIGURATIONS, DOOR STYLES, COLORS, AND OTHER ARCHITECTURAL STANDARDS MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.

ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.

REVISION		DATE	BY
1	TOWN OF APEX - ZONING REVIEW	JANUARY 2, 2025	JS
2	TOWN OF APEX - ZONING REVIEW	FEBRUARY 7, 2025	JS
3	TOWN OF APEX - ZONING REVIEW	MARCH 7, 2025	JS
4	TOWN OF APEX - ZONING REVIEW	APRIL 8, 2025	JS

title:
CONCEPTUAL
BUILDING
ELEVATIONS
SINGLE-FAMILY
RESIDENTIAL

proj #:
240501
date:
November 1, 2024
dwg by: JS
chkd by: JR
scale:
As Noted
sheet:
C120
(PUD PLAN)



NON-RESIDENTIAL 'A'



NON-RESIDENTIAL 'B'



NON-RESIDENTIAL 'C'



NON-RESIDENTIAL 'D'



NON-RESIDENTIAL 'E'



NON-RESIDENTIAL 'F'



NON-RESIDENTIAL 'G'



GROCERY 'A'



NON-RESIDENTIAL 'H'

TYPICAL BUILDING ELEVATIONS, WINDOW CONFIGURATIONS, DOOR STYLES, COLORS, AND OTHER ARCHITECTURAL STANDARDS MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.

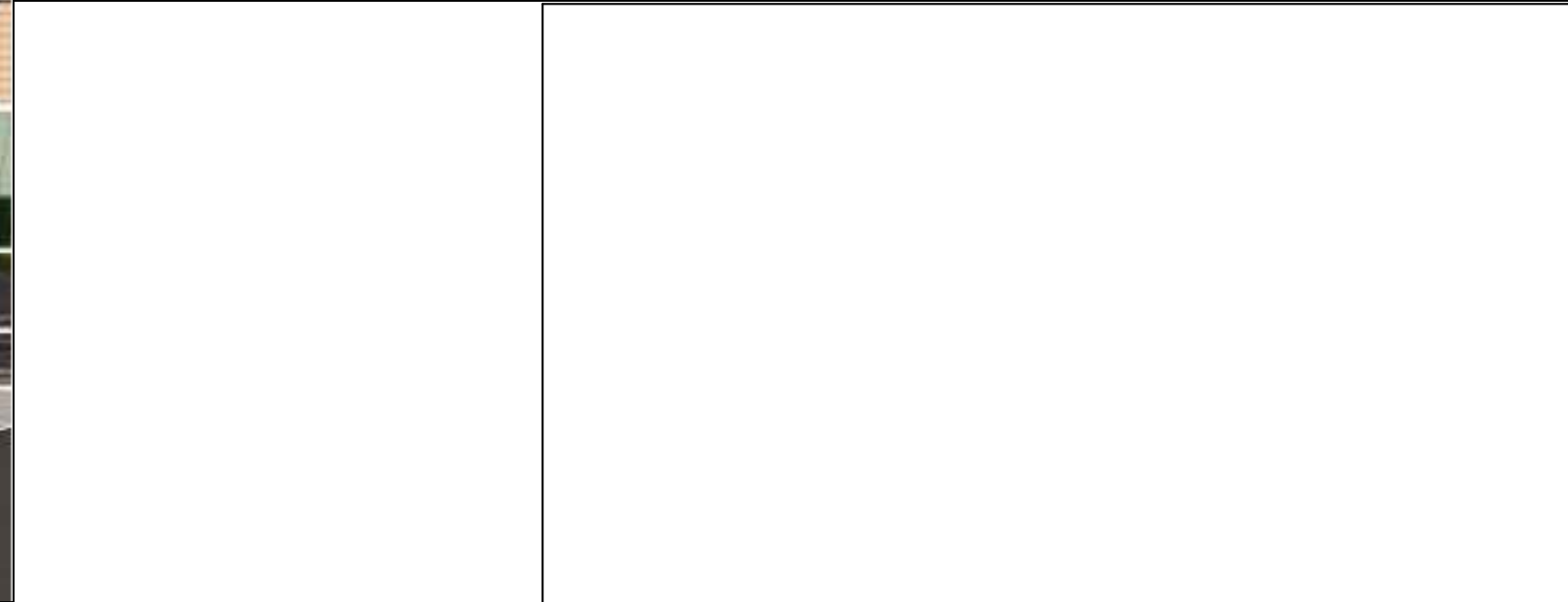
ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.



GROCERY 'B'



GROCERY 'C'



REVISION		DATE	BY
1	JANUARY 2, 2025	TOWN OF APEX - ZONING REVIEW	
2	FEBRUARY 7, 2025	TOWN OF APEX - ZONING REVIEW	
3	MARCH 7, 2025	TOWN OF APEX - ZONING REVIEW	
4	APRIL 8, 2025	TOWN OF APEX - ZONING REVIEW	

title:
**CONCEPTUAL
BUILDING
ELEVATIONS
NON-RESIDENTIAL
& GROCERY**

proj #: 240501
date: November 1, 2024
dwg by: FS chkd by: JR
scale: As Noted

sheet:
C121
(PUD PLAN)