

Courtyards on Wimberly PUD

PUD PLAN

APEX, NORTH CAROLINA

Submitted: December 2, 2024

Resubmitted: February 7, 2025

Resubmitted: March 7, 2025

Resubmitted: April 4, 2025

Resubmitted: April 23, 2025

PREPARED BY:

Jason Barron

Leticia Shapiro



Jack Royal

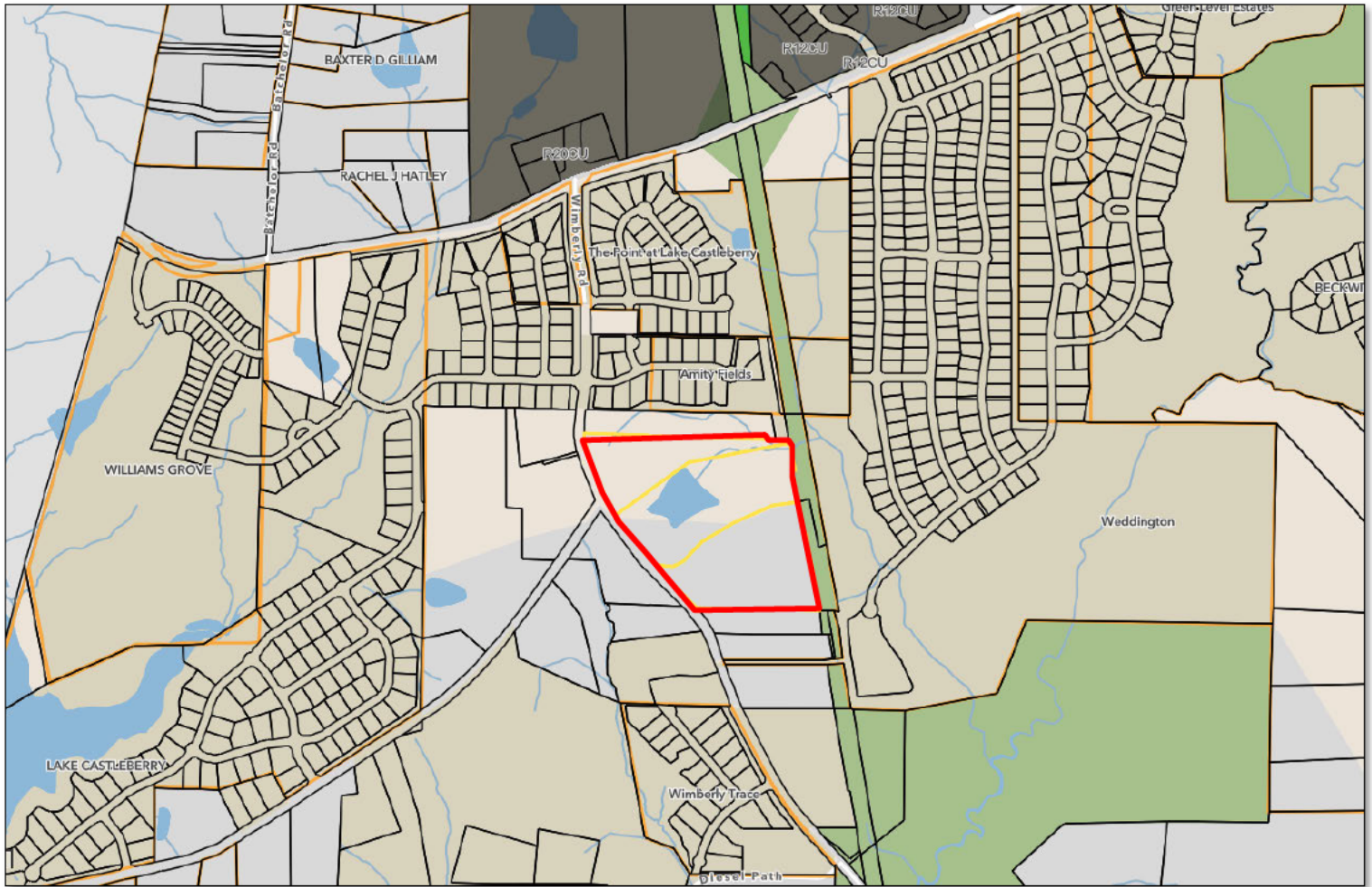
Austin Kring



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Section 2: Vicinity Map



The Courtyards at Wimberly PUD is within the White Oak Township and is anticipated to be developed within the Town of Apex.

The property is located along the eastern side of Wimberly Road near the intersection of Castleberry Road.

To the North is an undeveloped parcel and further north is a single family subdivision, Castleberry Trails. To the east is the American Tobacco Trail and single family subdivision, Weddington. To the west and south are large lot single family homes.

Section 3: Project Data

A. Name of Project:

Courtyards at Wimberly PUD

B. Property Owners:

Mackie W. Lambert
Stephen F. Lambert
641 Wimberly Rd.
Apex, NC 27523-6775

Mackie Lambert
709 Wimberly Rd.
Apex, NC 27523-6775

Michael G. Guadagno
Trustee Michael G. Guadagno
Living Trust
717 Wimberly Rd.
Apex, NC 27523-9677

Prepared By:
Jason Barron/Leticia Shapiro
Morningstar Law Group
434 Fayetteville St | Ste 2200
Raleigh, NC 27601

C. Current Zoning Designation:

Rural Residential (RR); R-80W (Wake County)

D. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

E. Current 2045 Land Use Map Designation:

Low Density Residential and Rural Density Residential

F. Proposed 2045 Land Use Map Designation:

Low Density Residential

G. Proposed Use

Single family detached homes

H. Size of Project

A total of +/-23.979 acres

Section 4: Purpose Statement

The Courtyards at Wimberly PUD includes a unique development opportunity to provide a 55+ development at appropriate density that blends well with the existing area, preserves the character of the area by design, respecting environmental features and a well -connected pedestrian network, delivering a high-quality residential neighborhood. The proposed PUD Plan is generally consistent with the Apex Comprehensive Plan's ("Peak Plan") goals of providing housing to serve the Town's growing diverse population, a well-connected pedestrian network, and protection of environmental and natural resources.

The proposed PUD plan is consistent with the Town's stated PUD goals to provide site-specific, high-quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO.
- Provide infrastructure along the project frontage for the development by dedicating 15 feet of ROW and streetscape section along Wimberly Road.
- Preserve existing environmentally sensitive areas; wetlands and buffers.
- Provide buffers from the proposed use to the existing residential areas and the American Tobacco Trail.
- Provide a network of pedestrian sidewalks and a greenway within the project area for a future connection to the American Tobacco Trail that promotes connectivity, walkability to surrounding areas, and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.

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

Section 5: Permitted Uses

The subject property 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, except as modified herein. For convenience, some relevant sections of the UDO may

Courtyards on Wimberly PUD

be referenced; such references do not imply that other sections of the UDO do not apply. Specifically, the permitted uses include:

- Single family detached homes
- Recreation facility, private
- Accessory apartment
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall apply:

- A. Residential dwellings within this community shall consist exclusively of “Age Restricted” units in accordance with the Federal Housing for Older Persons Act of 1995 and the Exemptions for Housing for Older Persons contained in the North Carolina Fair Housing Act. In accordance with the provisions of the Housing for Older Persons Act, the following requirements shall be satisfied:
- i. That at least 80% of the occupied dwelling units in the community must be occupied by a least one occupant who is 55 years of age or older;
 - ii. That the housing community will publish policies and procedures that demonstrate its intent to comply with the Housing for Older Persons Act;
 - iii. That the community complies with the rules issued by the Department of Housing and Urban Development (HUD) for verification of occupancy requirements.

Section 6: Proposed Design Controls

A. Residential Densities and Design Controls

Maximum Density:	2.62 Units/Acre (includes RCA and rights-of-way)
Maximum Number of Units:	61
Maximum Built-Up Area:	70%
Minimum Lot Size:	6,000 SF
Proposed Building Height:	35 feet, no more than 2 stories

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

Minimum Building Setbacks:

	Single family detached (feet)	Recreational facility (feet)
Front	20	10
Side	5	10
Side (corner)	10	10
Rear	10	10
Building to buffer/RCA	10	10
Parking to buffer/RCA	5	5

B. Buffers

Location	Buffer width and Type
North Perimeter Buffer	20' Type B
South Perimeter Buffer	30' Type B
American Tobacco Trail Buffer	50' Type A
Thoroughfare Buffer	30' Type B

Section 7: Proposed Architectural Controls

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

Single Family Detached:

Architectural Conditions

1. Vinyl siding is not permitted ;however ,vinyl windows ,decorative elements, and trim are permitted.
2. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
3. A minimum of three of the following features shall be used on each building:
 - A. Decorative shake
 - B. Board and batten
 - C. Decorative porch railing/posts
 - D. Shutters
 - E. Decorative/functional air vents on roof or foundation
 - F. Recessed windows
 - G. Decorative windows
 - H. Decorative brick/stone
 - I. Gables
 - J. Decorative cornices
 - K. Tin/metal roof
4. Garage doors must have windows ,decorative details, or carriage-style adornments on them.
5. Windows that are not recessed must be trimmed.
6. Street facing garages shall not protrude more than 1 foot from the front façade and front porch.
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.

Courtyards on Wimberly PUD

8. House entrances for units with front-facing garages shall have a prominent covered porch area leading to the front door.
9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
10. Front porches shall be a minimum of 5 feet deep.
11. Garage doors on the front façade of homes that face the street shall not exceed 50% of the total width of the house and garage together.

CONCEPTUAL BUILDING ELEVATIONS



Courtyards on Wimberly PUD



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Section 8: Parking and Loading

Parking for the development shall meet requirements of UDO Section 8.3.

Section 9: Signage

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

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within Cape Fear River Basin, Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

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

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area by providing a minimum of 30% RCA*, and Section 2.3.4, *Planned Development Districts*.

C. Historic structures

There are no known historic structures present on the Property.

D. Environmental Conditions

1. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
2. The project shall install a maximum of two (2) pet waste stations 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.
3. All homes shall be pre-configured with conduit for a solar energy system.
4. To reduce irrigation requirements, the project shall select and plant only warm season grasses.
5. The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree for each large tree removed or 1 small tree for each small tree removed. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department with the

Courtyards on Wimberly PUD

submittal of the Master Subdivision Plan.

6. The project shall plant at least one (1) native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA.
7. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.
8. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
9. 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.
10. The project shall ensure that 70% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
11. A solar PV system of at least 3 kW shall be installed on at least five (5) homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.
12. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3 kWhs.

Section 11: Stormwater Management

Development shall meet all stormwater requirements listed in the UDO, in accordance with Section 6.1.7.

Section 12: Parks and Recreation

Courtyards on Wimberly PUD #24CZ22 was reviewed at the 03/26//2025 PRCR Advisory Commission meeting. The Commission unanimously recommended a fee in lieu of dedication with credit for the cost to construct greenway/a maximum of 61 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..

Section 13: Public Facilities

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

- **Water and Sanitary Sewer**

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

- **Other Utilities**

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

Section 14: Transportation Infrastructure

Development plans submitted pursuant to this rezoning shall comply with the adopted Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect at the time of the development plan submittal, as provided for in the Unified Development Ordinance.

- **Transportation Improvements**

Developer shall provide minimum frontage widening based on ½ of the ultimate cross section as shown on the adopted Transportation Plan in effect at time of Master Subdivision Plan submittal. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible.

Refer to sheet C.2.0 of the PUD plan for proposed access points, stub street extensions, and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Master Subdivision Plan review and approval.

Developer shall dedicate a minimum of 45 feet of public right of way from roadway centerline based on a 90-foot right of way along the Wimberly Road frontage and construct road widening based on a minimum 36-foot edge-to-edge typical section, consisting of 12-foot travel lanes, 6-foot paved shoulder, roadside ditch, and 5-foot sidewalk at back of ditch.

All proposed driveway access and improvements on state-maintained roadways are subject to NCDOT review and approval. Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has not been performed as part of this PUD rezoning.

- **Pedestrian and Greenway Improvements.**

- Sidewalks shall be provided on both sides of streets internal to the site as required by the UDO.
- Upon dedication of right-of-way by the owner of PIN 0723-24-2701, the developer shall install sidewalk along the frontage of PIN 0723-24-2701.
- Upon obtaining an easement from the owner of PIN 0723-24-2701, the developer shall make a greenway connection to the existing greenway to the north that has a direct connection with the American Tobacco Trail. The alternate conceptual greenway connection shown on Sheets C2.0 and C3.0 may be utilized, subject to approval of a Transportation Plan amendment if required.

Section 15: Phasing Plan

This PUD and all improvements required to support the uses contemplated by the PUD, including without limitation infrastructure and public facilities, may be completed in multiple phases, with construction anticipated to begin in 2026. Project phasing will be planned to ensure the points of access, RCA, stormwater controls and other design standards are met in accordance with the UDO. A final phasing plan will be incorporated within the Master Subdivision Plans (MSP) for review and approval through the Technical Review Committee.

Section 16: Compliance with the UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined within this document. No deviations from the UDO are currently anticipated with the project zoning documents.

Section 17: Consistency with the 2045 Land Use Map

The project includes 3 parcels with the northern parcel designation as Low Density Residential and the other two parcels designation as Rural Residential on the Town of Apex 2045 Land Use Map. The development density (2.62 units per acre) is consistent with the Low Density Residential designation. The development proposes greater density than the Rural Residential designation allows. However, the proposed PUD residential development is consistent with several of the Peak Plan 2030 Goals:

A variety of housing types available to a range of incomes: The proposed 55+ development

Courtyards on Wimberly PUD

is ideal for single family residential and is consistent with the character of the surrounding land uses. The proposed development and conditions of the PUD will provide low density single family detached homes for seniors.

Transition between new development and existing development: The PUD plan includes appropriate buffers between the proposed development and the existing residential development. A 30-foot wide buffer is provided along the southern property line as this area is closer to the federal open space land.

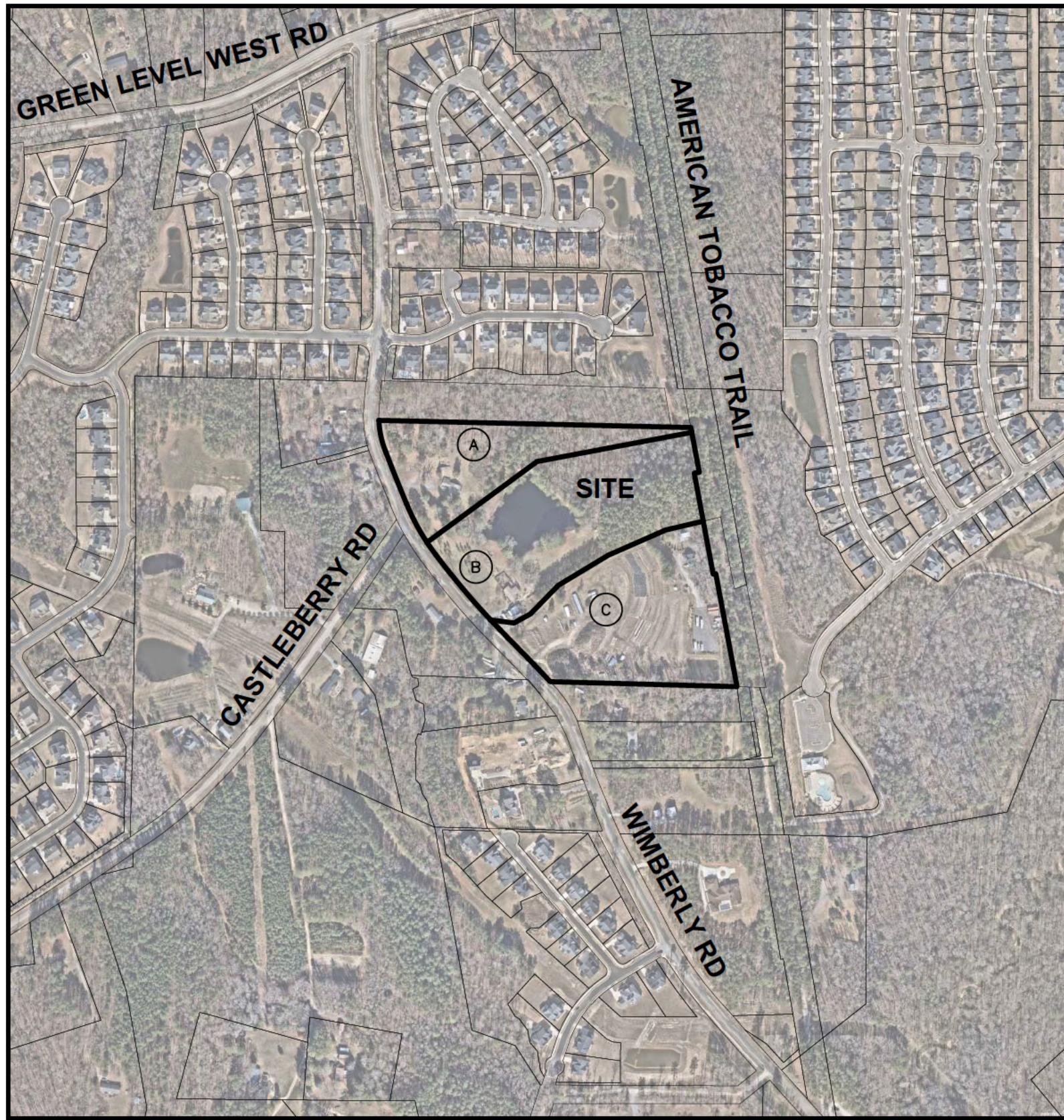
Infrastructure that helps achieve land use and growth management objectives: The PUD Plan includes infrastructure that supports the proposed development and provides the construction of a greenway within the project area.

A variety of transportation options to enhance mobility: The PUD provides a sidewalk along Wimberly Road, sidewalks on both sides of the street within the development and a greenway within the project area.

Protection of environmental and natural resources: The PUD includes preservation of existing environmentally sensitive areas: wetlands and mature trees within buffers.

The development, together with the PUD conditions will add low density senior single-family housing while respecting the environmental features and provide future pedestrian connections.

PLANNED UNIT DEVELOPMENT PLAN
COURTYARDS ON WIMBERLY
641, 709 & 717 WIMBERLY ROAD
TOWN OF APEX - WAKE COUNTY - NORTH CAROLINA
2024



VICINITY MAP
SCALE: 1" = 500'

SITE DATA TABLE

PROPERTY INFORMATION:	
A.	
OWNER:	MACKIE W. LAMBERT & STEPHEN F. LAMBERT
PNL:	0723-24-0439
RDD:	0099576
ADDRESS:	641 WIMBERLY ROAD
LOCATION:	35°46'05.05"N ; 78°50'34.44"W
TOTAL SITE AREA:	5.37 ACRES
B.	
OWNER:	MACKIE LAMBERT
PNL:	0723-24-3244
RDD:	0299599
ADDRESS:	709 WIMBERLY ROAD
LOCATION:	35°46'02.84"N ; 78°50'28.95"W
TOTAL SITE AREA:	9.76 ACRES
C.	
OWNER:	MICHAEL G. GUADAGNO & TRUSTEE MICHAEL G. GUADAGNO LIVING TRUST
PNL:	0723-23-8577
RDD:	0077917
ADDRESS:	717 WIMBERLY RD
LOCATION:	35°45'58.64"N ; 78°50'25.84"W
TOTAL SITE AREA:	8.97 ACRES
ZONING INFORMATION:	
EXISTING ZONING:	RURAL RESIDENTIAL (RR) & R-BOW
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING (PUD-CZ)
DEVELOPMENT INFORMATION:	
EXISTING 2045 LAND USE MAP DESIGNATION:	LOW DENSITY RESIDENTIAL AND RURAL DENSITY RESIDENTIAL
PROPOSED 2045 LAND USE MAP DESIGNATION:	LOW DENSITY RESIDENTIAL
SITE AREA	
GROSS:	23.98 AC
R/W DEDICATION:	0.71 AC
NET:	23.27 AC
AREA DESIGNATED AS MIXED USE ON 2045 LAND USE MAP:	NONE
AREA OF MIXED USE PROPOSED AS NON-RESIDENTIAL DEVELOPMENT:	NONE
NORTH PERIMETER BUFFER:	20' TYPE B
SOUTH PERIMETER BUFFER:	30' TYPE B
AMERICAN TOBACCO TRAIL BUFFER (EAST):	50' TYPE A
WIMBERLY ROAD BUFFER:	30' TYPE B
SETBACKS:	
RESIDENTIAL BUILDING:	FRONT - 20' SIDE - 5' MIN. (NO AGGREGATE) REAR - 10' CORNER SIDE - 10' MIN.
RECREATIONAL FACILITY:	FRONT - 10' SIDE - 10' REAR - 10' MINIMUM BUFFER/RCA - 10'
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM BUILDING HEIGHT:	40'
MINIMUM LOT SIZE:	6,000 SF
MAXIMUM DENSITY:	61 LOTS/2.62 UNITS PER ACRE
WATERSHED:	
FLOOD HAZARD AREA:	WS-IV PA (PRIMARY WATERSHED)
NATURAL DRAINAGE PRESERVED:	NO - ZONE X, FEMA MAP PANEL #3720072300K - EFFECTIVE DATE: JULY 19, 2022 ALL
SF OF EXISTING BUILDINGS:	11,162 SF
REQUIRED RCA AREA (PER UDO 8.1.2.C.5):	GROSS SITE AREA = 23.98± AC 30% OF GROSS SITE AREA = 23.98 AC, X 30% = 7.19 AC
PROPOSED RCA AREA:	7.19 AC
BUILT-UPON AREA PERMITTED:	16.79 AC - 70%
HISTORIC STRUCTURE ON SITE:	NO
REQUIRED PARKING SPACES:	2 SPACES PER DWELLING UNIT
BUFFER CALL IDENTIFICATION NUMBER:	FORTHCOMING

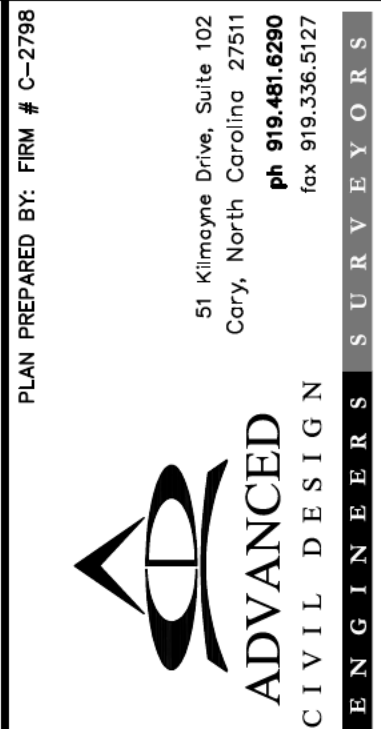
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CIVIL ENGINEER ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290 CONTACT: JACK ROYAL JR., PE EMAIL: JROYAL@ADVANCEDCIVILDESIGN.COM	DEVELOPER EPCON COMMUNITIES 5440 WADE PARK BLVD., SUITE 101 RALEIGH, NORTH CAROLINA 27607 PHONE: 919-791-1701 CONTACT: MICHAEL KEMP EMAIL: MKEMP@EPCONCOMMUNITIES.COM	LAND USE ATTORNEY MORNINGSTAR LAW GROUP 434 FAYETTEVILLE STREET, SUITE 2200 RALEIGH, NORTH CAROLINA 27601 PHONE: 919-590-0371 CONTACT: JASON BARRON EMAIL: JBARRON@MORNINGSTARLAWGROUP.COM	OWNERS STEPHEN & MACKIE LAMBERT 641 WIMBERLY ROAD APEX, NORTH CAROLINA 27523 MACKIE LAMBERT 641 WIMBERLY ROAD APEX, NORTH CAROLINA 27523 MICHAEL GUADAGNO 717 WIMBERLY ROAD APEX, NORTH CAROLINA 27523
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REZONING CONDITIONS

- A. A MAXIMUM OF 61 SINGLE FAMILY RESIDENTIAL UNITS SHALL BE PERMITTED UPON THE PROPERTY.
- B. ARCHITECTURAL CONDITIONS:
1. VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
 2. REAR AND SIDE ELEVATIONS OF UNITS THAT HAVE RIGHT-OF-WAY FRONTAGE SHALL HAVE TRIM AROUND THE WINDOWS.
 3. A MINIMUM OF THREE OF THE FOLLOWING FEATURES SHALL BE USED ON EACH BUILDING:
 - a. DECORATIVE SHAKE
 - b. BOARD AND BATTEN
 - c. DECORATIVE PORCH RAILING/POSTS
 - d. SHUTTERS
 - e. DECORATIVE/FUNCTIONAL AIR VENTS ON ROOF OR FOUNDATION
 - f. RECESSED WINDOWS
 - g. DECORATIVE WINDOWS
 - h. DECORATIVE BRICK/STONE
 - i. GABLES
 - j. DECORATIVE CORNICES
 - k. TIN/METAL ROOF
 4. GARAGE DOORS MUST HAVE WINDOWS ,DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS ON THEM.
 5. WINDOWS THAT ARE NOT RECESSED MUST BE TRIMMED.
 6. STREET FACING GARAGES SHALL NOT PROTRUDE MORE THAN 1 FOOT FROM THE FRONT FAÇADE AND FRONT PORCH.
 7. A VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION TO INCLUDE A MINIMUM OF THREE (3) FAMILIES FOR SIDING AND SHALL INCLUDE VARIED TRIM, SHUTTER, AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.
 8. HOUSE ENTRANCES FOR UNITS WITH FRONT-FACING GARAGES SHALL HAVE A PROMINENT COVERED PORCH AREA LEADING TO THE FRONT DOOR.
 9. THE REAR AND SIDE ELEVATIONS OF THE UNITS THAT CAN BE SEEN FROM THE RIGHT-OF-WAY SHALL HAVE TRIM AROUND THE WINDOWS.
 10. FRONT PORCHES SHALL BE A MINIMUM OF 5 FEET DEEP.
 11. GARAGE DOORS ON THE FRONT FAÇADE OF HOMES THAT FACE THE STREET SHALL NOT EXCEED 50% OF THE TOTAL WIDTH OF THE HOUSE AND GARAGE TOGETHER.



Town of Apex, Wake County, North Carolina
COURTYARDS ON WIMBERLY
PLANNED UNIT DEVELOPMENT PLAN
FOR
EPCON COMMUNITIES
COVER SHEET



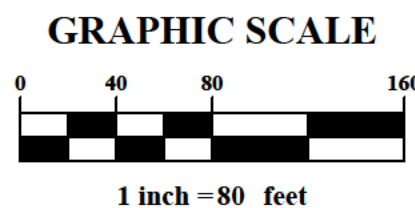
Issue Dates:	12/02/2024 - Town of Apex 1st Submittal
02/05/2025 - Response to 1st Review Comments	
03/07/2025 - Response to 2nd Review Comments	
04/23/2025 - Response to 3rd Review Comments	
Date:	04/28/2025
Scale:	1" = 500'
Drawn By:	AMK
Checked By:	JRR
Project Number:	24-0026-27
Drawing Number:	C.0.0



- LEGEND**
- Sanitary Cleanout
 - Electric Transformer
 - Water Valve
 - Tel Pedestal
 - Mailbox
 - Monitoring Well
 - Pole Light
 - Pole Elec
 - Post Sign / Lamp
 - Pole Tel Light
 - Sign
 - Existing Champion Tree
 - Underground Line Marker
 - Fiber Optic Pedestal
 - Iron Pipe Found (IPF)
 - Calculated Point (CP)
 - Fire Hydrant
 - Existing Tree
 - WA—WA— Ex. Water Line
 - ST—ST— Ex. Storm Sewer
 - SA—SA— Ex. Sanitary Sewer
 - x—x— Ex. Fence Line
 - OHE— Ex. Overhead Electric Line
 - E— Ex. Electric Line
 - CA— Ex. Cable Line
 - FO— Ex. Fiber Optic
 - Ex. Property Line
 - Ex. Right of Way
 - Property Line
 - Ex. Wetlands
 - Ex. Treeline
 - (d)— Ex. Contour — 1'
 - (d)— Ex. Contour — 5'

GENERAL NOTES

- NO FEMA FLOODPLAINS ARE PRESENT ON SITE.
- BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY ADVANCED CIVIL DESIGN.
- TOPOGRAPHIC INFORMATION IS FROM A SURVEY PREPARED BY ADVANCED CIVIL DESIGN. FIELD WORK COMPLETED IN SEPTEMBER AND OCTOBER OF 2024.
- BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720072300K WITH AN EFFECTIVE DATE OF JULY 19, 2022, IN WAKE COUNTY, NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- WETLANDS AND ENVIRONMENTAL FEATURES WERE FIELD LOCATED BY ADVANCED CIVIL DESIGN, INC. AND FLAGGED BY FROEHLING AND ROBERTSON. WETLANDS SHOWN ARE TAKEN FROM SKETCH MAP TITLED, "STREAM AND WETLAND ID MAP", AND DATED NOVEMBER 2024.
- SEE SHEET C.1.1 FOR TREE SURVEY.



NC GRID NAD 83

PLAN PREPARED BY: FIRM # C-2798

PLAN PREPARED FOR:

Town of Apex, Wake County, North Carolina

COURTYARDS ON WIMBERLY

PLANNED UNIT DEVELOPMENT PLAN

FOR

EPCON COMMUNITIES

EXISTING CONDITIONS PLAN

PRELIMINARY

12/02/2024 - Town of Apex 1st Submittal

02/05/2025 - Response to 1st Review Comments

03/07/2025 - Response to 2nd Review Comments

04/23/2025 - Response to 3rd Review Comments

Date: 04/28/2025

Scale: 1" = 80'

Drawn By: AMK

Checked By: JRR

Project Number: 24-0026-27

Drawing Number: C.1.0

51 Kimeyde Drive, Suite 102
Cary, North Carolina 27511
PH 919.481.6590
FAX 919.336.5127

ADVANCED CIVIL DESIGN

ENGINEERS SURVEYORS



GENERAL NOTES

1. NO FEMA FLOODPLAINS ARE PRESENT ON SITE.
2. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY ADVANCED CIVIL DESIGN.
3. TOPOGRAPHIC INFORMATION IS FROM A SURVEY PREPARED BY ADVANCED CIVIL DESIGN. FIELD WORK COMPLETED IN SEPTEMBER AND OCTOBER OF 2024.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720072300K WITH AN EFFECTIVE DATE OF JULY 19, 2022, IN WAKE COUNTY, NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
5. WETLANDS AND ENVIRONMENTAL FEATURES WERE FIELD LOCATED BY ADVANCED CIVIL DESIGN, INC. AND FLAGGED BY FROEHLING AND ROBERTSON. WETLANDS SHOWN ARE TAKEN FROM SKETCH MAP TITLED, "STREAM AND WETLAND ID MAP", AND DATED NOVEMBER 2024.
6. TREE SURVEY INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC. ON FEBRUARY 5, 2025.

PLAN PREPARED BY: FIRM # C-2798

PLAN PREPARED FOR:

Town of Apex, Wake County, North Carolina

COURTYARDS ON WIMBERLY

PLANNED UNIT DEVELOPMENT PLAN

FOR

EPCON COMMUNITIES

TREE SURVEY

04/28/2025

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Cary, North Carolina 27511
ph 919.481.6590
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

EPCON
COMMUNITIES

WAKE COUNTY
PROFESSIONAL
ENGINEER
J. ROYAL JR.
10000

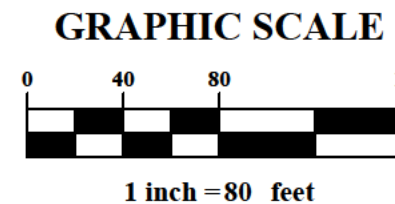


PRELIMINARY SITE LAYOUT GENERAL NOTES

- 1) ALL ZONING PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SHALL BE DETERMINED DURING THE RESIDENTIAL MASTER SUBDIVISION PLAN APPROVAL PROCESS.
- 2) REFER TO THE PUD TEXT DOCUMENTS FOR ALLOWABLE USES, ZONING CONDITIONS AND OTHER DESIGN STANDARDS.
- 3) ALL VEHICULAR ACCESS LOCATIONS AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL AND SHALL BE FINALIZED DURING THE RESIDENTIAL MASTER SUBDIVISION PLAN APPROVAL PROCESS.
- 4) ALL BUILDABLE AREAS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DUE TO ENVIRONMENTAL RESTRICTIONS.
- 5) PARKING STANDARDS SHALL COMPLY WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
- 6) EXACT LOCATION OF OPEN SPACE AND RESOURCE CONSERVATION AREA TO BE FINALIZED DURING THE RESIDENTIAL MASTER SUBDIVISION PLAN APPROVAL PROCESS.
- 7) NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ APPROVAL PROCESS. SEPARATE SIGN PERMITS MUST BE OBTAINED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
- 8) SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
- 9) DEVELOPMENT SHALL CONSTRUCT A 5-FOOT SIDEWALK ON THE EAST SIDE OF WIMBERLY ROAD ALONG THE FRONTAGE OF EXISTING PIN 0723-24-2701 AT THE TIME OF DEVELOPMENT AND SUBJECT TO READILY AVAILABLE RIGHT-OF-WAY FROM THE PROPERTY OWNER.
- 10) THE ALTERNATE CONCEPTUAL GREENWAY CONNECTION SHOWN ON SHEETS C.2.0 AND C.3.0 MAY BE UTILIZED, SUBJECT TO APPROVAL OF A TRANSPORTATION PLAN AMENDMENT IF REQUIRED.

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY LINE
- PR. RIGHT-OF-WAY LINE
- PR. BOUNDARY LINE
- PERIMETER BUFFER LINE
- EX. WETLANDS
- SINGLE-FAMILY DEVELOPMENT AREA
- RESOURCE CONSERVATION AREA (MINIMUM 30% OF TOTAL SITE AREA)
- WIMBERLY ROAD RIGHT OF WAY DEDICATION
- PERIMETER BUFFERS
- PROPOSED ACCESS CONNECTIONS
- ROAD STUB FOR CONNECTIVITY
- CONCEPTUAL GREENWAY CONNECTIONS (APPROXIMATE LOCATION AND ALIGNMENT TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN)



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Cary, North Carolina 27511
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FAX 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

EPCON COMMUNITIES

Town of Apex, Wake County, North Carolina

COURTYARDS ON WIMBERLY

PLANNED UNIT DEVELOPMENT PLAN FOR EPCON COMMUNITIES

SITE LAYOUT PLAN

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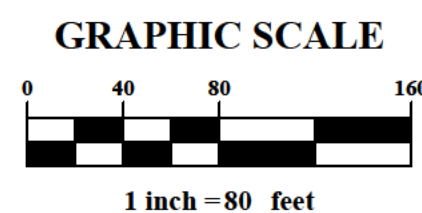
Drawn By: AMK

Checked By: JRR

Project Number: 24-0026-27

Drawing Number: C.2.0

G:\24-0026-27\NC\DWG\Production Drawings\AUD PLAN\0026-27-CONCEPTUAL UTILITY PLAN.dwg CONCEPTUAL UTILITY PLAN Apr 28, 2025 - 2:11:55pm jroyal



NC GRID NAD 83

PLAN PREPARED BY: FIRM # C-2798

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fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

PLAN PREPARED FOR:

EPCON
COMMUNITIES

Town of Apex, Wake County, North Carolina

COURTYARDS ON WIMBERLY

PLANNED UNIT DEVELOPMENT PLAN
FOR
EPCON COMMUNITIES

CONCEPTUAL UTILITY PLAN

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PRELIMINARY

04/28/2025