

STAFF REPORT

Crossroads Ford Truck Center - Major Site Plan

QUASI-JUDICIAL PUBLIC HEARING

December 1, 2020 Town Council Meeting



The purpose of the public hearing is to review, hear, consider and approve, approve with conditions, or disapprove the application for a Major Site Plan.

BACKGROUND INFORMATION:

Location: 1200 Key Ring Drive

Applicant/Owner: Bovestments, LLC

PROJECT DESCRIPTION:

Acreege: 18.13+ acres (parcel boundary); 10.08 acres (project boundary)

PIN: 0742466926

RCA Provided: 2.02 Acres (20%)

Current Zoning: Light Industrial (LI)

2045 Land Use Map: Mixed Use: High Density Residential/Office Employment/Commercial Services

Town Limits: Inside Corporate limits

Adjacent Zoning & Land Uses:

	Zoning(s)	Land Use(s)
North:	Light Industrial (LI); Neighborhood Business-Conditional Use (B1-CU #95CU21)	Retail, general; Vacant
South:	Residential Agricultural (RA)	Single-family residential School, private (Thales Academy)
East:	Light Industrial (LI); Planned Unit Development-Conditional Zoning (PUD-CZ #13CZ22)	Active railroad tracks; Townhomes
West:	Office & Institutional-Conditional Zoning (O&I-CZ #07CZ02); Residential Agricultural (RA); Planned Commercial-Conditional Zoning (PC-CZ #18CZ10)	Office, business or professional; Single-family residential; N. Salem Street

Existing Conditions:

The site to be developed contains an existing Waste Transfer Facility. This land use will be discontinued and existing structures and materials removed as part of future demolition and site prep process. The site contains a stormwater control measure for the existing Salem Street roadway improvements and Key Ring Drive (a private drive extending from N. Salem Street to the Thales Academy Campus to the south), both of which were constructed as part of the overall Crossroads Ford Development.

Neighborhood Meeting:

The applicant conducted a neighborhood meeting on August 27, 2020. The neighborhood meeting report is attached.

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MAJOR SITE PLAN

PROJECT DATA:

The applicant is proposing to construct a truck center, totaling 16,006 square feet, on a 10.08-acre portion of the 18.13-acre site, which contains an existing automobile dealership and service center. The project proposes to add 350 parking spaces, which triggers the Major Site Plan process.

Public Utilities:

The Major Site Plan will extend and utilize existing Town water and sewer services.

Storm Drainage:

The site is located in the Secondary Watershed Protection Overlay District. The proposed amount of impervious surface for this project is 40%, which is less than the 70% permitted by the UDO. There is an existing SCM on site that will be replaced by a larger SCM to manage stormwater for the proposed development of this site plan as well as future development of out-parcels along the east side of Salem Street. The development will comply with the requirements of the UDO.

Grading:

The proposed Major Site Plan meets all requirements of the UDO. RCA and preserved buffers will be protected during grading with Tree Protection Fencing.

Architectural Standards:

Architectural elevations for the new building are provided in the attachments. The applicant has proposed two (2) shades of red brick as the prominent building material. The base of the building is to be constructed with a large, smooth face cast stone veneer. The height of the building varies from 23 feet, 4 inches to 32 feet, 4 inches. The maximum height permitted by the UDO for this property is 60 feet. The overall look of this building is designed to mimic the existing automobile dealership building. The proposed structure is compliant with Article 9: *Design Standards*.

Lighting:

Pole mounted lighting is proposed within the parking lots. The poles within the parking areas are 28 feet in height. Building mounted lighting is also proposed. The color of the poles and lighting fixtures will be architectural bronze as required by the UDO. The lighting plan meets the standards of the UDO.

Community Amenities:

Two (2) community amenities are required for this Major Site Plan. The applicant has proposed two (2) benches within the hardscape adjacent to the building to meet this requirement.

Resource Conservation Area:

There are 2.02 acres of RCA proposed on-site which represents just over 20% of the 10.08-acre project site. The minimum required by the UDO is 20%.

Buffers:

All buffers required by the UDO have been provided. The buffers required for this project are as follows:

Railroad (eastern): Non required, but 20' Type A is proposed by the developer

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Thales Academy (southern): 15' Type B

Parking:

The UDO parking requirement for the use "Vehicle sales and rental, light" is two (2) spaces plus one (1) space per 800 square feet of floor area over 1,600 square feet. The proposed parking area will contain the required 21 spaces for customers and employees as well as 329 spaces for vehicle inventory for a total of 350 parking spaces. More than 50% of the required parking is located to the side or rear of the building as required by Sec. 8.3.6.B.2. The supplemental standards for this use (Sec. 4.4.5.H.6) require that all parking and display areas be paved. The proposed site plan complies with this requirement.

PARKS AND RECREATION:

This plan was not required to be reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The proposed Major Site Plan is consistent with the Apex Transportation Plan.

The plan for the Crossroads automobile dealership on the west side of N. Salem Street consisted of converting the existing full-movement driveway just south of the US 64 Hwy off-ramp to a right-in, right-out access drive. In addition, the plan constructed a new public street (All Wheel Drive) along the southern property line and a private street (Key Ring Drive) providing access through a signalized intersection to the dealership, service center, and this proposed development, as well as access for Thales Academy and future access to other adjacent properties. Access for the development is provided via a stop-controlled access onto Key Ring Drive.

Traffic Impact Analysis from Crossroads Ford Major Site Plan:

The TIA performed in 2017 for the overall Crossroads Ford development, including the proposed Major Site Plan for the dealership on the west side of Salem Street, assumed 189,461 square feet of automobile sales and an additional 25,000 square feet of restaurants. The proposed use of this site plan on the east side of Salem Street was included in the assumed land uses and square footage of the TIA. There are no off-site improvements required for this to the subject Major Site Plan.

UNIFIED DEVELOPMENT ORDINANCE:

The proposed Major Site Plan is in compliance with the standards provided in the UDO.

MAJOR SITE PLAN STANDARDS: In order to approve an application for a Major Site Plan, the Town Council shall find the following standards are met by the proposed Major Site Plan:

- a) Compatibility. The development proposed in the site plan and its general location is compatible with the character of surrounding land uses.
- b) Zoning district supplemental standards. The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards*.

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- c) Site development standards. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards*.
- d) Mitigation of development on steep slopes. If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards*.
- e) Dedication of ROW for Thoroughfare Plan. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW for Thoroughfare Streets and Highways*.
- f) Required improvements. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements*.
- g) Other relevant standards of this Ordinance. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.
- h) Applicable Standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.
- i) Impact on public facilities. The proposed development shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.



Townes at North Salem

Us 64 To N Salem St Ramp

N Salem St To Us 64 Ramp Eb

64

US 64 Hwy W

Crossroads Ford Truck Center

Crossroads Ford

Boxcar Way

The Enclave at Trakside

Bell Apex

All Wheel Dr

Key Ring Dr

N Salem St

Marker Dr

Villages of Apex

Villages of Apex (North)

Shoofly Path

Thales Academy

The Peak Church

Branch Line Ln

Wandle Ln

Ambergate Sta

Windy Rd

0 250 500 Feet



May 8, 2017

Travis Fluitt P.E.
Kimley-Horn & Associates, Inc.
421 Fayetteville Street
Raleigh, NC 27601

Subject: **Staff summary and comments for the Salem Street Assemblage TIA,
03/30/17**

Mr. Fluitt:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

Study Area

There are two points of access proposed off Salem Street:

- North Salem Street at Site Driveway #1 / Site Driveway #2
- North Salem Street at Site Driveway #3 / Proposed Public Street

The following additional intersections are included in the TIA for analysis:

- Davis Drive and Old Jenks Road
- North Salem Street and Davis Drive at WB US-64 On-ramp
- North Salem Street and EB US-64 Off-ramp
- North Salem Street and Thales Academy Inbound Driveway
- North Salem Street and Thales Academy Outbound Driveway
- Thales Academy Inbound Driveway and Proposed Private Driveway
- Site Driveway #3 and Proposed Private Driveway

Trip Generation

The proposed Salem Street Assemblage is anticipated to be built on both sides of North Salem Street, with a 174,461 square foot auto dealership on the west side and a 15,000 square foot truck center and four 6,250 square foot high-turnover sit-down restaurant outparcels to be built on the east side. The development is anticipated to generate approximately 400 new trips entering and 194 new trips exiting the site during the weekday A.M. peak hour and 220 new trips entering and 268 new trips exiting the site during the weekday P.M. peak hour. The development is expected to add a total of 7,708 new trips per day to the adjacent roadway network.

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Background traffic

Background traffic consists of 2% annual background traffic growth compounded to build-out year 2018, and the following approved developments:

- Thales Academy (remaining traffic portion for full enrollment of the school)
- Trackside South (Villages of Apex)
- Womble Tract (revised trips per “Revised Use” Letter Report)

Trip Distribution and Assignment

The distribution to and from the auto dealership portion of the development are as follows:

- 30% to/from the east on US 64
- 25% to/from the west on US 64
- 15% to/from the north on Davis Drive
- 15% to/from the south on North Salem Street
- 10% to/from the west on Old Jenks Road
- 5% to/from the east on North Salem Street

The distribution to and from the outparcel portion of the development are as follows:

- 15% to/from the east on US 64
- 10% to/from the west on US 64
- 15% to/from the north on Davis Drive
- 45% to/from the south on North Salem Street
- 10% to/from the west on Old Jenks Road
- 5% to/from the east on North Salem Street

Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 9 describe the levels of service (LOS) for the scenarios analyzed in the TIA. “NA” is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2016** - Existing year 2016 traffic.
- **No Build 2018** – Projected year (2018) with background growth, approved development traffic from others, and anticipated transportation improvements where applicable.
- **Build 2018** – Projected year (2018) with background traffic and site build-out including recommended improvements where applicable.

Davis Drive and Old Jenks Road

Table 1 - A.M. / P.M. Peak Hour Signalized Levels of Service Davis Drive and Old Jenks Road			
	Existing 2016	No Build 2018	Build 2018
<u>Overall</u>	<u>C / C</u>	<u>C / C</u>	<u>D / C</u>
<i>Eastbound (Old Jenks Road)</i>	<i>C / C</i>	<i>D / C</i>	<i>E / C</i>
<i>Westbound (Old Jenks Road)</i>	<i>C / D</i>	<i>D / D</i>	<i>F / D</i>
<i>Northbound (Davis Drive)</i>	<i>B / A</i>	<i>C / A</i>	<i>C / B</i>
<i>Southbound (Davis Drive)</i>	<i>C / C</i>	<i>C / C</i>	<i>C / C</i>

TIA recommendations:

- The TIA recommends no intersection improvements as part of the Salem Street Assemblage development.

Apex staff recommendations:

- Apex staff recommends the cycle length at this intersection be retimed to 120 seconds in the AM peak hour. This change will improve operations to LOS D or better for all approaches in the AM peak hour.

North Salem Street and Davis Drive at US 64 Interchange

Table 2 - A.M. / P.M. Peak Hour Signalized Levels of Service North Salem Street and Davis Drive at US 64 WB On-ramp			
	Existing 2016	No Build 2018	Build 2018
<u>Overall</u>	<u>B / C</u>	<u>B / D</u>	<u>C / C</u>
<i>Westbound (N. Salem Street)</i>	<i>D / F</i>	<i>D / F</i>	<i>F / E</i>
<i>Northbound (N. Salem Street)</i>	<i>A / A</i>	<i>A / A</i>	<i>A / A</i>
<i>Southbound (Davis Drive)</i>	<i>C / C</i>	<i>C / C</i>	<i>C / C</i>

Table 3 - A.M. / P.M. Peak Hour Signalized Levels of Service North Salem Street and US 64 EB Off-ramp / On-ramp			
	Existing 2016	No Build 2018	Build 2018
<u>Overall</u>	<u>D / C</u>	<u>E / C</u>	<u>D / C</u>
<i>Eastbound (US 64 Off-ramp)</i>	<i>E / D</i>	<i>E / D</i>	<i>F / E</i>
<i>Northbound (N. Salem Street)</i>	<i>E / C</i>	<i>F / C</i>	<i>F / D</i>
<i>Southbound (N. Salem Street)</i>	<i>B / A</i>	<i>B / A</i>	<i>B / A</i>

TIA recommendations:

- The TIA recommends signal timing modifications to coordinate timing at the US 64 interchange with the new proposed signal at the intersection of North Salem Street and Site Driveway #3 / Proposed Public Street.

Apex staff recommendations:

- Apex staff recommend geometric changes at both intersections. North Salem Street at the US 64 interchange should be reconfigured to provide a six-lane cross-section under the bridge with side-by-side left turn lanes. This will require widening on the north side to include an exclusive right turn lane, three through lanes, and an exclusive left turn lane southbound, plus a lane shift for the two northbound through lanes. The six-lane cross-section on North Salem Street under the bridge will include two through lanes in each direction and side-by-side exclusive full-length left turn lanes to maximize storage length between the signals. Minor widening in the southeast quadrant of the north intersection will be required to provide a turn pocket for the northbound shared through-right lane subject to NCDOT approval. A concept sketch of the reconfigured alignment is shown in Figure 1. This configuration is expected to achieve LOS D or better on all movements in the A.M. and P.M. peak hours at project build-out subject to NCDOT review and approval.

Justification

The signal timing modifications proposed by the TIA will not mitigate excessive delays on westbound North Salem Street at Davis Drive (89.9 and 72.5 seconds/vehicle in the AM and PM peak hours). It will also not mitigate excessive delays on the eastbound US 64 off-ramp (84.4 and 71.7 seconds/vehicle in the AM and PM peak hours) or on northbound North Salem Street at the off-ramp (82.3 seconds/vehicle in the AM peak hour). Additionally, the construction of the development will increase traffic at the interchange by 14% in the A.M. peak hour and 12% in the P.M. peak hour over the background condition. The largest traffic increases over the background condition at the north intersection will be for the westbound left turn movement (57% and 17% increase in the A.M. and P.M. peak hours) and the northbound left turn movement (16% and 46% increase in the A.M. and P.M. peak hours). The largest traffic increases from the background condition at the south intersection will be for the eastbound right turn movement (55% and 33% increase in the AM and PM peak hours) and the northbound right turn movement (36% and 133% in the AM and PM peak hours). Through traffic at the interchange will also increase. The existing interchange configuration has back to back left turn lanes under the bridge with short storage lengths (55 feet for the northbound left turn lane and 65 feet for the southbound left turn lane), which cannot accommodate additional traffic in the peak hours.

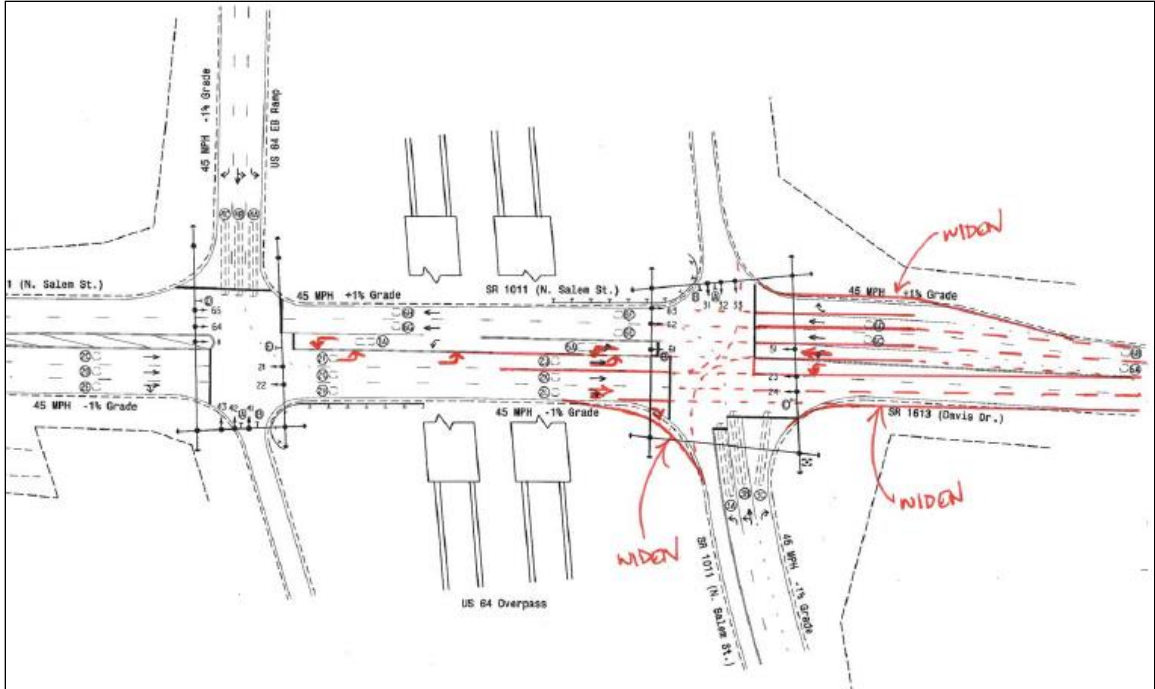


FIGURE 1: Apex Staff Recommended Improvements at N. Salem Street and US 64 Interchange

North Salem Street and Site Driveway #1 / Site Driveway #2

Table 4 A.M. / P.M. Peak Hour Unsignalized Levels of Service North Salem Street and Site Driveway #1 / Site Driveway #2			
	Existing 2016	No Build 2018	Build 2018
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Eastbound (Site Driveway #1)</i>	<i>F / F</i>	<i>F / F</i>	<i>B / B¹</i>
<i>Westbound (Site Driveway #2)</i>	<i>E / E</i>	<i>F / E</i>	<i>C / B²</i>
<i>Northbound Left (N. Salem Street)</i>	<i>A / B</i>	<i>A / B</i>	<i>B / B</i>
<i>Southbound Left (N. Salem Street)</i>	<i>B / A</i>	<i>B / A</i>	<i>Closed</i>

1. Limited to left-in/right-in, but right-out operations only
2. Limited to right-in/right-out operations only

TIA recommendations:

- The TIA recommends to limit the existing driveways to right-in/right-out operations only for the westbound driveway serving the proposed truck center, and left-in/right-in/right-out operations only for the eastbound driveway serving the proposed auto dealership. Additionally, the TIA recommends to continue two through lanes through the intersection in both the northbound and southbound directions.

Apex staff recommendations:

- Apex staff concur with the recommendations. Given the short distance of approximately 290 feet south of the US 64 interchange, removing the left turn movement from the southbound approach will improve traffic flow along North Salem Street and minimize the potential for additional delay. Also, removing left turns from the minor approaches will prevent excessive delays from affecting site operations and reduce the chances of angle collisions on this busy multi-lane section of North Salem Street. Full access to the site is shown via the intersection of North Salem Street and Site Driveway #3 / Proposed Public Street located 560 feet further south.

North Salem Street and Site Driveway # 3 / Proposed Public Street

Table 5 A.M. / P.M. Peak Hour Signalized Levels of Service North Salem Street and Site Driveway # 3 / Proposed Public Street	
	Build 2018
<u>Overall</u>	<u>C / B</u>
<i>Eastbound (Proposed Public Street)</i>	<i>D / E</i>
<i>Westbound (Site Driveway # 3)</i>	<i>D / D</i>
<i>Northbound (N. Salem Street)</i>	<i>C / B</i>
<i>Southbound (N. Salem Street)</i>	<i>C / B</i>

TIA recommendations:

- The TIA recommends the construction of a new full movement signalized intersection with:
 - Single exclusive left turn lane and a shared through-right turn lane on both the minor eastbound and westbound approaches.
 - On the northbound approach, a two-way left turn lane with 75 feet of left-turn storage, a through lane, a through-right auxiliary lane with 135 feet of storage and 100 feet of taper, and two receiving lanes downstream.
 - On the southbound approach, a single exclusive left turn lane with 250 feet of storage and 100 feet of taper, a single through lane, an exclusive continuous right turn auxiliary lane, and one receiving lane downstream.

Apex staff recommendations:

- Apex staff concur with the recommended geometry but recommend timing changes to mitigate potential long turning movement delays. Additionally, staff recommend a minimum of 150 feet storage for the westbound left turn lane and a minimum of 100 feet storage for the eastbound left turn lane to accommodate 95th percentile queues. The new signalized intersection will operate at LOS C or better in both the A.M. and P.M. peaks. However, per recommended timing plan, the westbound left turn movement will operate at LOS F and the southbound left turn movement will operate at LOS E in the AM peak hour, and the eastbound and westbound left turn movements will operate at LOS E in the P.M. peak hour. Since this is a new intersection it is recommended that movements operating at LOS E or F be mitigated through signal timing in this case. Providing a permitted + protected phase to the eastbound and westbound left turn

movements and further optimizing splits should improve operations in the A.M. peak hour. Providing a permitted + protected phase to the eastbound left turn movement and a permitted only phase to the westbound left turn movement, and further optimizing splits should also improve operations in the P.M. peak hour as well.

North Salem Street and Thales Academy Inbound Driveway

Table 6 A.M. / P.M. Peak Hour Unsignalized Levels of Service North Salem Street and Thales Academy Inbound Driveway			
	Existing 2016	No Build 2018	Build 2018
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Southbound Left (N. Salem Street)</i>	<i>B / A</i>	<i>D / A</i>	<i>B / A</i>

TIA recommendations:

- The TIA recommends to reduce storage to the existing southbound left turn lane on North Salem Street from 450 feet to 100 feet. The reduction in storage at this intersection will provide northbound left turn storage at the proposed new signalized intersection of North Salem Street and Site Driveway #3 / Proposed Public Street upstream. It is expected that a large portion of the Thales Academy inbound traffic will reroute via the proposed intersection upstream on Site Driveway #3 which will provide access to the school.

Apex staff recommendations:

- Apex staff recommends a two-way left turn lane swapped between the Proposed Public Street and the Thales Academy Inbound Driveway. It should be striped as an exclusive left turn on either end with two-way arrows in between. The signalized intersection at Site Driveway #3 to the north will provide alternative access to Thales Academy. Meanwhile, maintaining the school driveway access will provide a second ingress point into the school.

North Salem Street and Thales Academy Outbound Driveway

Table 7 A.M. / P.M. Peak Hour Unsignalized Levels of Service North Salem Street and Thales Academy Outbound Driveway			
	Existing 2016	No Build 2018	Build 2018
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Westbound (Thales Outbound Driveway)</i>	<i>F/D</i>	<i>F/E</i>	<i>F/E</i>

TIA recommendations:

- The TIA recommends restricting access at the Thales Academy Outbound Driveway to right-out only in the A.M. peak hour. Since the P.M. peak hour on North Salem Street does not coincide with the school P.M. peak hour, and delay is much less, no restrictions are recommended at that time of day. The restriction along with traffic redistribution to the intersection of North Salem Street and Site Driveway #3 / Proposed Public Street is anticipated to reduce delays on the stop-controlled westbound approach from 616.9 seconds per vehicle to 268.0 seconds per vehicle in the A.M. peak hour, which is less than the delay experienced at that approach in the existing conditions.

Apex staff recommendations:

- Apex staff concurs with this recommendation. The school has previously restricted and discouraged left turns during morning carpool using traffic cones and distributing information to parents. When the new access route is constructed to Site Driveway #3, it is anticipated that drivers will want to make left turns at the proposed traffic signal to avoid the extremely long delays for the stop sign. Figures 7 and 8 in the TIA provide assumptions for the redistribution of traffic once connections are constructed via Site Driveway #3 and a new private driveway.

Thales Academy Inbound Driveway and Private Driveway Roundabout

Table 8 A.M. / P.M. Peak Hour Levels of Service Thales Academy Inbound Driveway and Private Driveway Roundabout	
	Build 2018
<u>Overall</u>	<i>B / A</i>
<i>Eastbound (Public Street)</i>	<i>B / A</i>
<i>Northbound (N. Salem Street)</i>	<i>C / A</i>
<i>Southbound (N. Salem Street)</i>	<i>A / A</i>

TIA recommendations:

- The TIA recommends the construction of a single-lane roundabout at the Thales Academy Inbound Driveway connecting the new proposed north-south two lane Private Driveway to Site Driveway #3. The roundabout will have a single inbound lane on the west leg, a single inbound lane on the south leg, a single outbound lane on the east leg, and inbound and outbound lanes on the north leg. The roundabout will improve internal circulation at Thales Academy and facilitate movements to and from the north accessing Site Driveway #3.

Apex staff recommendations:

- Apex staff concurs with the recommendations. The roundabout will operate at LOS C or better in both the A.M. and P.M. peak hours.

Site Driveway #3 and Private Driveway

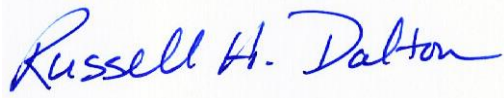
The TIA does not discuss this intersection. However, there is a proposed intersection between Site Driveway #3 and the proposed Private Driveway, a north-south, two-lane, bi-directional roadway that will connect the proposed roundabout at Thales Academy to Site Driveway #3. The Major Site Plan for CrossRoads Ford shows this intersection to be a four-leg intersection with stub-outs on the north and east legs.

Apex staff recommendations:

- Apex staff recommend free-flow for eastbound traffic coming from Salem Street and stop control northbound coming from Thales Academy. This will help to prevent spillback onto North Salem Street and eventually when the north and east legs are extended, stop control will be north and south with free-flow east and west. Future site plans may require reevaluation of traffic control and geometry for this location.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings with NCDOT staff to discuss improvements on state maintained roadways as needed. All recommendations are subject to review by Town Council prior to approval.

Sincerely,



Russell H. Dalton, PE
Traffic Engineering Supervisor
919-249-3358

MAJOR SITE PLAN APPLICATION INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: _____ Submittal Date: _____
Fee Paid \$ _____ Check # _____

Project Information

Project Name: Crossroads Ford Truck Center
Address: 0 Key Ring Drive
Property PIN: 0742.46.6928
Acreage: 18.13 (10.08 project boundary) Zoning LI
Town Limits: Inside corporate limits In ETJ *Outside corporate limits and ETJ

For Non-residential Developments

Total number of buildings: 1 Number of floors: 1
Total area of all buildings: 16,006 sf

For Residential Developments

Number of multi-family units: - Number of floors: -

Applicant Information

Name: Bovestments, LLC
Address: 1730 Graham Avenue
City: Henderson State: NC Zip: 27536
Phone: 252.492.0008 Email: ryan@wlstarkco.com

Owner Information

Name: Bovestments, LLC
Address: 1730 Graham Avenue
City: Henderson State: NC Zip: 27536
Phone: 252.492.0008 Email: ryan@wlstarkco.com

Attorney Information

Name: Brown & Bunch, LLC
Address: 101 North Columbia Street
City: Chapel Hill State: NC Zip: 27514
Phone: 919.968.1111 Email: lnease@brownandbunch.com

Engineer Information

Name: William G. Daniel & Associates, P.A.
Address: 1150 SE Maynard Road Suite 260
City: Cary State: NC Zip: 27511
Phone: 919.467.9708 Email: bdaniel@wmgda.com

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____

Submittal Date: _____

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	DLG HOLDINGS LLC	742366583
2.	KEYE, RONALD E KEYE, JODY P	742367712
3.	HUBER, JOHN	742368697
4.	THOMPSON, JUNE N	742369278
5.	THOMPSON, JUNE N	742369479
6.	CROSSROADS HOLDINGS, LLC	742374226
7.	SOUTHSIDE ACQUISITION LLC	742461696
8.	K-JIVE ENTERPRISE LLC	742462489
9.	GUEVARA, JOSE RIGOBERTO ARGUETA, GILMA ROSIBEL	742462517
10.	THE BOARD OF TRUSTEES OF PEAK UMC	742464071
11.	THALES ACADEMY	742466191
12.	BOVESTMENTS LLC	742466928
13.	MIDDLE GROUND ACQUISITION LLC	742471003
14.	BOOTH, WILLIAM J JR BOOTH, MARY LOU	742472366
15.	1510 NORTH SALEM ST, LLC	742474503

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

Date: 8/28/2020

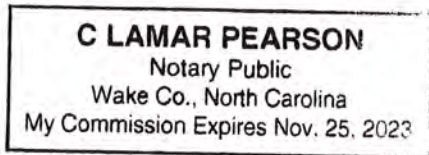
By: William G. Daniel

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, C Lamar Pearson, a Notary Public for the above State and County, on this the 28th day of August, 2020.

C Lamar Pearson
Notary Public
C Lamar Pearson
Print Name

SEAL



My Commission Expires: 11/25/2023

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____

Submittal Date: _____

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	OTHER SIDE OF THE TRACTS LLC	742478583
2.	VILLAGES OF APEX MASTER ASSOCIATION INC	742561325
3.	COOK, JOHN T	742562211
4.	LIGON, GRAY CARGILE	742562215
5.	HADDAD, CHARITY	742562219
6.	COBERLY, WILLIAM G COBERLY, MICHELE	742562313
7.	AGOSTINELLI, SCOTT AGOSTINELLI, KELLEI	742562317
8.	SIMORELLI, VINCENT L JR	742562411
9.	CATTELL, KEVIN T.	742562415
10.	BARISHMAN, JASON S BARISHMAN, KRISTEN F	742562419
11.	SHEELER, GREGORY D SHEELER, JENNIFER C	742562513
12.	NEWMAN, ERIC TRUSTEE NEWMAN, LAUREN TRUSTEE	742562626
13.	WILLIS, MICHAEL TOLSON WILLIS, ANGELA G	742562666
14.	BADWAN, RUNDA M	742563606
15.	THE VILLAGES OF APEX MASTER ASSC INC	742563842

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

Date: 8/28/2020

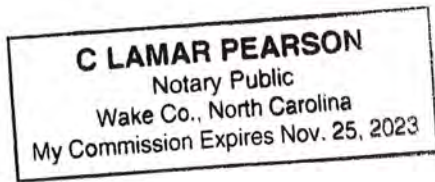
By: William G. Daniel

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, C Lamar Pearson, a Notary Public for the above State and County, on this the 28th day of August, 2020.

C Lamar Pearson
Notary Public
C Lamar Pearson
Print Name

SEAL



My Commission Expires: 11/25/2023

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____

Submittal Date: _____

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	BONEHEAD LLC	742570941
2.	BOOTH, WILLIAM JENNINGS JR BOOTH, MARY L	742571268
3.	PRONSCHINSKE, ALEX M POWELL, CLAIRE K	742572139
4.	AGUERRE, JOAQUIN LOVERA, DANIELA ALEJANDRA	742572163
5.	KESSLER, BARRY M	742572183
6.	SPALDING, ERIC D DICHITO, DANIELLE A	742572231
7.	CAZZOLA, JENNIFER S	742572244
8.	CUMBEA, VALERIE LANE	742572256
9.	SHAW, CHARLES T SHAW, SARAH M	742573101
10.	DEROGATIS, PATRICIA	742573121
11.	RICHARDSON, ERIC K.	742573441
12.	VILLAGES OF APEX MASTER ASSOCIATION INC	742574199
13.	_____	_____
14.	_____	_____
15.	_____	_____

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

Date: 8/28/2020

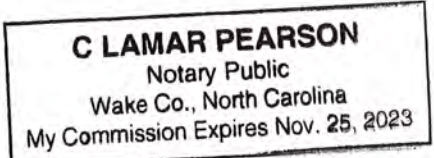
By: William G. Daniel

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, C Lamar Pearson, a Notary Public for the above State and County, on this the 28th day of August, 2020.

C Lamar Pearson
Notary Public
C Lamar Pearson
Print Name

SEAL



My Commission Expires: 11/25/2023

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: 0 Key Ring Drive (east side of N. Salem Street and south of existing Truck Center)

Nearest intersecting roads: North Salem Street and Key Ring Drive

Wake County PIN(s): 0742.46.6928

Township: White Oak

Contact Information (as appropriate)

Contact person: Bill Daniel

Phone number: 919.467.9708 Fax number: 919.460.7585

Address: 1150 SE Maynard Road Suite 260 Cary NC 27511

E-mail address: bdaniel@wmgda.com

Owner: Bovestments, LLC

Phone number: 252.492.0008 Fax number: 252.438.5121

Address: 1730 Graham Avenue Henderson NC 27536

E-mail address: ryan@wlstarkco.com

Proposed Subdivision/Development Name

1st Choice: CrossRoads Ford Truck Center

2nd Choice (Optional): _____

****Prior Truck Center will now go by 'CrossRoads Recon Facility'. Reference email from Will Brown/Brian Nichols correspondence.**

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Wake County Approval Date: _____

Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

Information:

Description of location: 0 Key Ring Drive (east side of N. Salem Street and south of existing Truck Center)

Nearest intersecting roads: North Salem Street and Key Ring Drive

Wake County PIN(s): 0742.46.6928

Township: White Oak

Contact information (as appropriate)

Contact person: Bill Daniel

Phone number: 919.467.9708 Fax number: 919.460.7585

Address: 1150 SE Maynard Road Suite 260 Cary NC 27511

E-mail address: bdaniel@wmgda.com

Owner: Bovestments, LLC

Phone number: 919.492.0008 Fax number: 919.438.5121

Address: 1730 Graham Avenue Henderson NC 27536

E-mail address: ryan@wlstarkco.com

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

of roads to be named: 0 **~NO STREET NAMES REQUIRED~**

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name Suffix

Hunter Street

- | | |
|----------|----------|
| 1 _____ | 11 _____ |
| 2 _____ | 12 _____ |
| 3 _____ | 13 _____ |
| 4 _____ | 14 _____ |
| 5 _____ | 15 _____ |
| 6 _____ | 16 _____ |
| 7 _____ | 17 _____ |
| 8 _____ | 18 _____ |
| 9 _____ | 19 _____ |
| 10 _____ | 20 _____ |

TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

WAKE COUNTY STAFF APPROVAL:

GIS certifies that _____ names indicated by checkmark are approved.
Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____

Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Crossroads Ford Truck Center

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

Bovestments, LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: Bovestments, LLC

TOWN OF APEX

BY: _____
Authorized Agent

BY: _____
Authorized Agent

DATE: 8/20/2020

DATE: _____

AGENT AUTHORIZATION FORM

Application #: _____

Submittal Date: _____

Bovestments, LLC is the owner* of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 0 Key Ring Drive

The agent for this project is: William G. Daniel @ Associates, P.A.

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

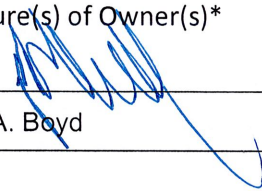
Agent Name: Bill Daniel

Address: 1150 SE Maynard Road Suite 260 Cary NC 27511

Telephone Number: 919.467.9708

E-Mail Address: bdaniel@wmgda.com

Signature(s) of Owner(s)*



Glenn A. Boyd

Type or print name

08-20-2020

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Glenn A. Boyd (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Key Ring Drive (pin: 0742.46.6928) and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 9/22/2016, and recorded in the Wake County Register of Deeds Office on 9/28/2016, in Book 16547 Page 1437.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 9/28/2016, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 9/28/2016, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

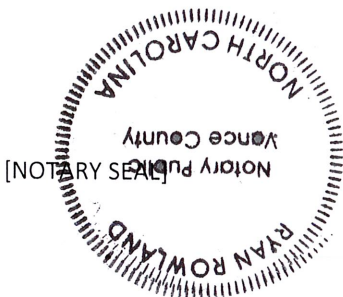
This the 20 day of August, 2020.

[Signature] (seal)
Glenn A. Boyd

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, the undersigned, a Notary Public in and for the County of VANCE, hereby certify that Glenn A Boyd, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]
Notary Public
State of North Carolina
My Commission Expires: 3/6/2022

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

Exhibit A

Parcel 3

All that certain tract or parcel of land located in White Oak Township, Wake County, North Carolina and being more particularly described as follows:

BEING ALL of Parcel 3 containing 18.3863 acres gross (800,910 square feet gross) and 18.1413 acres net (790,236 square feet net) after deducting 0.2450 acres (10,674 square feet) located in the public right of way, all as shown on that certain plat of survey entitled "Survey for Northside Acquisition, LLC, Other Side of the Tracts, LLC, Bovestments, LLC, Middle Ground Acquisition, LLC and Southside Acquisition, LLC" recorded in Book of Maps 2016, Page 1557, Wake County Registry, to which recorded plat reference is hereby made for a more accurate description of the metes, bounds, courses and distances of such Parcel 3.

Developer Company Information	
Company Name	
Company Phone Number	
Developer Representative Name	
Developer Representative Phone Number	
Developer Representative Email	

~NO RESIDENTIAL SUBDIVISION IS PROPOSED~

New Residential Subdivision Information	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

Projected Dates Information	
Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments																	
Other																	

Landscape/Perimeter Buffer and RCA Tree Evaluation for the Crossroads Truck Center

Apex, Wake County, North Carolina

S&EC Project No. 12559.W5

Prepared for:
William Daniel and Associates

Prepared by:
Steven Ball
N.C. Registered Forester # 1723



August 27, 2020



Soil & Environmental Consultants, PA

8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
sandec.com



Soil & Environmental Consultants, PA

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sandec.com

TOWN OF APEX PERIMETER BUFFER REPORT FOR THE CROSSROADS TRUCK CENTER SITE

On August 27, 2020, S&EC personnel completed a review of the proposed perimeter type buffers on the Crossroads Truck Center project. The property is located on the southeast of the intersection of Hwy 64 and Salem St, Apex, NC.

EXECUTIVE SUMMARY

This evaluation reviewed the proposed landscape/perimeter buffers set forth by the site engineer. Each proposed buffer type (A and B) were reviewed in detail to examine whether the existing vegetation meets the criteria for each type. Each proposed buffer type is described below, as explained in *Sec.8.2.6/Buffering* of the Town of Apex UDO

Type A: Opaque

This buffer functions as an opaque screen from the ground to a height of at least 6 feet. Plantings of deciduous and evergreen trees shall obtain a height at maturity of between 18 and 60 feet and have no unobstructed openings between tree canopies at maturity. Large trees shall be spaced no wider than 15 feet at time of planting. Screening plants for the Type A buffer shall be evergreen and between 5 and 6 feet tall at the time of installation (see Plant Standards Sec. 8.2.2(B)). At least 50 percent of the required trees and 100 percent of the shrubs must be evergreen species.

Type B: Semi-Opaque

This buffer serves as a semi-opaque screen from the ground to a height of between 3 and 6 feet with openings no greater than 10 feet. Trees shall obtain a height of between 18 and 40 feet at maturity and have no unobstructed openings greater than 20 feet between canopies at maturity. Large trees shall be spaced no wider than 40 feet at time of planting, and small trees shall be spaced no more than 20 feet. At least 75 percent of the required shrubs must be evergreen species.

Description of Existing Conditions of Proposed Buffers:

On the attached site map, each proposed buffer areas is labeled, as well as a sub-label for each different type of stand within the buffer category. General tree size, spacing and type are noted for each. Photographs of these areas are also attached to the end of this report. The existing vegetation within these areas is described below.

Type A Buffers (20')

This area is mostly devoid of existing wooded vegetation. There are a few small Sycamore saplings in one confined location. However, it is not enough to meet the tree requirement. This area will also likely need evergreen trees to be planted to meet the 50% evergreen tree requirement. There are also no evergreen shrubs present. Additional planting to achieve a fully opaque screen from the ground to 6' will likely be required.

Type B Buffers (15')

Type B (1): This area serves currently as a property line buffer. This is evident by the amount of privet that is located within portions of the boundary. The upper story consists of mature pine and hardwood trees. These trees are believed to meet the spacing requirement for large trees. In the area just

southwest of the pond, the large trees are spaced further apart. However, there are currently Pine, Willow Oak and Maple saplings (approximately 10-12' tall currently) that will fill this void in the future.

While Privet is considered an evergreen, although it does lose 15-20% of its leaves in the winter, it is likely not enough to provide a full screening layer. Also note that this species is likely not native and could be invasive, as evidenced by the abundance of specimens within other portions of the property. Additionally, there is Autumn Olive present (*Elaeagnus umbellata*). This shrub is a non-native, invasive exotic as well. Mixed in with the privet and Autumn Olive are a few specimens of Wax Myrtle. While there are screening plants present, it is not believed to be enough to meet the requirement of "no gaps greater than 10". Supplemental screening vegetation will likely need to be planted to meet the requirement.

An additional area of Proposed Type B is located along the SE property line (approximately 190'). This area is void of vegetation, as it is a fallow field. Tree and screening plantings will be required (as noted already by the site designer).

RCA 18" and greater trees

Within the areas proposed as RCA, S&EC located all trees 18" and greater DBH (Diameter at Breast Height). This included Pine species as well. These trees were GPS located, and are shown on the attached map. A digital file of these locations has been sent to the site designer as well.

Where appropriate identified trees were approximately located by S&EC using a Trimble Geo XT and/or Geo X7 hand-held GPS unit. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.

Limitations

Our evaluations, conclusions, and recommendations are based on project and site information available to us at the time of this report and may require modification if there are any changes in the project or site conditions, or if additional data about the project or site becomes available in the future. This report is intended for use by William Daniel and Associates, PA on this project. These findings are not intended or recommended to be suitable for reuse on extensions of the project or on any other project. Reuse on extensions of this project or on any other project shall be done only after written verification or adaptation by SOIL & ENVIRONMENTAL CONSULTANTS, PA, for the specific purpose intended.

CONCLUSION

The Town of Apex landscape/perimeter buffer evaluation was completed in August 2020. There are areas within the Type A, and Type B buffers that will likely need to be planted as noted above to provide the necessary opaque or semi-opaque vegetated screen, and/or vegetated requirement.

Please contact Steven Ball, RF, PWS at 919-846-5900 if you have questions.

Attachments:

**Buffer Type Map
Pictures**

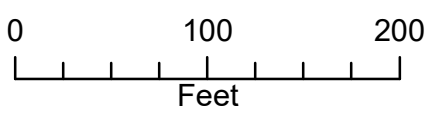


Legend

- ✦ Trees 18" and greater within RCA
- Proposed Type B Buffer (1)

Where appropriate identified trees were approximately located by S&EC using a Trimble Geo XT and/or Geo X7 hand-held GPS unit. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Project Number: 12559 W2	Map Title: Perimeter Buffer Sketch
Project Manager: SB	Crossroads Truck Center Wake County, NC
Scale: 1" = 100'	Source: Wake County GIS NC One Map
Date: 8/26/20	



Soil & Environmental Consultants, PA
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
sandec.com

**Tree Photos for Crossroads Truck Center, Apex, NC
Salem St**

Photo 1



Photo 2



Photo 3:



Photo 4



Photo 5



NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

8/14/20

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at

0 Key Ring Drive

0742.46.6928

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

Application Type		Approving Authority
<input type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input checked="" type="checkbox"/>	Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/>	Special Use Permit	Town Council (QJPH*)
<input type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

This major site plan proposes construction of a 16,006 sf building and associated infrastructure.

Estimated submittal date: September 1, 2020

MEETING INFORMATION:

Property Owner(s) name(s): Bovestments, LLC

Applicant(s): Bovestments, LLC

Contact information (email/phone): bdaniel@wmgda.com / 919.467.9708

Electronic Meeting invitation/call in info: via StartMeeting (see reverse side for instructions) https://join.startmeeting.com/wmgda or call in: (856) 799 9543

Date of meeting**: August 27, 2020

Time of meeting**: 6:00 pm - 8:00 pm

MEETING AGENDA TIMES:

Welcome: 6:00- Project Presentation: 6:05- Question & Answer: 6:20-

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.



Engineering Planning
Site Design

VIRTUAL NEIGHBORHOOD MEETING > STARTMEETING INSTRUCTIONS

August 14, 2020

Re: Virtual Neighborhood Meeting – StartMeeting Instructions

Ref: Proposed Crossroads Ford Truck Center

Dear Property Owner,

Due to the current circumstances of COVID-19, we will be hosting a virtual neighborhood meeting via StartMeeting. The meeting will be held on August 27, 2020 and begin at 6:00 PM EST. There will be exhibits referenced during this meeting, so attending by computer is encouraged. An app is also available.

- To attend the meeting via computer, type the following link into your internet browser:
<https://join.startmeeting.com/wmgda>
Provide the security code 260261. Then, provide your full name and email.

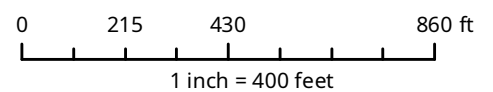
- To attend the meeting via telephone, please call in at: [1 856 799 9543](tel:18567999543)
Provide the security code (meeting password) 260261 and state your full name.
or toll free at: [1-844-890-7777](tel:18448907777)
Provide access code 861948112, then the security code (meeting password) 260261
and state your full name.

Thank you,

William G. Daniel & Associates, P.A.



VICINITY MAP

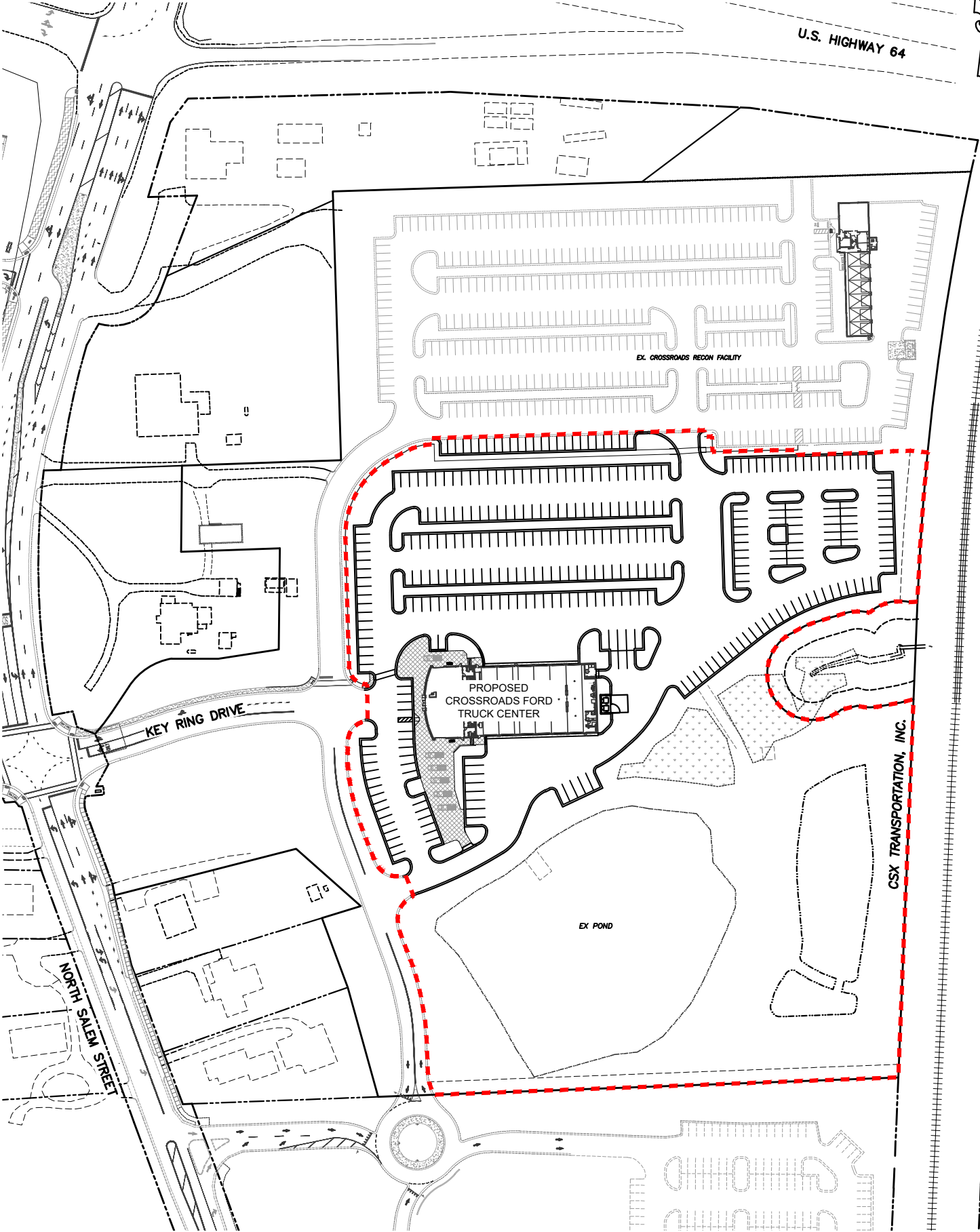


Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

Crossroads Ford Truck Center Preliminary Plan

1" = 150'



PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Crossroads Ford Truck Center Zoning: LI
 Location: 0 Key Ring Drive (east of N. Salem St., south of existing Recon Facility)
 Property PIN(s): 0742.46.6928 Acreage/Square Feet: 18.13 ac.

Property Owner: Bovestments, LLC
 Address: 1730 Graham Avenue
 City: Henderson State: NC Zip: 27536
 Phone: 252.492.0008 Email: ryan@wlstarkco.com

Developer: Bovestments, LLC
 Address: 1730 Graham Avenue
 City: Henderson State: NC Zip: 27536
 Phone: 252.492.0008 Fax: 252.438.5121 Email: ryan@wlstarkco.com

Engineer: William G Daniel & Associates, P.A.
 Address: 1150 SE Maynard Road Suite 260
 City: Cary State: NC Zip: 27511
 Phone: 919.467.9708 Fax: 919.460.7585 Email: bdaniel@wmgda.com

Builder (if known): not yet determined
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

LIST OF THOSE PERSONS AND NEIGHBORHOOD ORGANIZATIONS INVITED TO THE MEETING

DLG HOLDINGS LLC
5700 CARLTON DR
RALEIGH NC 27612

BOVESTMENTS LLC
1730 GRAHAM AVE
HENDERSON NC 27536-2904

AGOSTINELLI, SCOTT
AGOSTINELLI, KELLEI
920 BRANCH LINE LN
APEX NC 27502-2430

KEYE, RONALD E KEYE, JODY P
1403 N SALEM ST
APEX NC 27502-2931

MIDDLE GROUND
ACQUISITION LLC
1730 GRAHAM AVE
HENDERSON NC 27536-2904

SIMORELLI, VINCENT L JR
916 BRANCH LINE LN
APEX NC 27502-2430

HUBER, JOHN
1401 N SALEM ST
APEX NC 27502-2931

BOOTH, WILLIAM J JR
BOOTH, MARY LOU
1730 GRAHAM AVE
HENDERSON NC 27536-2904

CATTELL, KEVIN T.
910 BRANCH LINE LN
APEX NC 27502-2430

THOMPSON, JUNE N
1301 N SALEM ST
APEX NC 27502-2929

1510 NORTH SALEM ST, LLC
1510 N SALEM ST
APEX NC 27502-2932

BARISHMAN, JASON S
BARISHMAN, KRISTEN F
906 BRANCH LINE LN
APEX NC 27502-2430

CROSSROADS HOLDINGS, LLC
PO BOX 911
HENDERSON NC 27536-0911

OTHER SIDE OF
THE TRACTS LLC
1730 GRAHAM AVE
HENDERSON NC 27536-2904

SHEELER, GREGORY D
SHEELER, JENNIFER C
900 BRANCH LINE LN
APEX NC 27502-2430

SOUTHSIDE ACQUISITION LLC
1730 GRAHAM AVE
HENDERSON NC 27536-2904

VILLAGES OF APEX
MASTER ASSOCIATION INC
4700 HOMEWOOD CT STE 380
RALEIGH NC 27609-5732

NEWMAN, ERIC TRUSTEE
NEWMAN, LAUREN TRUSTEE
1186 MARKER DR
APEX NC 27502-2434

K-JIVE ENTERPRISE LLC
46 GOLDEN HEATHER
CHAPEL HILL NC 27517-7625

COOK, JOHN T
940 BRANCH LINE LN
APEX NC 27502-2430

WILLIS, MICHAEL TOLSON
WILLIS, ANGELA G
1182 MARKER DR
APEX NC 27502-2434

GUEVARA, JOSE RIGOBERTO
ARGUETA, GILMA ROSIBEL
100 OAKEN PL
APEX NC 27539-7773

LIGON, GRAY CARGILE
934 BRANCH LINE LN
APEX NC 27502-2430

BADWAN, RUNDA M
1178 MARKER DR
APEX NC 27502-2434

THE BOARD OF TRUSTEES
OF PEAK UMC
1200 N SALEM ST
APEX NC 27502-2926

HADDAD, CHARITY
928 BRANCH LINE LN
APEX NC 27502-2430

THE VILLAGES OF APEX
MASTER ASSC INC
800 N SALEM ST
APEX NC 27502-1342

THALES ACADEMY
4641 PARAGON PARK RD
RALEIGH NC 27616-3406

COBERLY, WILLIAM G
COBERLY, MICHELE
924 BRANCH LINE LN
APEX NC 27502-2430

BONEHEAD LLC
1610 N SALEM ST
APEX NC 27523-9498

BOOTH, WILLIAM JENNINGS JR
BOOTH, MARY L
PO BOX 156
APEX NC 27502-0156

TOWN OF APEX
PLANNING DEPARTMENT
PO BOX 250
APEX NC 27502

PRONSCHINSKE, ALEX M
POWELL, CLAIRE K
1176 BOXCAR WAY
APEX NC 27502-2471

ENCLAVE AT TRACKSIDE
M TALMARKES / J BRUNELLE
4700 HOMEWOOD CT. STE 380
RALEIGH NC 27609

AGUERRE, JOAQUIN
LOVERA, DANIELA ALEJANDRA
1182 BOXCAR WAY
APEX NC 27502-2471

KESSLER, BARRY M
1184 BOXCAR WAY
APEX NC 27502-2471

SPALDING, ERIC D
DICHITO, DANIELLE A
1174 BOXCAR WAY
APEX NC 27502-2471

CAZZOLA, JENNIFER S
1172 BOXCAR WAY
APEX NC 27502-2471

CUMBEA, VALERIE LANE
1170 BOXCAR WAY
APEX NC 27502-2471

SHAW, CHARLES T
SHAW, SARAH M
1186 BOXCAR WAY
APEX NC 27502-2471

DEROGATIS, PATRICIA
1188 BOXCAR WAY
APEX NC 27502-2471


RICHARDSON, ERIC K.
1152 BOXCAR WAY
APEX NC 27502-2471

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Format: Virtual Meeting via StartMeeting
 Date of meeting: 8/27/20 Time of meeting: 6:00-8:00
 Property Owner(s) name(s): Bovestmenst, LLC
 Applicant(s): Bovestments, LLC

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Brian Nichols		919.467.9708	bnichols@wmgda.com	
2.	Bill Daniel		919.467.9708	bdaniel@wmgda.com	
3.	Bart McClain	1150 SE Maynard Road ste 260		bmcclain@wmgda.com	
4.	Eric & Lauren Newman	1186 Marker Drive			
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): Bovestments, LLC

Applicant(s): Bovestments, LLC

Contact information (email/phone): bdaniel@wmgda.com / 919.467.9708

Meeting Format: virtual via startmeeting

Date of meeting: 8/27/20 Time of meeting: 6:00-8:00

Please summarize the questions/comments and your response from the Electronic Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

Eric Newman noted this past winter there was an audible alarm going off. Will there be more of that?

Applicant's Response:

Bill Daniel recalled that activation of the alarm occurred while the adjacent recon center was under construction & was caused by the construction company's security system. There should be no such alarm associated with the proposed Truck Center.

Question/Concern #2:

Lauren Newman asked if there was going to be a fence around the ponds. Maybe they'd like to take a walk around the ponds on a nice day.

Applicant's Response:

Bill indicated that there likely would be a fence around the proposed pond. Bill also noted that the existing farm pond is restricted to the exclusive use of the Booths, the previous owner of the property.

Question/Concern #3:

Eric Newman asked about the stand of trees he could see from his side of the tracks. Will they remain? He indicated that it would be nice if some of the trees could be retained.

Applicant's Response:

Bill replied that while a majority of trees will remain around the existing pond and the riparian buffer, the trees outside of the riparian buffer within the area of the proposed scm, will be eliminated to make way for the scm.

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, William Daniel, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtual meeting - StartMeeting (location/address) on 8/27/2020 (date) from 6:00 (start time) to 8:00 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

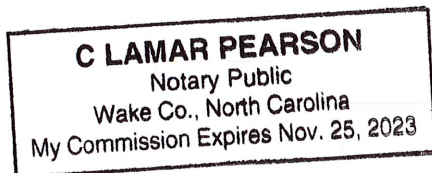
8/28/2020
Date

By: William D. Daniel

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, C Lamar Pearson, a Notary Public for the above State and County, on this the 28th day of August, 2020.

SEAL

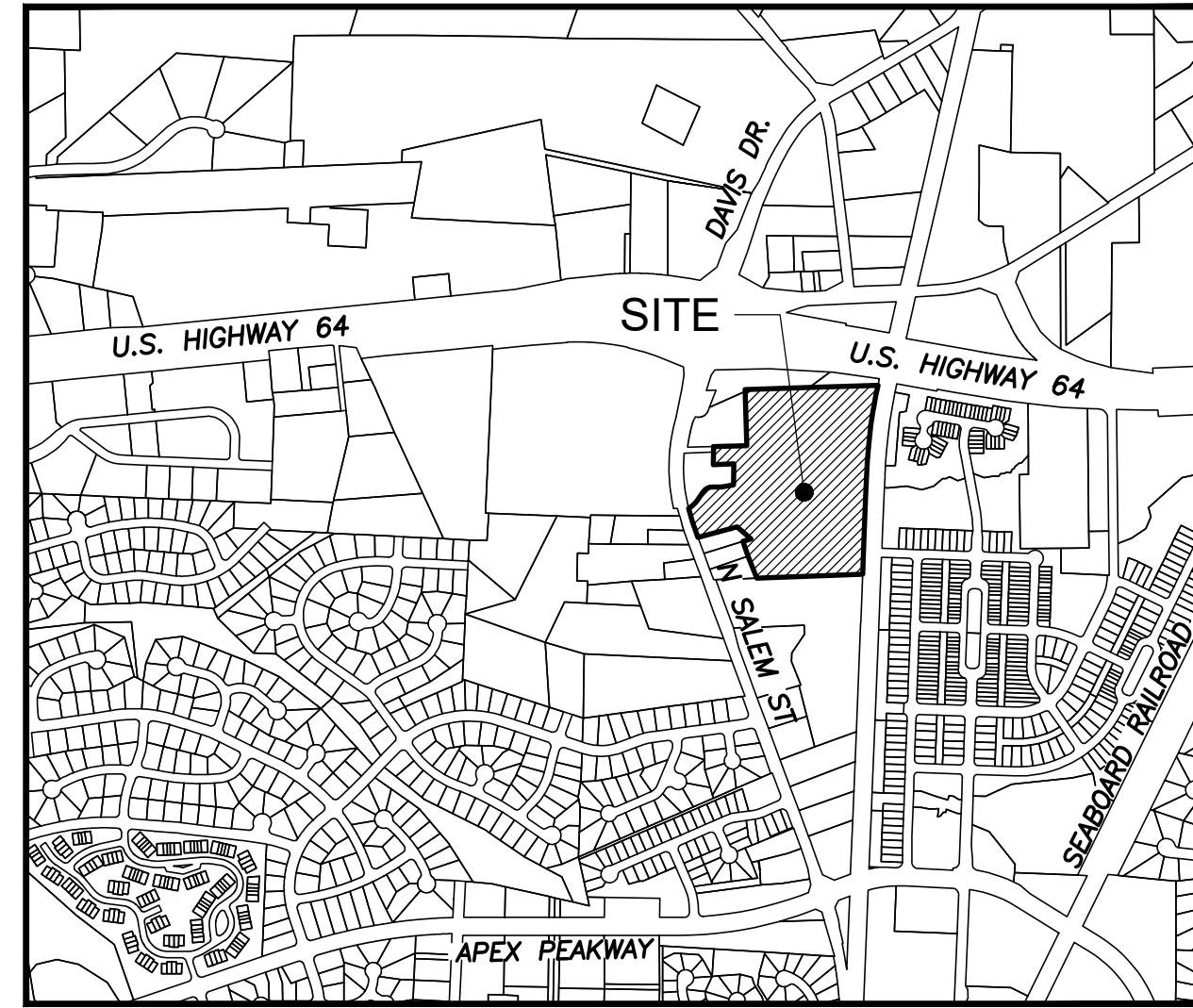


C Lamar Pearson
Notary Public
C Lamar Pearson
Print Name

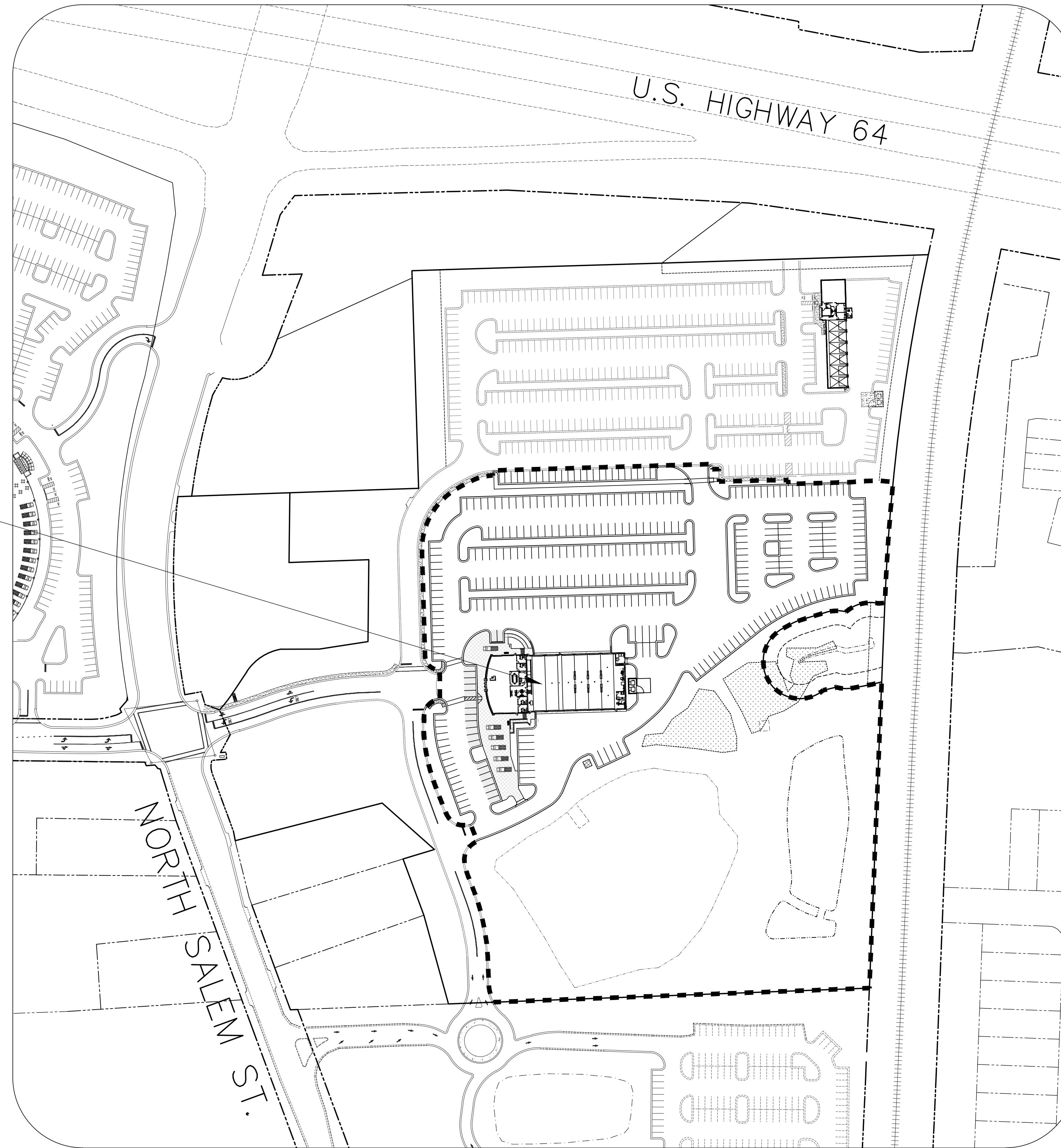
My Commission Expires: 11/25/2023

VICINITY MAP

1" = 1000'



THIS PLAN PROPOSES CONSTRUCTION OF A TRUCK CENTER & ASSOCIATED INFRASTRUCTURE.



PROJECT DATA

PROJECT NAME: CrossRoads Ford Truck Center
 SITE PLAN EXPIRATION: 35.747226 / -78.850026
 LAT/LONG COORDINATES: - Key Ring Drive
 SITE ADDRESS: 0742.46.6928
 WAKE COUNTY PIN: William G. Daniel & Associates, PA
 PREPARER'S INFO: 1150 SE Maynard Road Suite 260
 Cary NC 27511
 Tele: 919.467.9708 / Fax: 919.460.7585
 bdaniel@wmgda.com

OWNER: Bovevements, LLC
 1730 Graham Ave
 Henderson, NC 27536
 Tele: 252.492.0008
 ryan@wistarkco.com

ANNEXATION #: 655 (bm 2019 pg 688)
 ZONING: Light Industrial
 UDO Supplemental Standards: See UDO Sec. 4.4.5.H.6
 LAND USE DESIGNATION: Office Employment / High Density Residential & Commercial Services

AREA OF TRACT: 18.13 Ac.
 PROJECT BOUNDARY: 10.08 Ac.

PROPOSED USE CLASSIFICATION: Vehicle Sales and Rental, Light
 REQUIRED SETBACKS:
 FRONT: 20'
 SIDE: 20'
 REAR: 20'
 CORNER: 20'

BUILT UPON AREA ALLOWED: 70%
 BUILT UPON AREA PROPOSED: 40%
 DRAINAGE PATTERNS PRESERVED: 80%

WATERSHED PROTECTION OVERLAY DISTRICT: Secondary
 FEMA FLOODMAP #: 3720074200J May 2, 2006
 NOT WITHIN 100 YEAR FLOODPLAIN

TYPE OF GRADING: MASS

RCA (SQUARE FOOTAGE & PERCENT)
 REQUIRED: 87,774 sf (2.015 ac.) - 20.00%
 PROVIDED: 88,007 sf (2.020 ac.) - 20.04%

HISTORIC STRUCTURES: None within project limits
 COMMUNITY AMENITIES: 2 Benches
 TYPE OF BUILDING CONSTRUCTION: II B
 AREA PER FLOOR: 1st: - 16,006 SF
 AUTOMATIC FIRE SPRINKLER SYSTEM: YES

BUILDING AREA (SF)
 EXISTING: 0 sf
 PROPOSED: 16,006 sf
 BLDG HEIGHT: 32' 4"
 BLDG STORIES: 1

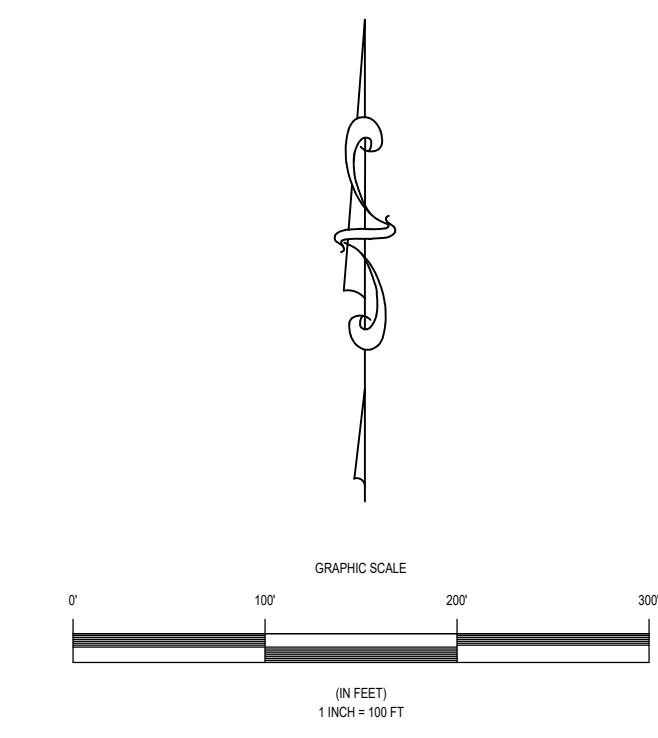
BUILDING AREA BY USE (Vehicle Sales & Rental, Light - Class 6)
 SALES: 16,006 sf
 SERVICE: 000 sf

Parking Calculations based on 2+1 space per 800 sf over 1600sf

OF PARKING SPACES
 REQUIRED: 21
 PROVIDED: 21 (329 Inventory)

OF HC PARKING SPACES
 REQUIRED: 1
 PROVIDED: 1

OF BICYCLE PARKING SPACES
 REQUIRED: 2
 PROVIDED: 2



Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovevements LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center
 0000 Key Ring Drive

Cover

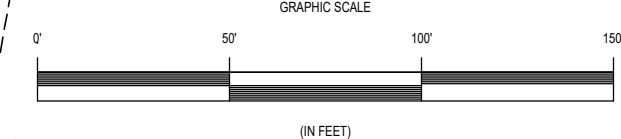
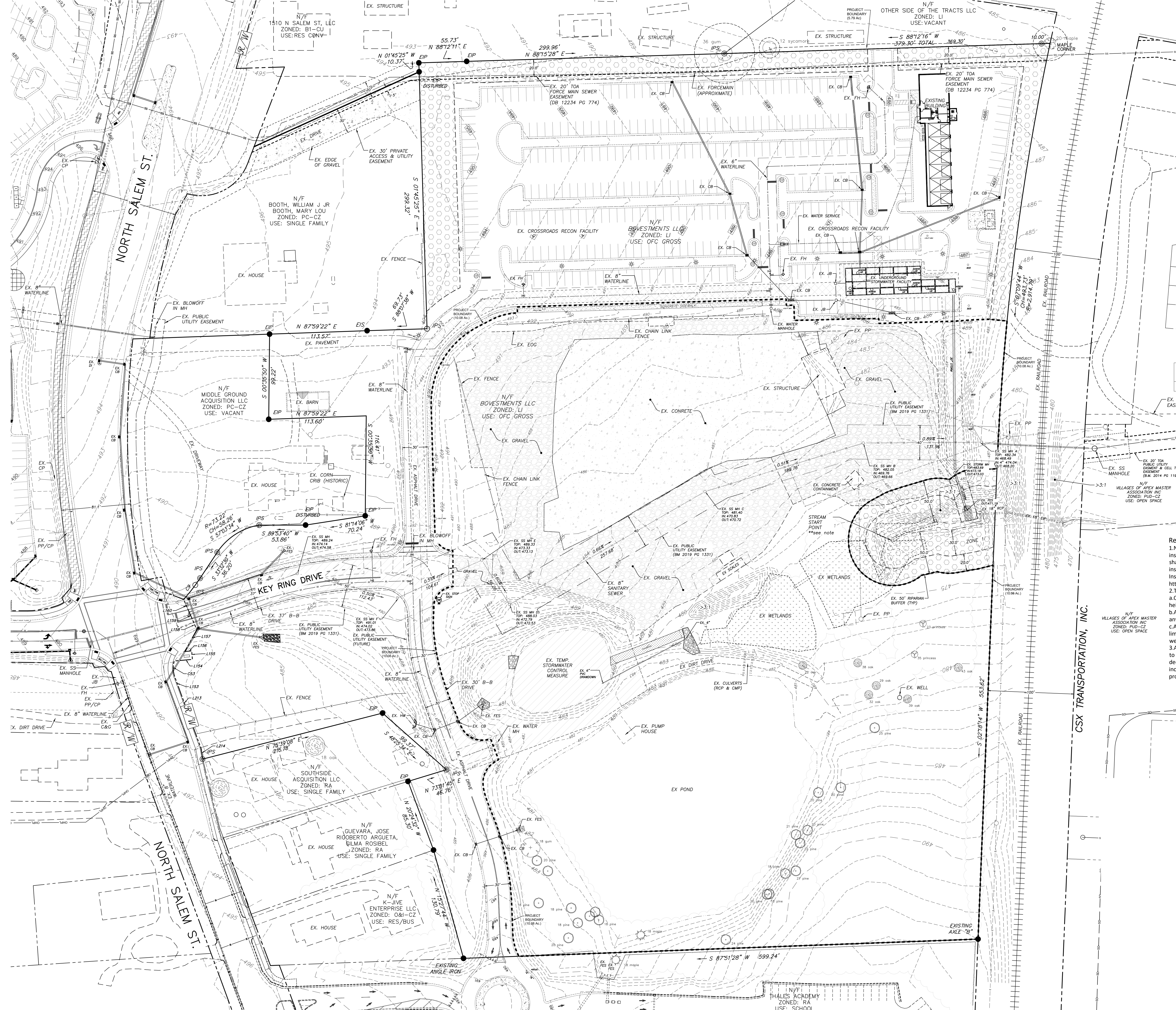
Date
 September 1, 2020

Scale
 1" = 100'

Sheet

CS - 1

SHEET NO.	DESCRIPTION
CS-1	COVER
CS-2	EXISTING CONDITIONS PLAN
CS-3	SITE PLAN
CS-4	UTILITY PLAN
CS-5	GRADING / DRAINAGE PLAN
CS-6	STAGING / DEMOLITION / EROSION CONTROL PLAN
CS-7	DETAILS
CS-8	DETAILS
L-1	LANDSCAPE PLAN
SL-1	ISOLUX PLAN
G-1	ARCHITECTURAL FLOOR PLAN
G-2	ARCHITECTURAL EXTERIOR ELEVATIONS
	ARCHITECTURAL COLOR ELEVATIONS



EXISTING RESOURCE CONSERVATION AREAS

** THE STREAM START POINT FOR THE 50' NEUSE RIPARIAN BUFFER SHOWN HERE WAS DELINEATED BY SOIL & ENVIRONMENTAL SCIENTISTS AND CONFIRMED WITH DWR ON 07/20/17.

ALL PERMITS FROM LOCAL, STATE, OR FEDERAL AUTHORITIES WILL BE OBTAINED FOR THE DEMOLITION OR REMOVAL OF UNDERGROUND STORAGE TANKS, HAZARDOUS WASTE AND DEBRIS, ABANDONED WELLS, SEPTIC TANKS, OR SIMILAR STRUCTURES.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C9	31.22'	209.02'	S 37°49'51" W	31.19'
C53	18.65'	29.00'	N 01°41'36" W	18.33'

LINE TABLE

LINE	BEARING	DISTANCE
L153	N 20°07'09" W	9.03'
L154	N 85°10'54" E	21.19'
L155	N 04°49'06" W	10.00'
L156	S 85°10'54" W	7.99'
L157	N 28°44'35" E	28.96'
L158	N 23°30'49" W	12.68'
L159	N 23°30'49" W	7.57'
L160	N 23°30'49" W	18.19'
L213	S 20°07'09" E	79.23'
L214	S 13°17'14" E	13.13'

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.apexcnc.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.)

LEGEND
 EIP ○ - Existing Iron Pipe
 IPS ○ - Iron Pipe Set
 ECM ■ - Existing Concrete Monument
 MP ○ - Mathematical Point (Not Set)
 R/W - Right Of Way
 TOA - Town Of Apex
 PP - Electric Utility Pole
 CP - Communications Utility Pole
 TWC - Time Warner Cable
 CB - Storm Drainage Catch Basin
 FH - Fire Hydrant

FEMA FLOODMAP #: 3720074200J May 2, 2006
 NOT WITHIN 100 YEAR FLOODPLAIN
 WATERSHED PROTECTION OVERLAY DISTRICT: SECONDARY

Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovestments LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center

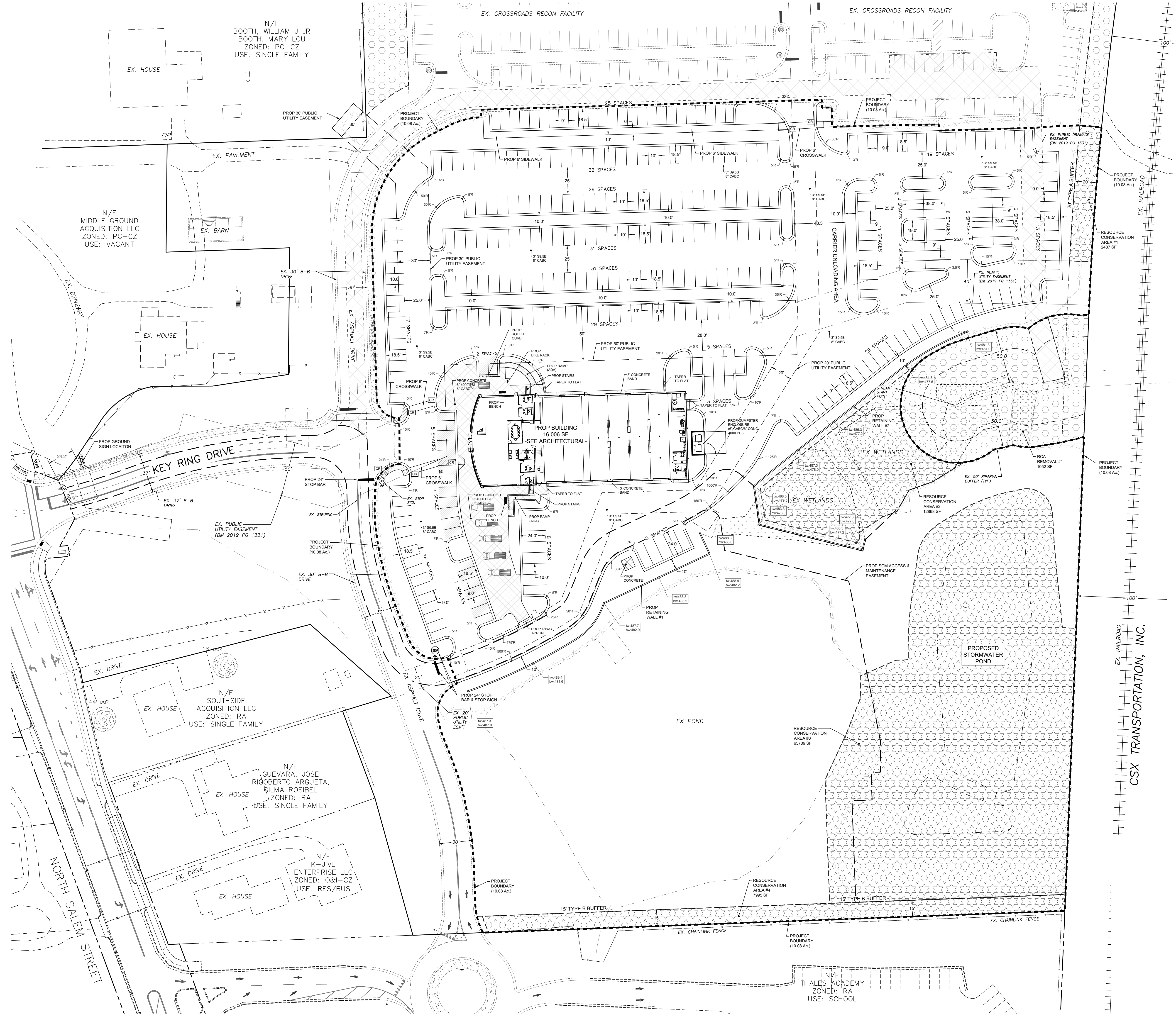
Existing Conditions Plan

Date
 September 1, 2020

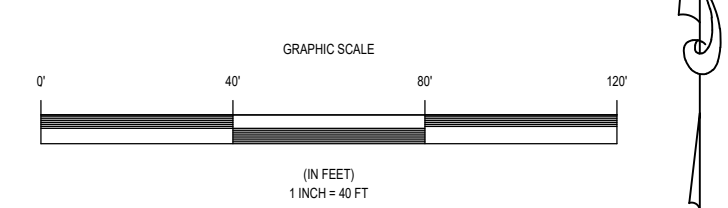
Scale
 1" = 50'

Sheet

CS - 2



REQUIRED BUILDING SETBACKS
 FRONT: 20'
 SIDE: 20'
 REAR: 20'
 CORNER: 20'



ONSITE PAVEMENT IS TO BE
 8" CABC / 3" S 9.5 B
 *PARKING STALLS MAY USE
 6" CABC / 3" S 9.5 B

FOR METES AND BOUNDS DESCRIPTION OF PROPERTY, PLEASE SEE SHEET CS-2.

CR DENOTES CURB RAMP (APEX STD 3.09)

AREA DELINEATED AS 'FIRE LANE' IS TO MEET TOWN OF APEX'S FIRE LANE PAVEMENT SPECIFICATIONS.

- EXISTING RESOURCE CONSERVATION AREAS
- DELINEATES RESOURCE CONSERVATION AREAS
- DELINEATES REQUIRED PARKING SPACES

Required Plan Notes:
 4. If buildings are to be demolished, a copy of the Demolition Notification from the NC Health Hazard Control Unit and an asbestos inspection report from a NC accredited inspector must accompany the application for the demolition permit which must be obtained prior to start of the demolition.
 5. All grading and support structures associated with any retaining structure shall not encroach into any required buffer or protected area (e.g. RCA, the critical root zones of trees, public utility easements and rights-of-way), and shall be contained entirely on site.
 6. Site elements required to satisfy recreational requirements such as, but not limited to, play fields, greenway trails and items typically associated with them (benches, trash containers, signs, etc.) must meet any applicable standards found in the Town of Apex Standard Specifications and Standard Details and the requirements of the Town of Apex Parks and Recreation Department.
 7. The screening of loading docks, roll-out trash containers, dumpsters, outdoor storage, mechanical and HVAC equipment, and similar facilities on the roof, ground, or building shall meet the requirements of UDO Sec. 8.2.8. Specifically, screening must be done so that:
 a. It is incorporated into the overall design theme of the building and landscape.
 b. Screening materials are not different from or inferior to the principal materials of the building or landscape, and are similar in materials and color.
 c. Screened items are out of view from adjacent properties and public streets, and a totally opaque screen is achieved.
 d. Any ground-mounted HVAC or other mechanical or utility equipment six (6) feet tall or higher must be fenced and landscaped.
 e. Dumpster enclosures must meet the above requirements plus be eight (8) feet tall or the height of the dumpster, whichever is greater, and be built of masonry material with opaque gates. Where practicable, shrubs or other plants must be planted outside the enclosure to visually soften the appearance.
 8. All required site elements shown within a particular phase must be installed before a final Certificate of Occupancy may be issued for any building within that phase.
 9. Prior to scheduling a final site inspection, all site items (e.g. lighting, landscaping, mulching, screening for dumpsters, mechanical equipment, HVAC, etc., seeding & site stabilization, and parking and pavement marking) must be completed.
 10. Individual signs are not approved as part of the site plan approval process. A separate sign permit must be obtained prior to installation of the sign. Multiple use lots, non-residential subdivisions and multiple tenant lots must submit a Master Sign Plan for approval.
 11. Retaining systems providing a cumulative vertical relief greater than five feet in height within a horizontal distance of 50 feet or less, including retaining walls or mechanically stabilized earth walls, shall be designed and constructed under the responsible charge of a registered professional engineer and comply in all aspects with the NC Building Code Sec. 1610. Retaining systems meeting these criteria will require a separate building permit prior to the start of work. All retaining walls and other retention structures must be integrally tinted or stained a medium or dark brown or rust color or be covered with a masonry veneer that is a medium or dark brown or rust color.

Wm. G. Daniel & Assoc.
 Engineering Planning
 Site Design
 1150 SE MAYNARD ROAD
 SUITE 260
 CARY, NC 27511
 (919) 467-9708
 C-0329

Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovelements LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center

Site Plan

Date
 September 1, 2020

Scale
 1" = 40'

Sheet
CS - 3

THIS SITE IS REQUESTING FULL TOWN SERVICES - WATER, SEWER, & ELECTRICITY.

THIS SITE IS NOT UTILIZING PRIVATE SEWAGE DISPOSAL.

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES OF SIZE, TYPE, & LOCATION

CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH @ 249.3342

THIS FACILITY WILL BE USING A 400AMP 277/480V 4 PH SERVICE

C.O. - CLEANOUT IN PAVEMENT TO BE TRAFFIC RATED

- EXISTING RESOURCE CONSERVATION AREAS
- DELINEATES RESOURCE CONSERVATION AREAS
- DELINEATES REQUIRED PARKING SPACES

- Required Plan Notes:
5. All grading and support structures associated with any retaining structure shall not encroach into any required buffer or protected area (e.g. RCA, the critical root zones of trees, public utility easements and rights-of-way), and shall be contained entirely on site.
 6. Site elements required to satisfy recreational requirements such as, but not limited to, play fields, greenway trails and items typically associated with them (benches, trash containers, signs, etc.) must meet any applicable standards found in the Town of Apex Standard Specifications and Standard Details and the requirements of the Town of Apex Parks and Recreation Department.
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 - b. Screening materials are not different from or inferior to the principal materials of the building or landscape, and are similar in materials and color.
 - c. Screened items are out of view from adjacent properties and public streets, and a totally opaque screen is achieved.
 - d. Any ground-mounted HVAC or other mechanical or utility equipment six (6) feet tall or higher must be fenced and landscaped.
 - e. Dumpster enclosures must meet the above requirements plus be eight (8) feet tall or the height of the dumpster, whichever is greater, and be built of masonry material with opaque gates. Where practicable, shrubs or other plants must be planted outside the enclosure to visually soften the appearance.
 8. All required site elements shown within a particular phase must be installed before a final Certificate of Occupancy may be issued for any building within that phase.
 15. Maintain a minimum of 18 inches of vertical separation between utilities.
 16. Verify all illustrated utility crossings prior to construction and notify the engineer if conflicts are encountered.
 17. Contractor shall coordinate utility relocation or abandonment with local utility companies as required.
 18. All metered connections to Town potable water shall have a Town-approved backflow prevention assembly installed.
 19. Water and sewer shall be at least 10 feet laterally from existing or proposed sewers. Where local conditions prevent a separation of at least 10 feet, the water main is at least 18 inches above the top of the sewer with a horizontal separation of at least three (3) feet.
 20. Contractors are NOT allowed to operate any Town of Apex water valves. All existing valves within the Town water system shall be operated only by Town personnel. Existing valves will not be operated without a minimum notice of 24 hours. Town personnel shall operate all new valves once they have been tested, certified, and accepted.
 21. All new public water and sewer lines contained within a Town of Apex Public Utility Easement will require a Water Distribution Extension Permit and/or a Gravity Sewer Extension Permit to the release of construction drawings. All Water Distribution Extension Permit Applications shall be accompanied by a Sealed Engineer's Report per the Town of Apex Spec Book. Please contact the Engineering Division at 919-249-3394 to obtain these permit applications.
 22. A plumbing permit issued by the Building Inspection Division is required for all plumbing systems, including storm drainage systems, installed outside the Public Right-of-Way or a Public Utility Easement. These systems shall be inspected and approved by the plumbing inspector prior to covering. Contact the Building Inspections Director at 919-249-3381 for information including the utilization of a third-party inspection agency.
 23. It is the responsibility of the owner or his representative(s) to locate and identify all existing and proposed utilities and to clearly identify them on the approved plans.

Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovements LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center

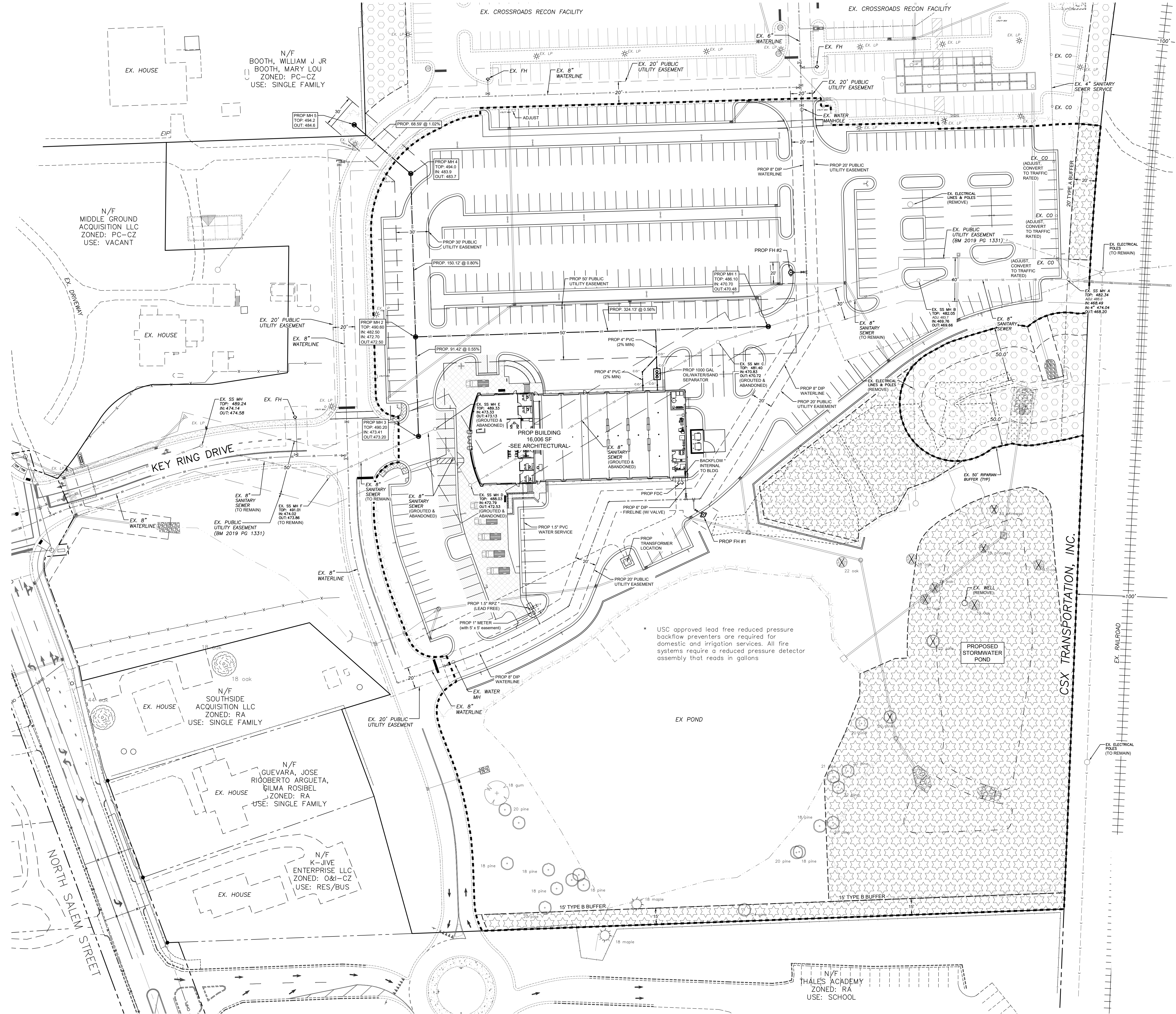
Utility Plan

Date
 September 1, 2020

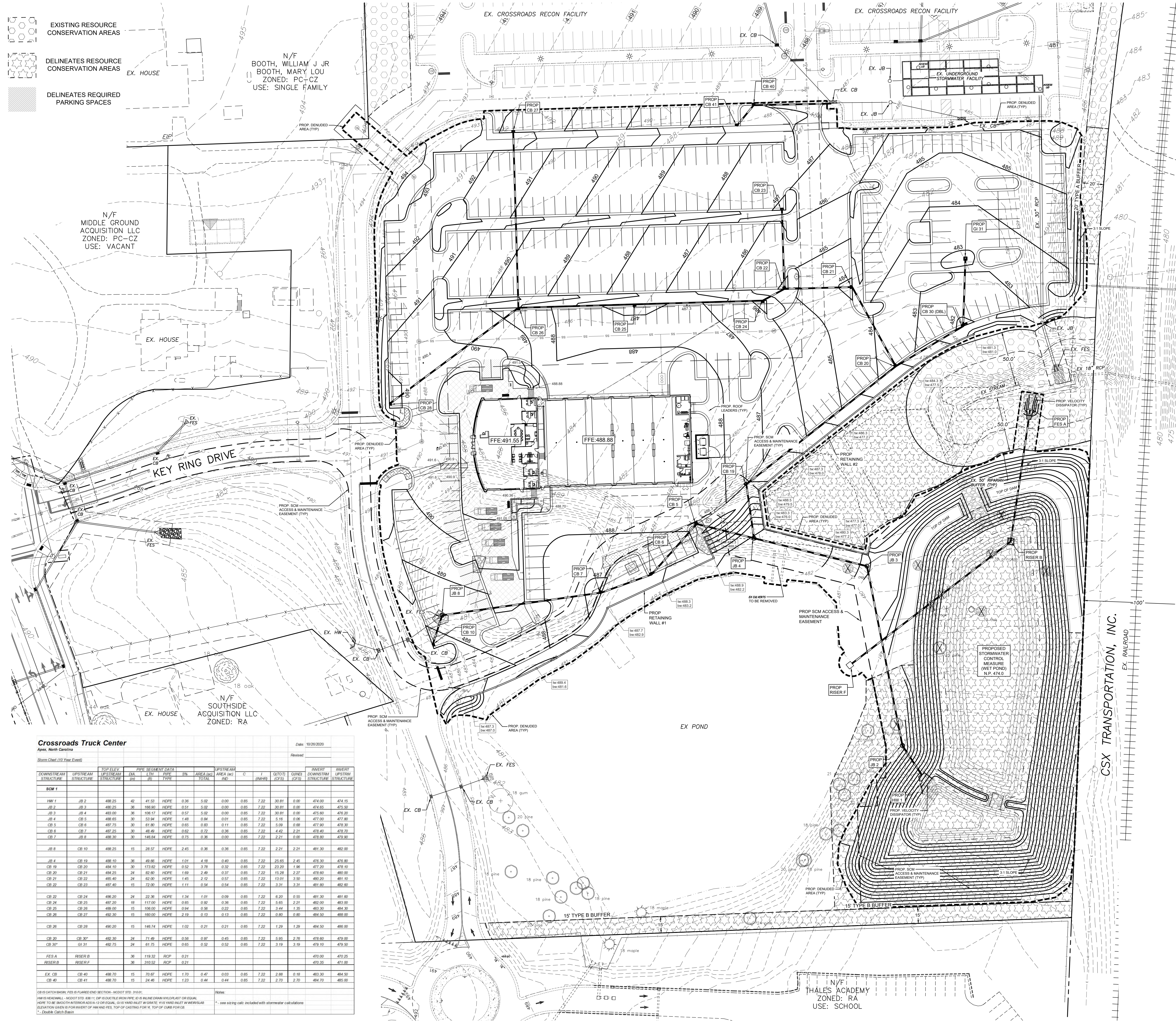
Scale
 1" = 40'

Sheet

CS - 4



* USC approved lead free reduced pressure backflow preventers are required for domestic and irrigation services. All fire systems require a reduced pressure detector assembly that reads in gallons

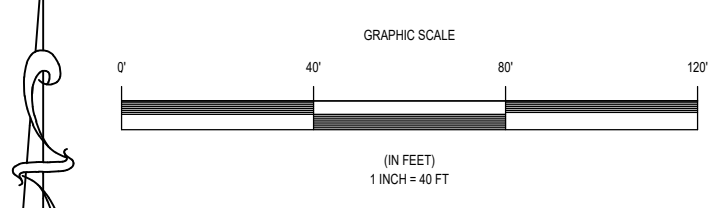


**ALL EXISTING TOPOGRAPHIC INFORMATION WITHIN PROJECT BOUNDARY HAS BEEN FIELD SURVEYED BY SMITH & SMITH SURVEYORS

-SEE CS-6 FOR SOIL & EROSION CONTROL MEASURES

**Segmental masonry retaining structure materials must be an integrally tinted medium or dark brown or rust color.
 **Gravity and cast in place structures must be integrally tinted or stained a medium or dark brown or rust color or be covered with a masonry veneer that is a medium or dark brown or rust color.

NO SITE DEVELOPMENT ACTIVITY (INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING) SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPT. PROTECTED AREAS ARE DEFINED AS, BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS OF WAY.



PLEASE SEE CS-6 FOR EROSION CONTROL

FEMA FLOODMAP #: 3720074200J May 2, 2006
 NOT WITHIN 100 YEAR FLOODPLAIN
 WATERSHED PROTECTION OVERLAY DISTRICT: SECONDARY

DENUDED AREA
 ±7.25 Acres

- Required Plan Notes:
5. All grading and support structures associated with any retaining structure shall not encroach into any required buffer or protected area (e.g. RCA, the critical root zones of trees, public utility easements and rights-of-way), and shall be contained entirely on site.
 6. Site elements required to satisfy recreational requirements such as, but not limited to, play fields, greenway trails and items typically associated with them (benches, trash containers, signs, etc.) must meet any applicable standards found in the Town of Apex Standard Specifications and Standard Details and the requirements of the Town of Apex Parks and Recreation Department.
 7. The screening of loading docks, roll-out trash containers, dumpsters, outdoor storage, mechanical and HVAC equipment, and similar facilities on the roof, garage, or building shall meet the requirements of UDO Sec. 8.2.8. Specifically, screening must be done so that:
 - a. It is incorporated into the overall design theme of the building and landscape.
 - b. Screening materials are not different from or inferior to the principal materials of the building or landscape, and are similar in materials and color.
 - c. Screened items are out of view from adjacent properties and public streets, and a totally opaque screen is achieved.
 - d. Any ground-mounted HVAC or other mechanical or utility equipment six (6) feet tall or higher must be fenced and landscaped.
 - e. Dumpster enclosures must meet the above requirements plus be eight (8) feet tall or the height of the dumpster, whichever is greater, and be built of masonry material with opaque gates. Where practicable, shrubs or other plants must be planted outside the enclosure to visually soften the appearance.
 8. All required site elements shown within a particular phase must be installed before a final Certificate of Occupancy may be issued for any building within that phase.
 11. Retaining systems providing a cumulative vertical relief greater than five feet in height within a horizontal distance of 50 feet or less, including retaining walls or mechanically stabilized earth walls, shall be designed and constructed under the responsible charge of a registered professional engineer and comply in all aspects with the NC Building Code Sec. 1610. Retaining systems meeting these criteria will require a separate building permit prior to the start of work. All retaining walls and other retention structures must be integrally tinted or stained a medium or dark brown or rust color or be covered with a masonry veneer that is a medium or dark brown or rust color.
 12. A Grading Permit, when applicable, may only be issued by the Building Inspections Division after the installation and approval of tree protection fencing and S&E measures and a Certificate of Compliance has been issued by the Water Resources Department.
 13. Prior to approval of a Final Plat or issuance of a Certificate of Occupancy for any development where a Stormwater Control Measure (SCM) is required, contact the Environmental Programs Manager at 919-249-3413 to demonstrate that the required structure is in place, is operational, and complies with all relevant portions of UDO Sec. 1.1.2. Engineering Stormwater Controls. If the SCM is used as part of a temporary erosion control measure, the inspection will occur during the appropriate phase of construction.

Crossroads Truck Center
 Apex, North Carolina

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	TOP ELEV.	PIPE SPECIFICATION	PIPE SEGMENT DATA	AREA (SQ. FT.)	UPSTREAM AREA (SQ. FT.)	C	Q10YR (CFS)	Q10YR (CFS)	Q10YR (CFS)	INVERT STRUCTURE	INVERT STRUCTURE		
NO.	NO.	(FT.)	(IN.)	TYPE	TOTAL	NO.	(%)	(CFS)	(CFS)	(CFS)	NO.	NO.		
SCM #1														
HW 1	JB 2	498.25	42	41.53	HEPE	0.38	0.02	0.00	0.85	7.22	30.81	0.00	474.00	474.15
JB 2	JB 3	498.25	36	106.90	HEPE	0.51	0.00	0.00	0.85	7.22	20.81	0.00	474.50	475.50
JB 3	JB 4	498.00	36	106.17	HEPE	0.57	0.00	0.00	0.85	7.22	30.81	0.00	475.00	475.00
JB 4	CB 5	498.65	30	53.94	HEPE	1.48	0.04	0.01	0.85	7.22	5.16	0.00	477.00	477.80
CB 5	CB 6	497.75	30	61.60	HEPE	0.65	0.03	0.11	0.85	7.22	5.09	0.00	477.00	478.30
CB 6	CB 7	492.25	30	48.49	HEPE	0.62	0.28	0.05	0.85	7.22	4.42	2.21	478.00	478.70
CB 7	JB 8	498.30	30	148.84	HEPE	0.75	0.36	0.00	0.85	7.22	2.21	0.00	478.00	478.00
JB 8	CB 10	498.25	15	28.52	HEPE	2.45	0.36	0.36	0.85	7.22	2.21	2.21	481.30	482.00
CB 10	CB 19	498.10	30	49.66	HEPE	1.01	4.18	0.40	0.85	7.22	25.65	2.45	478.30	478.80
CB 19	CB 20	498.10	30	173.62	HEPE	0.52	3.78	0.32	0.85	7.22	23.20	1.96	477.20	478.10
CB 20	CB 21	498.25	24	82.60	HEPE	1.69	2.48	0.37	0.85	7.22	15.28	2.27	478.00	480.00
CB 21	CB 22	495.40	24	62.90	HEPE	1.45	0.12	0.57	0.85	7.22	13.01	3.50	480.20	481.10
CB 22	CB 23	487.40	15	72.00	HEPE	1.11	0.54	0.54	0.85	7.22	3.31	3.31	481.80	482.00
CB 23	CB 24	498.20	24	22.36	HEPE	1.34	1.01	0.09	0.85	7.22	6.20	0.55	481.30	481.80
CB 24	CB 25	492.20	18	117.00	HEPE	0.85	0.92	0.36	0.85	7.22	5.65	2.21	480.00	480.00
CB 25	CB 26	498.00	15	106.00	HEPE	0.94	0.56	0.22	0.85	7.22	3.44	1.35	483.30	484.30
CB 26	CB 27	492.30	15	180.00	HEPE	2.19	0.19	0.13	0.85	7.22	0.80	0.80	484.50	488.00
CB 27	CB 28	490.20	15	146.74	HEPE	1.02	0.21	0.21	0.85	7.22	1.29	1.29	484.50	486.00
CB 28	CB 30	492.30	24	71.49	HEPE	0.56	0.45	0.05	0.85	7.22	5.95	2.78	478.00	478.00
CB 30	CB 31	492.75	24	61.75	HEPE	0.65	0.52	0.52	0.85	7.22	3.19	3.19	479.10	479.50
CB 31	CB 40	498.70	15	70.67	HEPE	1.70	0.47	0.03	0.85	7.22	2.88	0.18	483.30	484.50
CB 40	CB 41	498.70	15	24.46	HEPE	1.23	0.44	0.44	0.85	7.22	2.70	2.70	484.70	485.00
CB 41	RISER B													
RISER B	RISER F													
EX CB	CB 40	498.70	15	70.67	HEPE	1.70	0.47	0.03	0.85	7.22	2.88	0.18	483.30	484.50
EX CB	CB 41	498.70	15	24.46	HEPE	1.23	0.44	0.44	0.85	7.22	2.70	2.70	484.70	485.00

CSX GATEWAY: FES IS PLANNED END SECTION - NCDOT STD. 310.01
 HW 1: HORIZONTAL - NCDOT STD. 538.11; DIP IS DASHED FROM PIPE; CB IS BALING DRAW AND/OR CAST OR EQUAL
 NOTES TO BE SHOWN: INTERPOLATED AS TO CB OR EQUAL; CB IS VARYING IN WIDTH; FES IS HORIZONTAL
 ELEVATION GIVEN IS FOR INVERT OF HW AND FES; TOP OF CASTING FOR HW; TOP OF CURB FOR CB
 1. Double Check Basin
 2. See site plan for details

Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovestments LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center

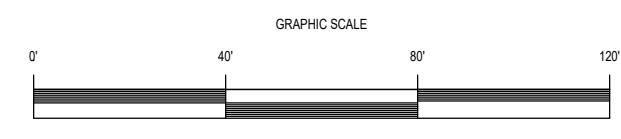
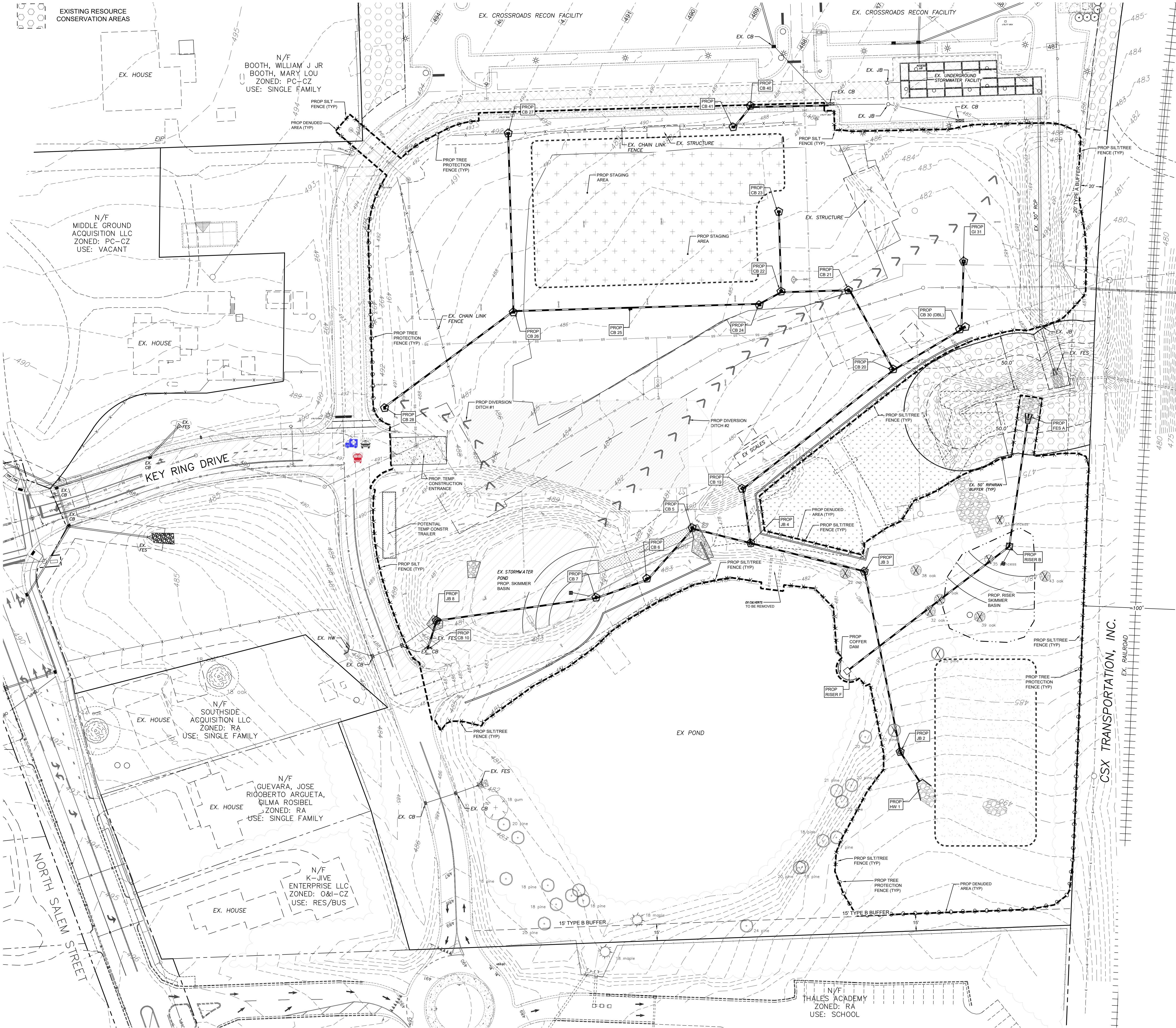
Grading / Drainage Plan

Date
 September 1, 2020

Scale
 1" = 40'

Sheet

CS - 5



- EXISTING STORM DRAINAGE
- PROP. COMBINATION TREE/SILT FENCE
- PROP. TREE PROTECTION FENCE
- PROP. STORM DRAINAGE
- PROP. JUNCTION BOX
- PROP. CATCH BASIN
- PROP. FLARED END SECTION
- PROP. INLET PROTECTION
- PROP. DIVERSION DITCH
- PROP. TEMPORARY CONSTRUCTION ENTRANCE
- PROP. RISER BASIN
- PROP. CHECK DAM
- PROP. BUILDING FOOTPRINT

Existing trees to be removed denoted with "x" and "x"
 "o" species*

FEMA FLOODMAP #: 3720074200J May 2, 2006
 NOT WITHIN 100 YEAR FLOODPLAIN
 WATERSHED PROTECTION OVERLAY DISTRICT: SECONDARY

DENUDED AREA
 ±7.25 Acres

Demolition Note:
 A copy of the demolition notification from the NC health hazard control unit and an asbestos inspection report from a NC accredited asbestos inspector must accompany the application for the demolition permit which must be obtained prior to start of the demolition.

Town of Apex states:
 "The burning of debris within 1000' of residences or the burial of stumps and debris on site is prohibited"

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>.
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.).
4. If buildings are to be demolished, a copy of the Demolition Notification from the NC Health Hazard Control Unit and an asbestos inspection report from a NC accredited asbestos inspector must accompany the application for the demolition permit which must be obtained prior to start of the demolition.

- Revisions**
- 10/9/20 Per TOA 1st review
 - 10/30/20 Per TOA 2nd review
 - 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovestments LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center

Staging / Demolition /
 Erosion Control Plan

Date
 September 1, 2020

Scale
 1" = 40'

Sheet

CS - 6



urbanscape
INSTRUMENTS TO SHAPE PUBLIC SPACE®

6' BENCH, WITH BACK, WITH ARMS, SLAT; PORTABLE/SURFACE-MOUNT 'smoke' color or equal

DEWART COLLECTION
It's in the side profile that the design elements can be seen and appreciated in the Dewart Collection. Intersecting lines, defined edges and varying widths and thicknesses combine to produce a bold and striking appearance. These benches truly stand out in any environment.

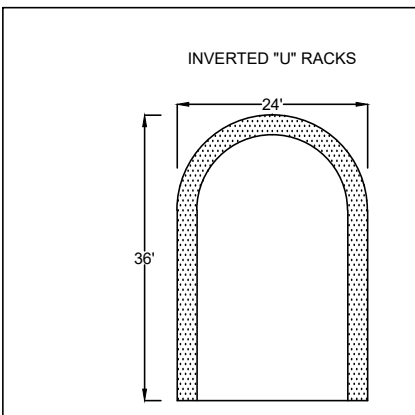
COMPLEMENTARY PRODUCTS

Framing: Post-nominal-Mod Cast Aluminum
 Seating Surface: 10-Gauge Steel Slats
 Hardware: Stainless Steel
 Mounting Option: Portable/Surface-Mount
 Patent: D572,947

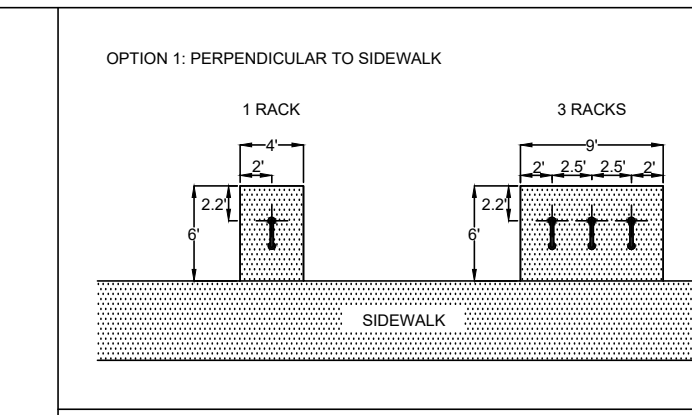
SPECIFICATIONS

Model #	W	D	H	SW	SH	WT	Price*
DE113C	72	22 3/4	37 1/2	16-17	17-17 1/2	27	1,700 - \$889.00

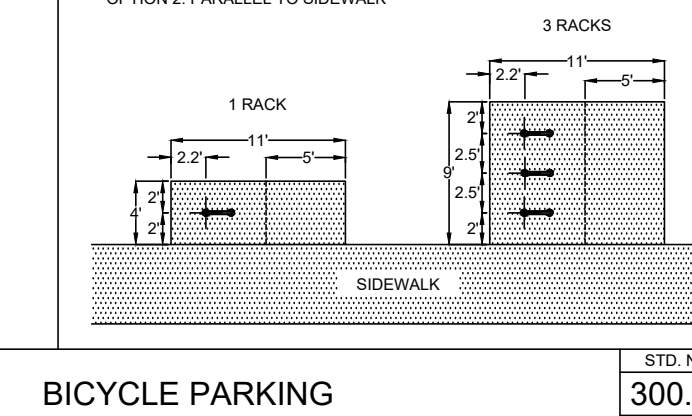
INVERTED "U" RACKS



OPTION 1: PERPENDICULAR TO SIDEWALK



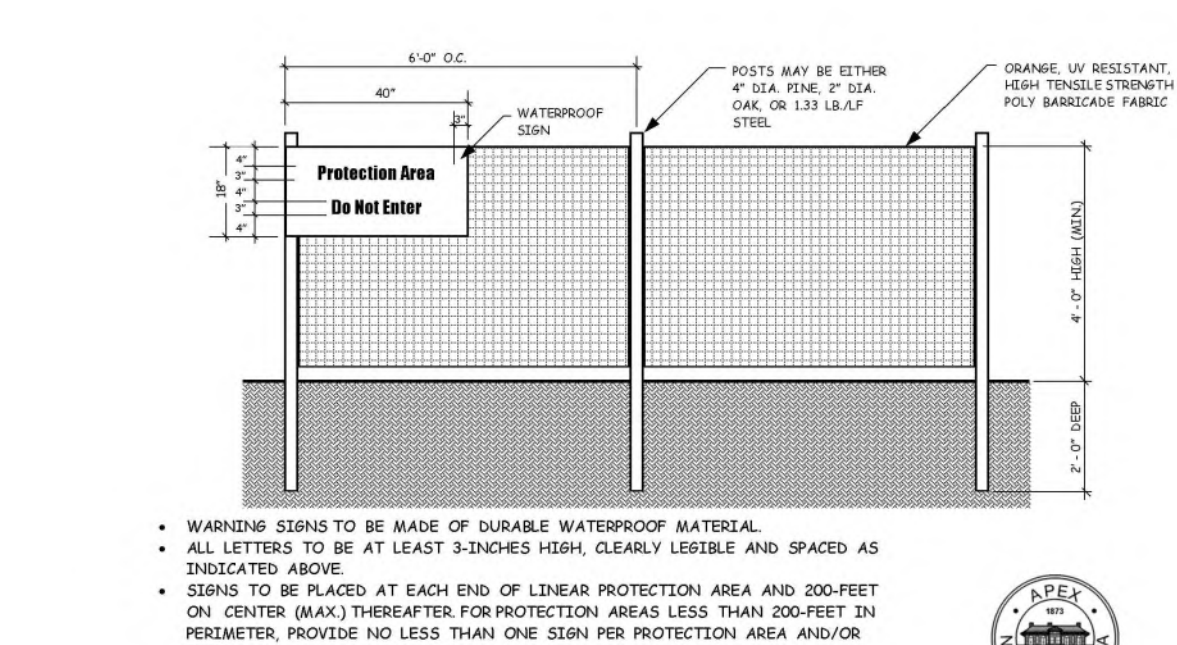
OPTION 2: PARALLEL TO SIDEWALK



NOTES:

1. PARKING PAD IS 6" CONCRETE SLAB. SIZE SHOWN IS 4'x6' MIN. PAD FOR SINGLE RACK AND 2'x6' ADDITIONAL WIDTH PER RACK FOR RACKS TO BE SPACED 2'-0" O.C. IF MORE THAN ONE.
2. IF WIDE UNRESTRICTED HANDLING AREA IS REQUIRED BEHIND RACKS WHEN ORIENTED PARALLEL TO A SIDEWALK AS SHOWN, REQUIRE 4'x11' MIN. PAD.
3. RACKS SHALL BE FLANGE MOUNTED AND SHALL HAVE BLACK POLYESTER POWDER COAT. OTHER PLACEMENTS SHALL MEET MINIMUM SIZE REQUIREMENTS.
4. BICYCLE PARKING SHALL NOT ENCRUSH ON ACCESSIBLE PATHS.
5. DESIGNATED PLACEMENT WITHIN PARKING LOTS MAY ALSO BE ACCEPTABLE.

TOWN OF APEX STANDARDS **BICYCLE PARKING** **STD. NO. 300.20**
 EFFECTIVE NOVEMBER 20, 2007 **SHEET 1 OF 1**



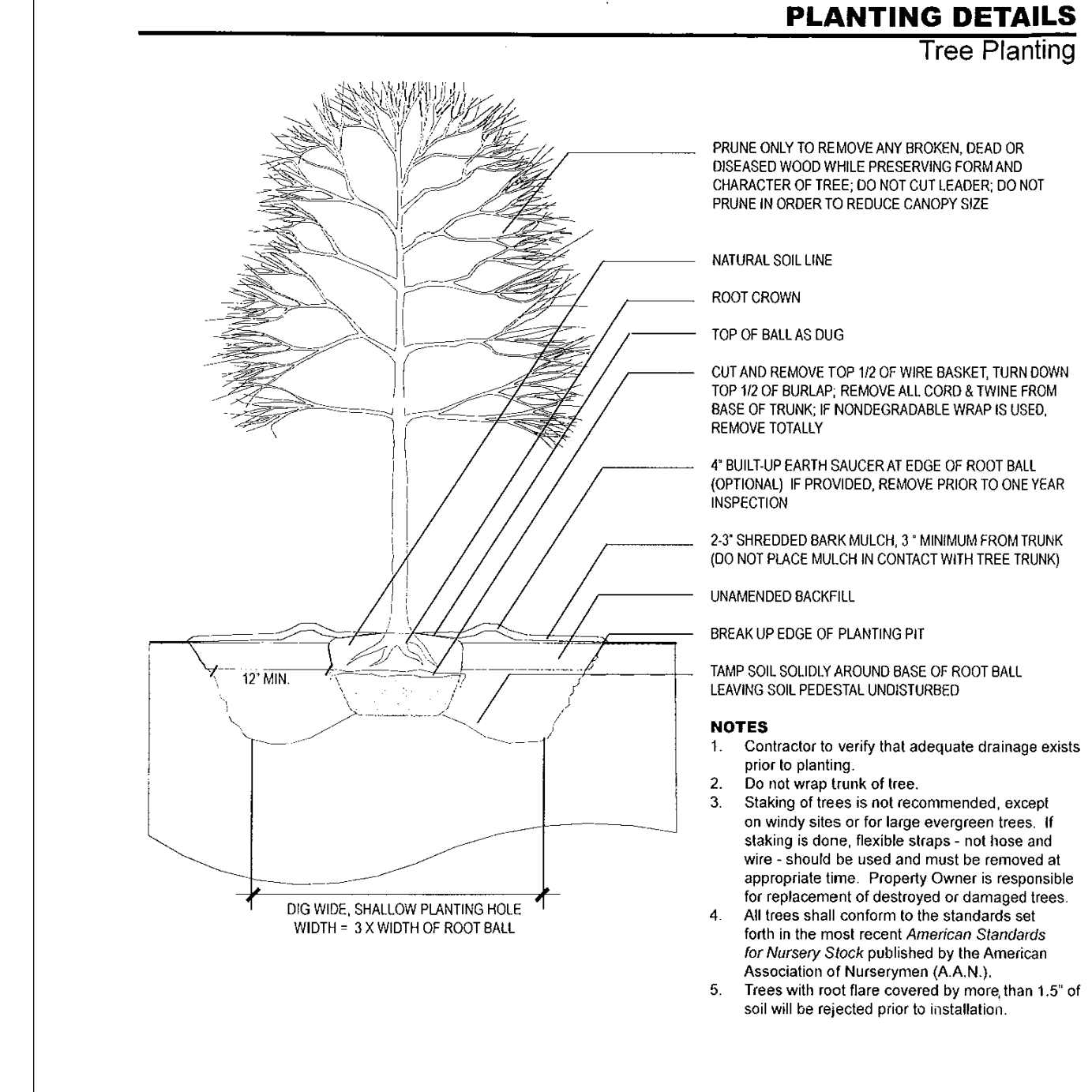
PROTECTION FENCE
N.T.S.

NOTES:

- WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
- ALL LETTERS TO BE AT LEAST 3-INCHES HIGH, CLEARLY LEGIBLE AND SPACED AS INDICATED ABOVE.
- SIGNS TO BE PLACED AT EACH END OF LINEAR PROTECTION AREA AND 200-FOOT ON CENTER (MAX.) THEREAFTER FOR PROTECTION AREAS LESS THAN 200-FOOT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA AND/OR SIDE.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC FABRIC MUST BE ATTACHED TO APPROVED POSTS ONLY. DO NOT ATTACH TO TREES.
- MAINTAIN PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.
- ADDITIONAL SIGNS AND/OR PROTECTION MEASURES MAY BE REQUIRED BY THE PLANNING DEPARTMENT BASED UPON ACTUAL FIELD CONDITIONS.
- FAILURE TO MAINTAIN PROTECTION MEASURES MAY RESULT IN CIVIL PENALTIES AND/OR PERMIT REVOCATION.

TOWN OF APEX STANDARDS **PROTECTION FENCE** **STD. NO. 300.09**
 EFFECTIVE DECEMBER 18, 2012 **SHEET 1 OF 3**

PLANTING DETAILS
Tree Planting



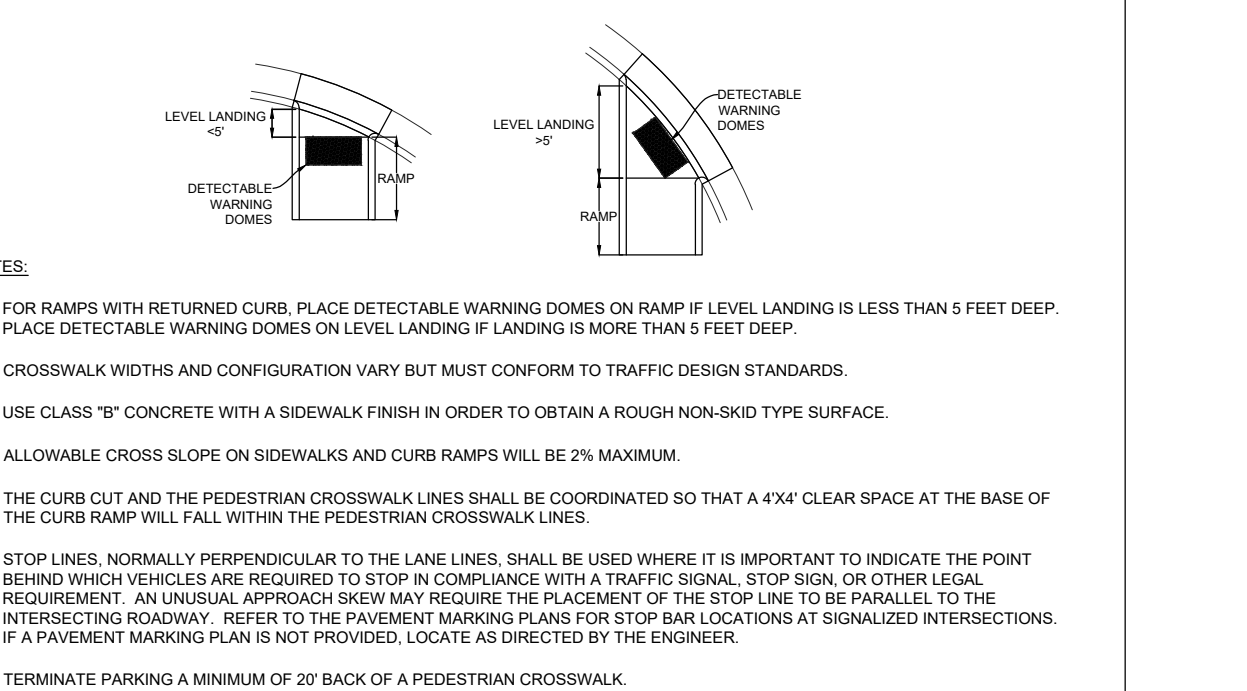
NOTES:

1. PRUNE ONLY TO REMOVE ANY BROKEN, DEAD OR DISEASED WOOD WHILE PRESERVING FORM AND CHARACTER OF TREE; DO NOT CUT LEADER; DO NOT PRUNE IN ORDER TO REDUCE CANOPY SIZE.
2. NATURAL SOIL LINE
3. ROOT CROWN
4. TOP OF BALLAS DUG
5. CUT AND REMOVE TOP 1/2 OF WIRE BASKET, TURN DOWN TOP 1/2 OF BURLAP. REMOVE ALL CORD & TWINE FROM BASE OF TRUNK IF NONDEGRADABLE WRAP IS USED. REMOVE TOTALLY.
6. 4" BUILT UP EARTH SAUCER AT EDGE OF ROOT BALL (OPTIONAL) IF PROVIDED, REMOVE PRIOR TO ONE YEAR INSPECTION.
7. 2-3" SHREDDED BARK MULCH, 3" MINIMUM FROM TRUNK (DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK).
8. UNMENDED BACKFILL
9. BREAK UP EDGE OF PLANTING PIT
10. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL LEAVING SOIL PEDESTAL UNDISTURBED.

NOTES:

1. Contractor to verify that adequate drainage exists prior to planting.
2. Do not wrap trunk of tree.
3. Staking of trees is not recommended, except on windy sites or for large evergreen trees. If staking is done, flexible straps - not hose and wire - should be used and must be removed at appropriate time. Property Owner is responsible for replacement of destroyed or damaged trees.
4. All trees shall conform to the standards set forth in the most recent American Standards for Nursery Stock published by the American Association of Nurserymen (A.A.N.).
5. Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.

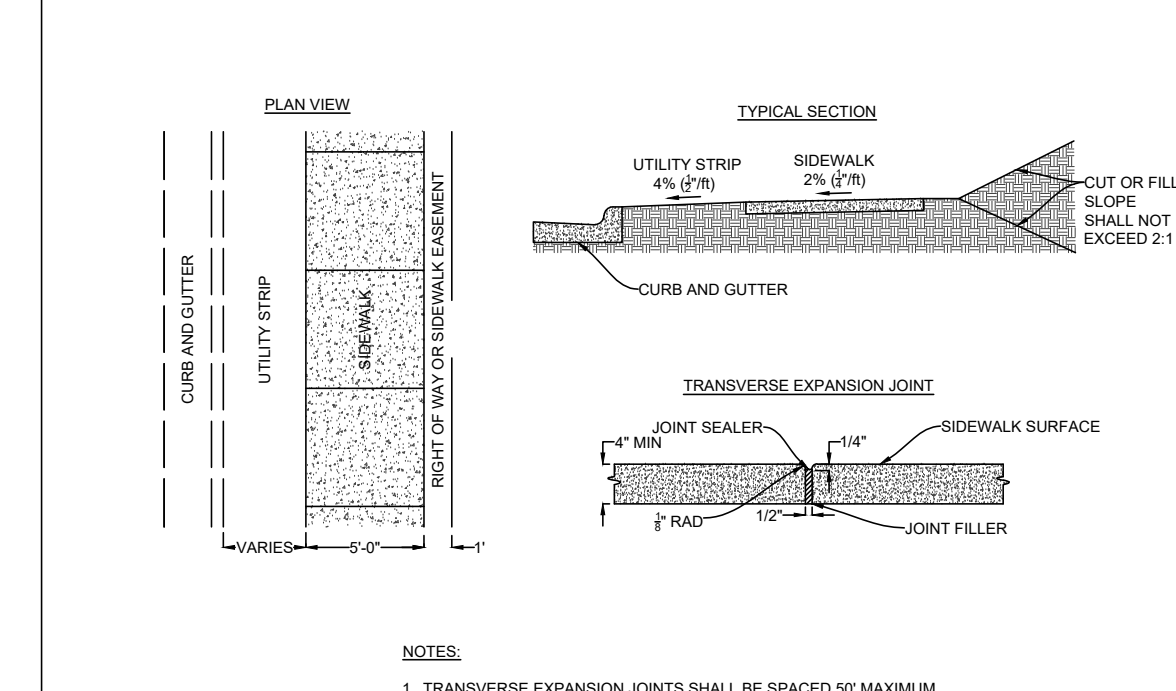
DIG WIDE, SHALLOW PLANTING HOLE
 WIDTH = 3X WIDTH OF ROOT BALL



TOWN OF APEX STANDARDS **CURB RAMP** **STD. NO. 300.09**
 EFFECTIVE DECEMBER 18, 2012 **SHEET 3 OF 3**

NOTES:

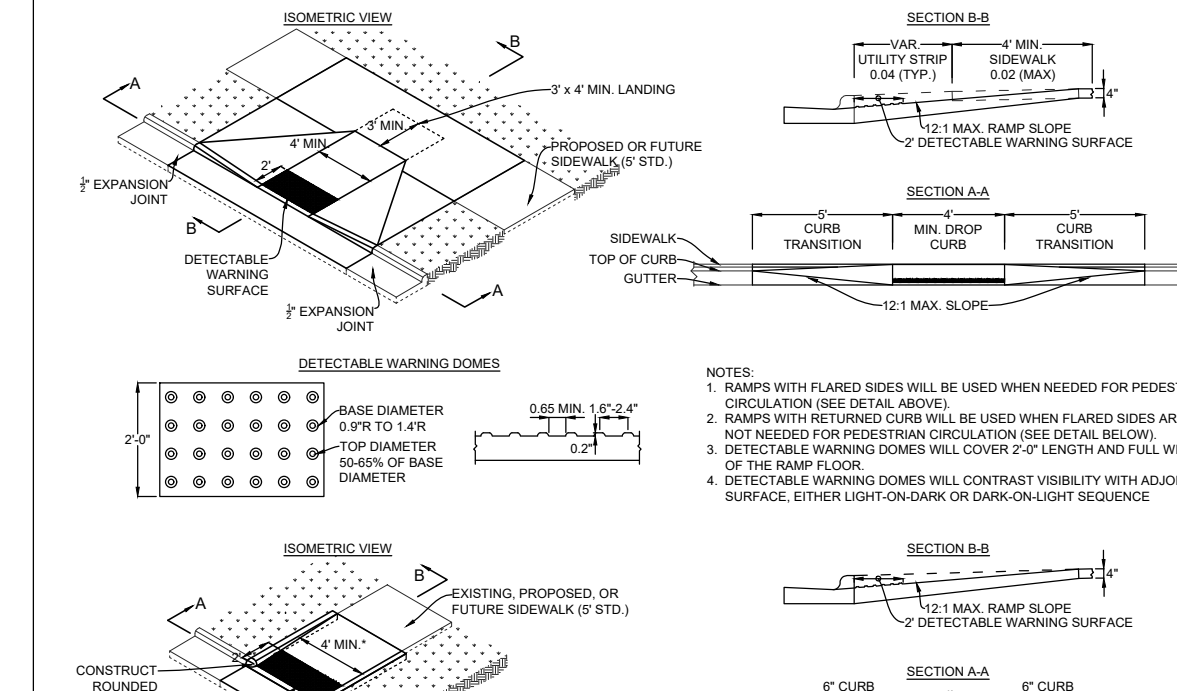
1. FOR RAMP WITH RETURNED CURB, PLACE DETECTABLE WARNING DOMES ON RAMP IF LEVEL LANDING IS LESS THAN 5 FEET DEEP. PLACE DETECTABLE WARNING DOMES ON LEVEL LANDING IF LANDING IS MORE THAN 5 FEET DEEP.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
4. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMP WILL BE 2% MAXIMUM.
5. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
6. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN, OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SIGN MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, LOCATE AS DIRECTED BY THE ENGINEER.
7. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
8. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.



TOWN OF APEX STANDARDS **STANDARD CONCRETE SIDEWALK** **STD. NO. 300.08**
 EFFECTIVE MARCH 7, 2011 **SHEET 1 OF 1**

NOTES:

1. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED 50' MAXIMUM.
2. CONTRACTION JOINTS SHALL BE SPACED 9' MAXIMUM.
3. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
4. ALL CONCRETE SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE A.C.I.
5. SIDEWALK EASEMENT REQUIRED WHEN SIDEWALK IS OUTSIDE PUBLIC RIGHT OF WAY.

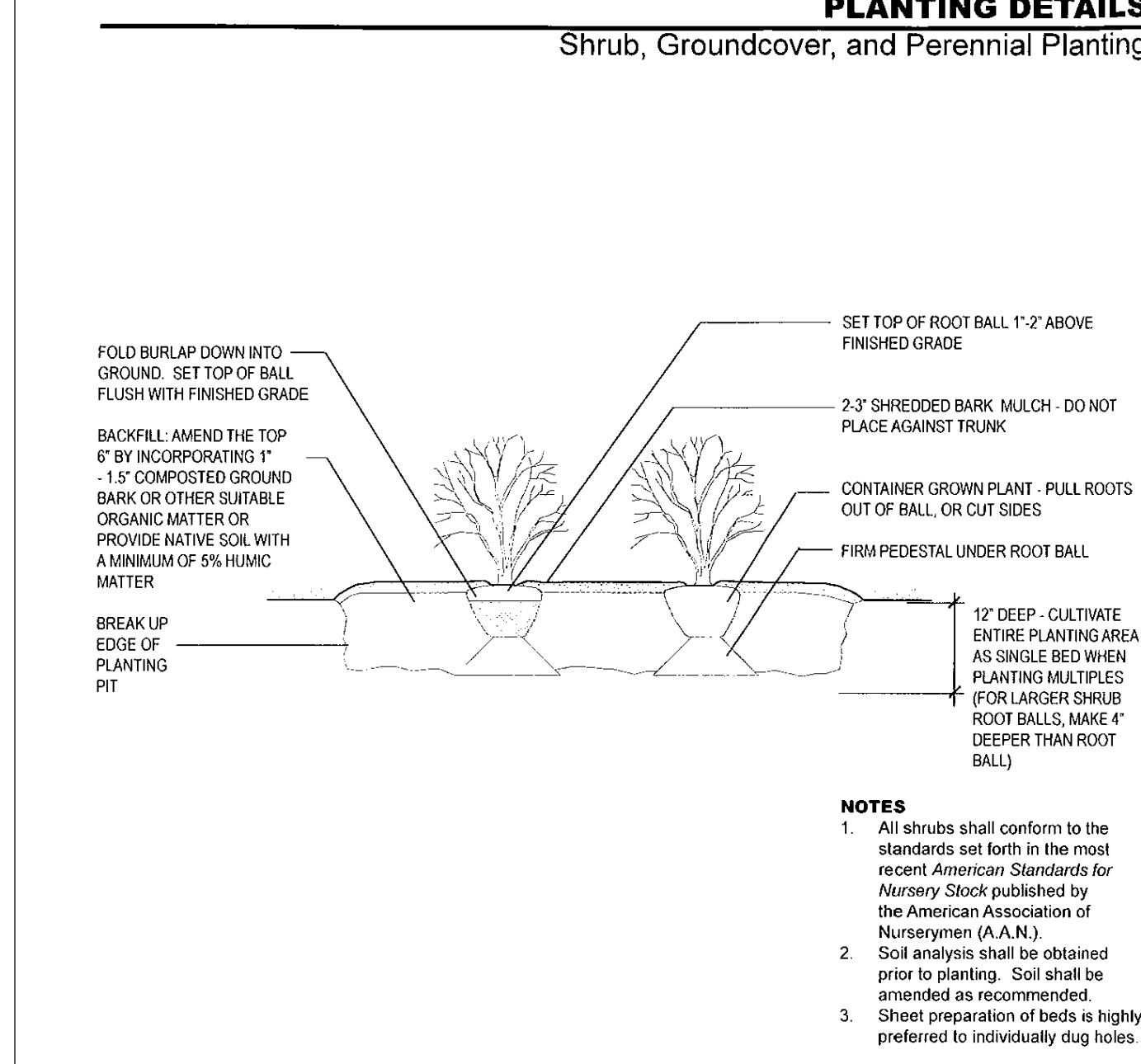


TOWN OF APEX STANDARDS **CURB RAMP** **STD. NO. 300.09**
 EFFECTIVE DECEMBER 18, 2012 **SHEET 1 OF 3**

NOTES:

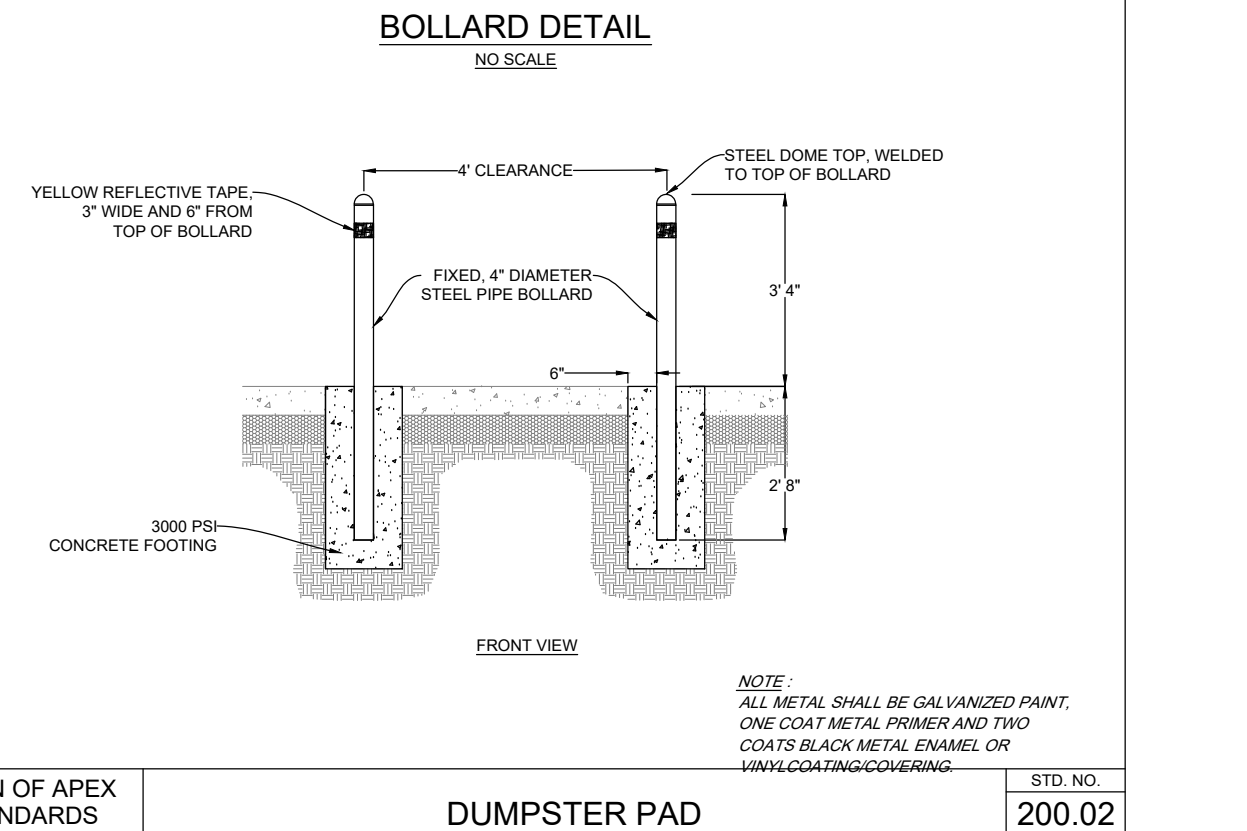
1. RAMP WITH FLARED SIDES WILL BE USED WHEN NEEDED FOR PEDESTRIAN CIRCULATION (SEE DETAIL ABOVE).
2. RAMP WITH RETURNED CURB WILL BE USED WHEN FLARED SIDES ARE NOT NEEDED FOR PEDESTRIAN CIRCULATION (SEE DETAIL, BELOW).
3. DETECTABLE WARNING DOMES SHALL BE 2" IN DIAMETER AND FULL WIDTH OF THE RAMP FLOOR.
4. DETECTABLE WARNING DOMES WILL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT OR DARK OR DARK ON LIGHT COLOR SEQUENCE.

PLANTING DETAILS
Shrub, Groundcover, and Perennial Planting



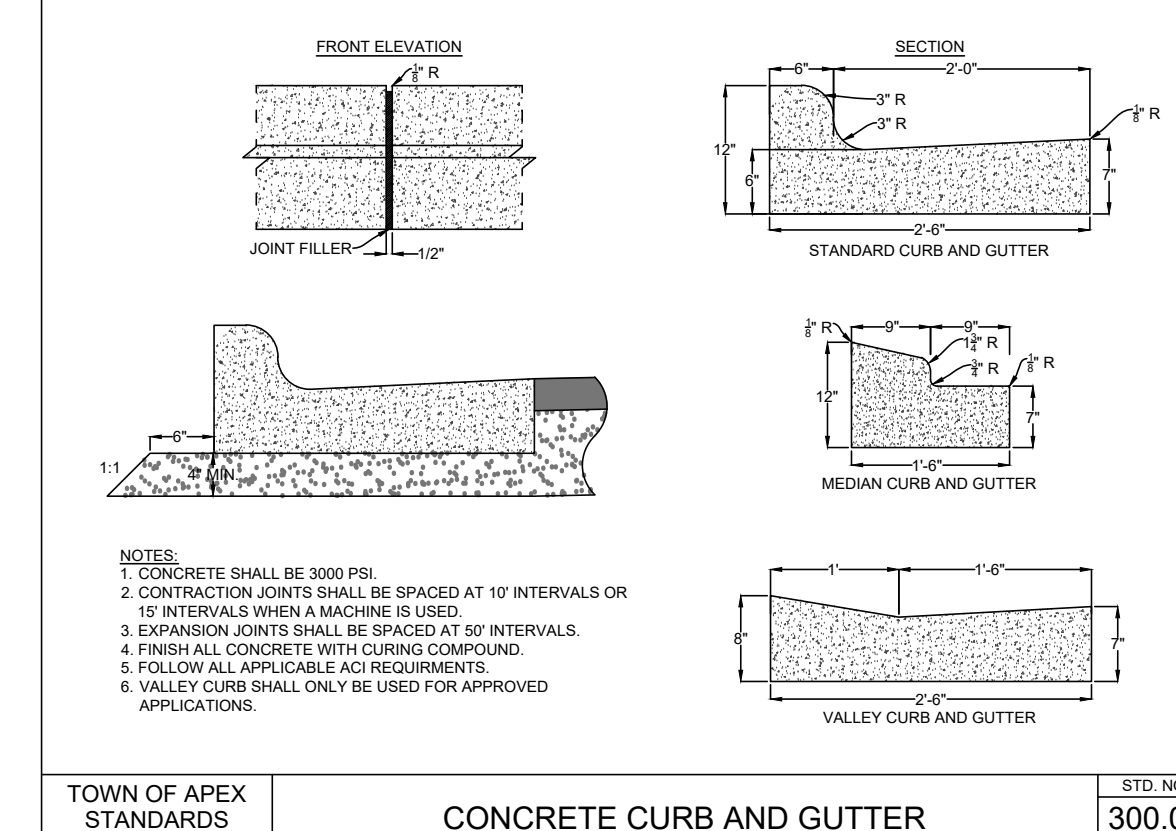
NOTES:

1. All shrubs shall conform to the standards set forth in the most recent American Standards for Nursery Stock published by the American Association of Nurserymen (A.A.N.).
2. Soil analysis shall be obtained prior to planting. Soil shall be amended as recommended.
3. Sheet preparation of beds is highly preferred to individually dug holes.



TOWN OF APEX STANDARDS **DUMPSTER PAD** **STD. NO. 200.02**
 EFFECTIVE DECEMBER 21, 2010 **SHEET 2 OF 2**

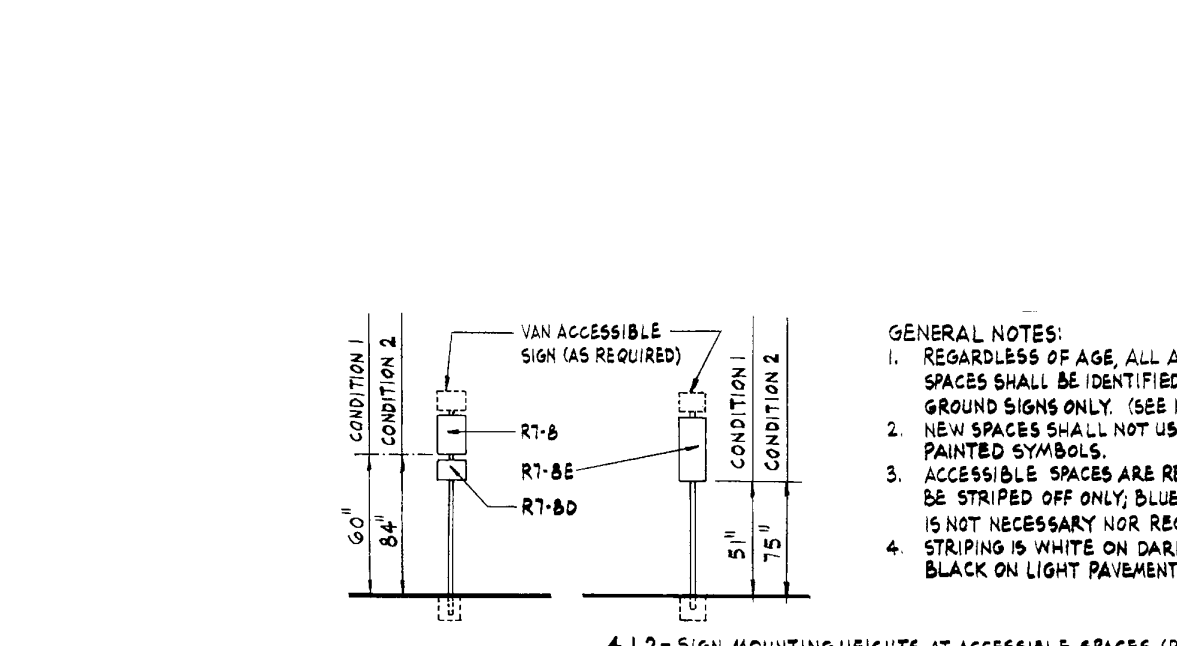
NOTE:
 ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BLACK METAL ENAMEL, OR VANCE GALVANIZING CONCRETE.



TOWN OF APEX STANDARDS **CONCRETE CURB AND GUTTER** **STD. NO. 300.03**
 EFFECTIVE NOVEMBER 20, 2007 **SHEET 1 OF 1**

NOTES:

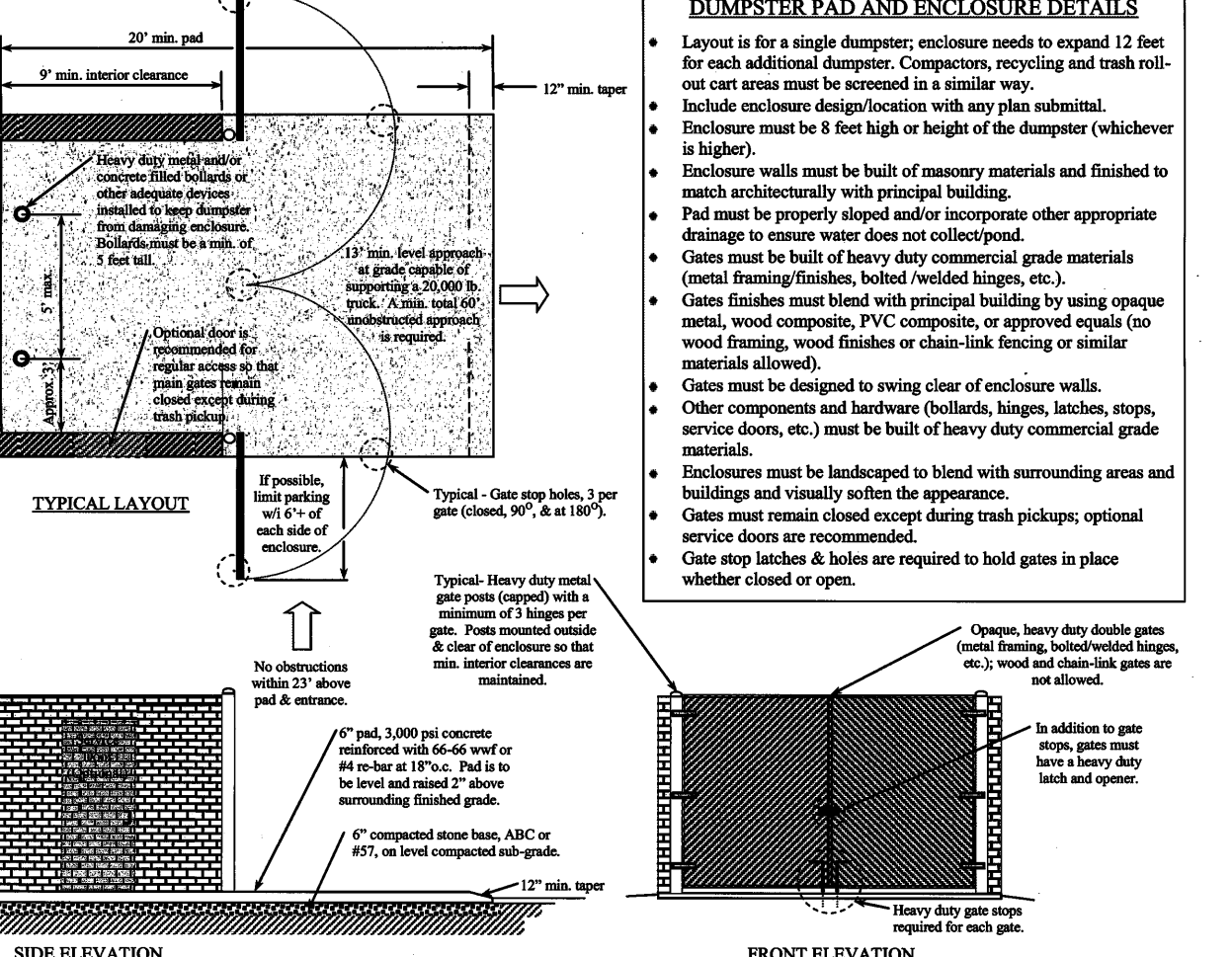
1. CONCRETE SHALL BE 3000 PSI.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS OR 15' INTERVALS WHEN A MACHINE IS USED.
3. EXPANSION JOINTS SHALL BE SPACED AT 50' INTERVALS.
4. FINISH ALL CONCRETE WITH CURING COMPOUND.
5. FOLLOW ALL APPLICABLE A.C.I. REQUIREMENTS.
6. VALLEY CURB SHALL ONLY BE USED FOR APPROVED APPLICATIONS.



4.1.2 - SIGN MOUNTING HEIGHTS AT ACCESSIBLE SPACES (PART 3)

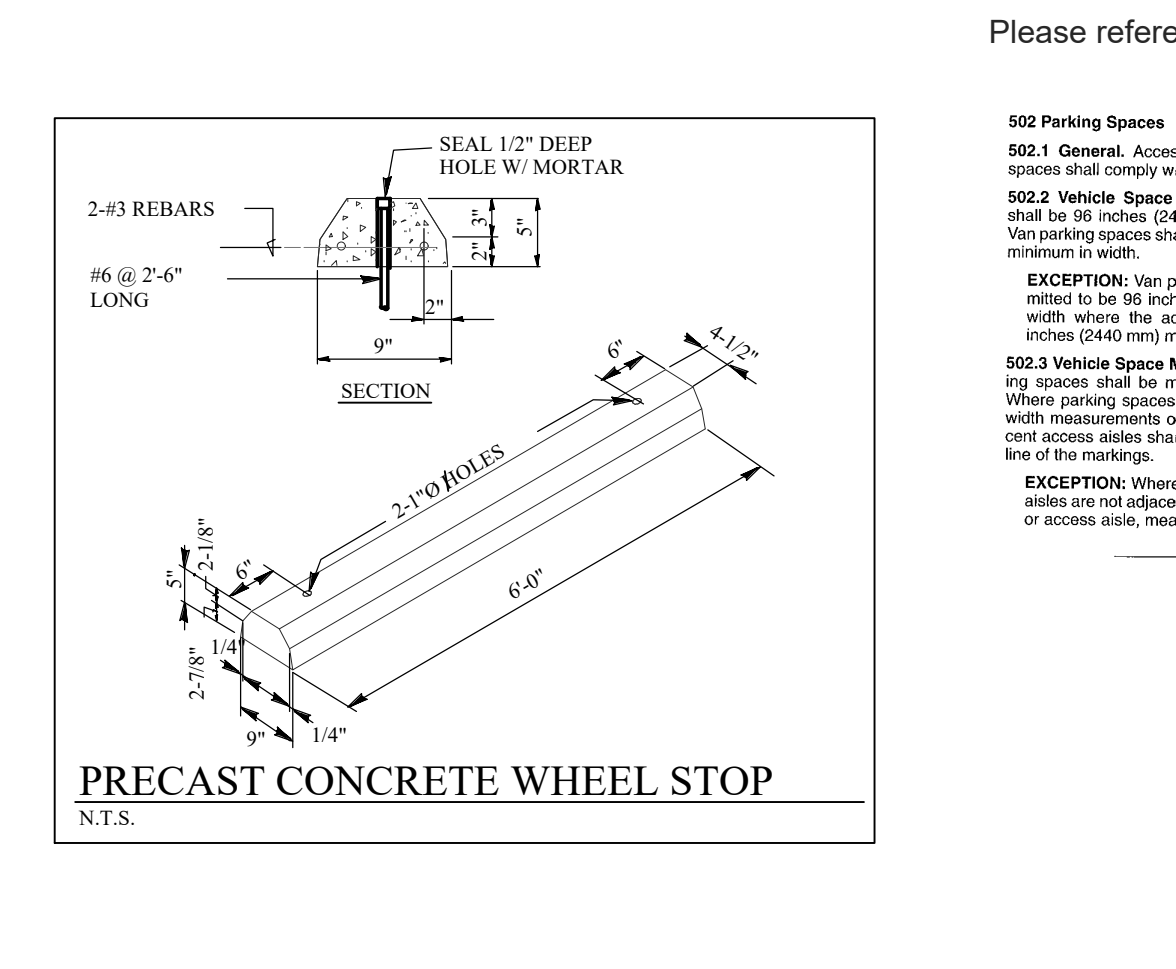
GENERAL NOTES:

1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY. (SEE N.C.G.S.)
2. NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS.
3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY. BLUE COLORING IS NOT NECESSARY NOR REQUIRED. STRIPING IS WHITE ON DARK PAVEMENT, BLACK ON LIGHT PAVEMENT. (N.C.G.S.)
4. STRIPING IS WHITE ON DARK PAVEMENT, BLACK ON LIGHT PAVEMENT. (N.C.G.S.)



DUMPSTER PAD AND ENCLOSURE DETAILS

- Layout is for a single dumpster; enclosure needs to expand 12 feet for each additional dumpster. Compactors, recycling and trash roll-out cart areas must be accessed in a similar way.
- Include enclosure design/location with any plan submittal.
- Enclosure must be 8 feet high or height of the dumpster (whichever is higher).
- Enclosure walls must be built of masonry materials and finished to match architecturally with principal building.
- Pad must be properly sloped and/or incorporate other appropriate drainage to ensure water does not collect/pool.
- Gates must be built of heavy duty commercial grade materials (metal framing/finishes, bolted/welded hinges, etc.).
- Gates finishes must blend with principal building by using opaque metal, wood composite, PVC composite, or approved equal (no wood framing, wood finishes or chain-link fencing or similar materials allowed).
- Gates must be designed to swing clear of enclosure walls.
- Other components and hardware (bollards, hinges, latches, stops, service doors, etc.) must be built of heavy duty commercial grade materials.
- Enclosures must be landscaped to blend with surrounding areas and buildings and visually soften the appearance.
- Gates must remain closed except during trash pickups; optional service doors are recommended.
- Gate stop latches & bolts are required to hold gates in place whether closed or open.

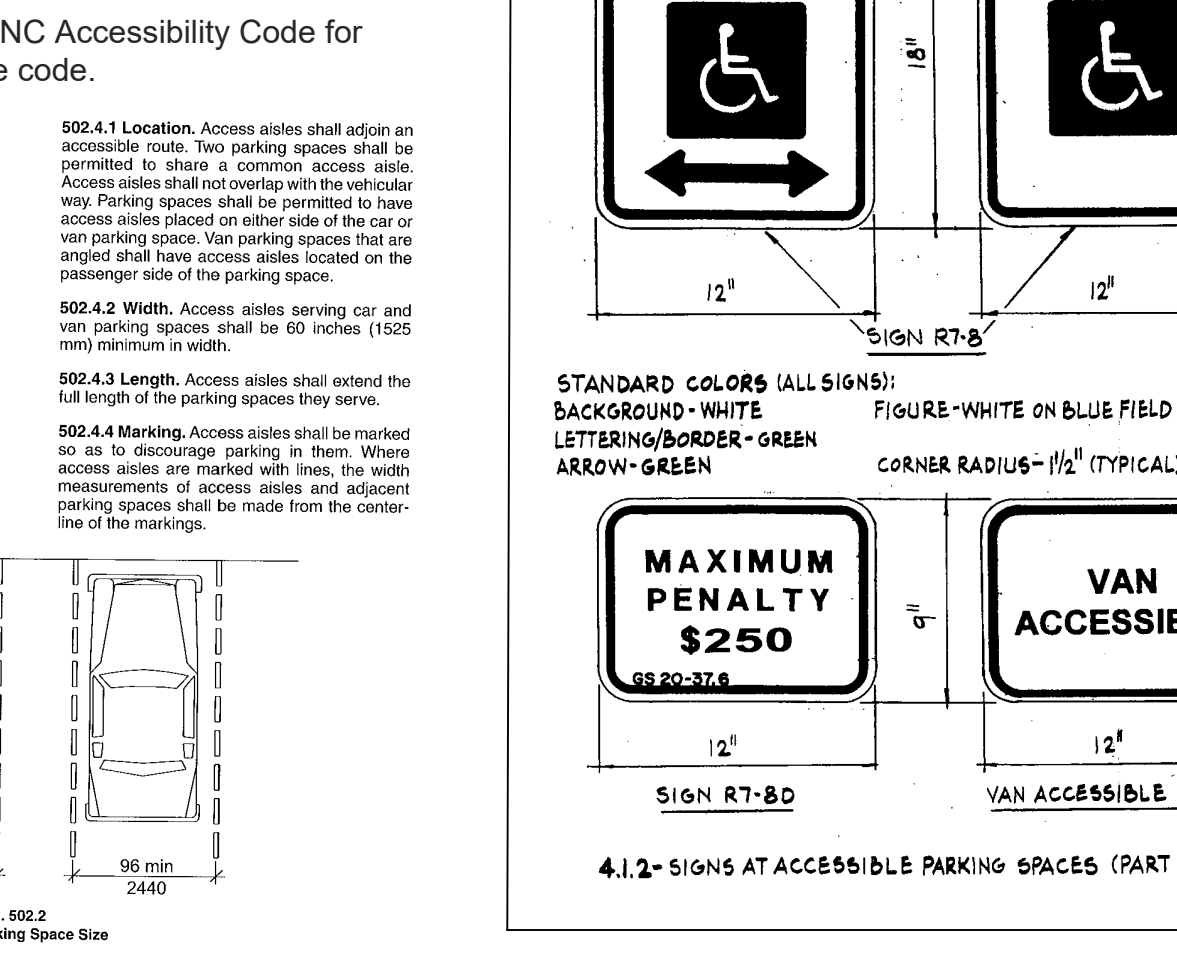


PRECAST CONCRETE WHEEL STOP
N.T.S.

NOTES:

1. 2-#3 REBARS
2. SEAL 1 1/2" DEEP HOLE W/ MORTAR

Please reference the latest NC Accessibility Code for complete code.



502 Parking Space

502.1 General. Accessible car and van parking spaces shall comply with Section 502.

502.2 Vehicle Space Size. Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3350 mm) minimum in width.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) minimum in width where the adjacent access aisle is 96 inches (2440 mm) minimum in width.

502.3 Vehicle Space Marking. Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to be made from the corner line of the markings.

502.4 Location. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

502.2 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) minimum in width.

502.4 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.4.4 Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the corner line of the markings.

STANDARD COLORS (ALL SIGNS):
 BACKGROUND-WHITE
 LETTERS/BORDER-GREEN
 ARROW-GREEN

FIGURE-WHITE ON BLUE FIELD
 CORNER RADIUS=1/8" (TYPICAL)

502.2.1 SIGN R7-B **502.2.2 SIGN R7-BO**

4.1.2 - SIGNS AT ACCESSIBLE PARKING SPACES (PART 1)

Revisions

10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

Preliminary

Owner:
 Bovelements LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

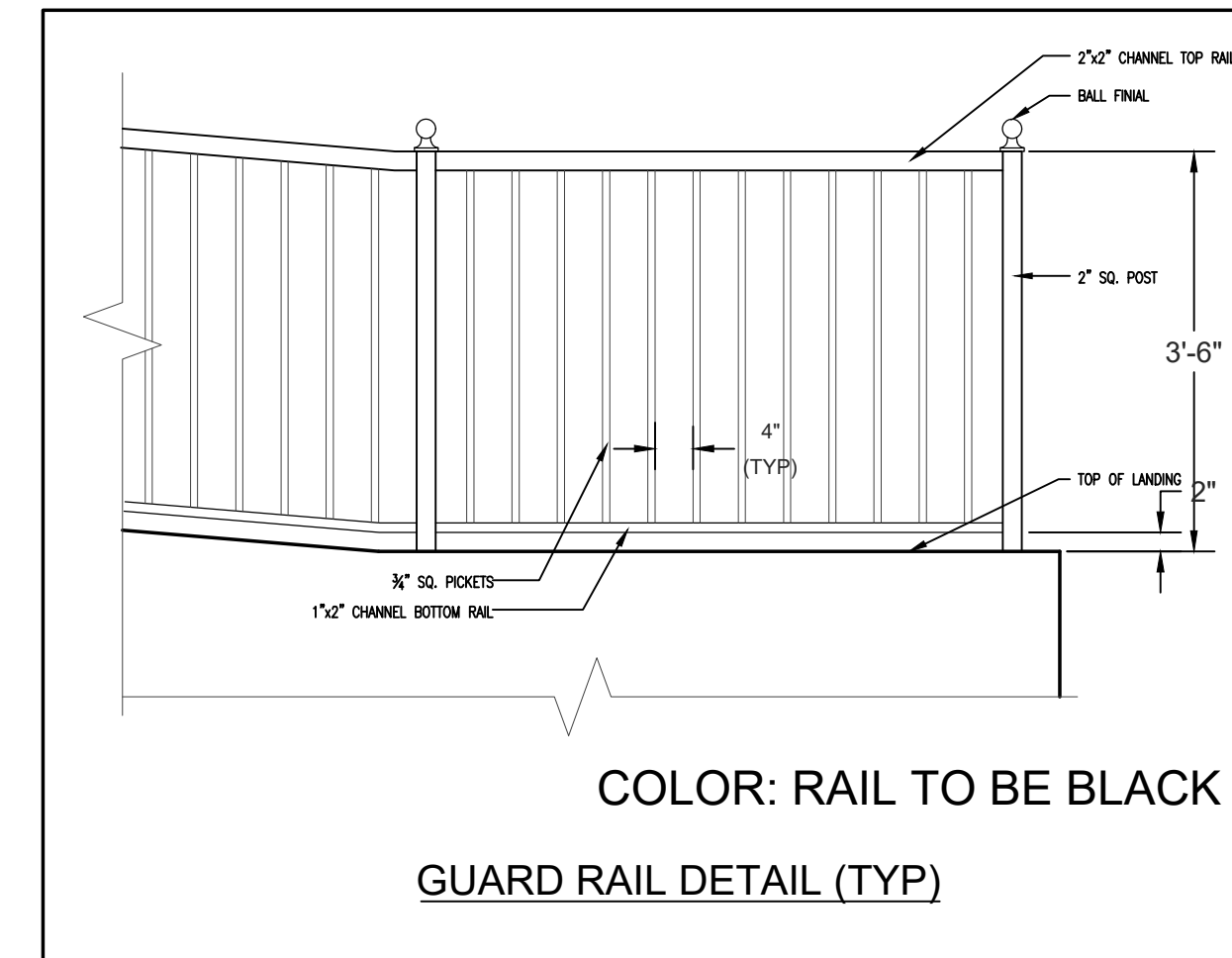
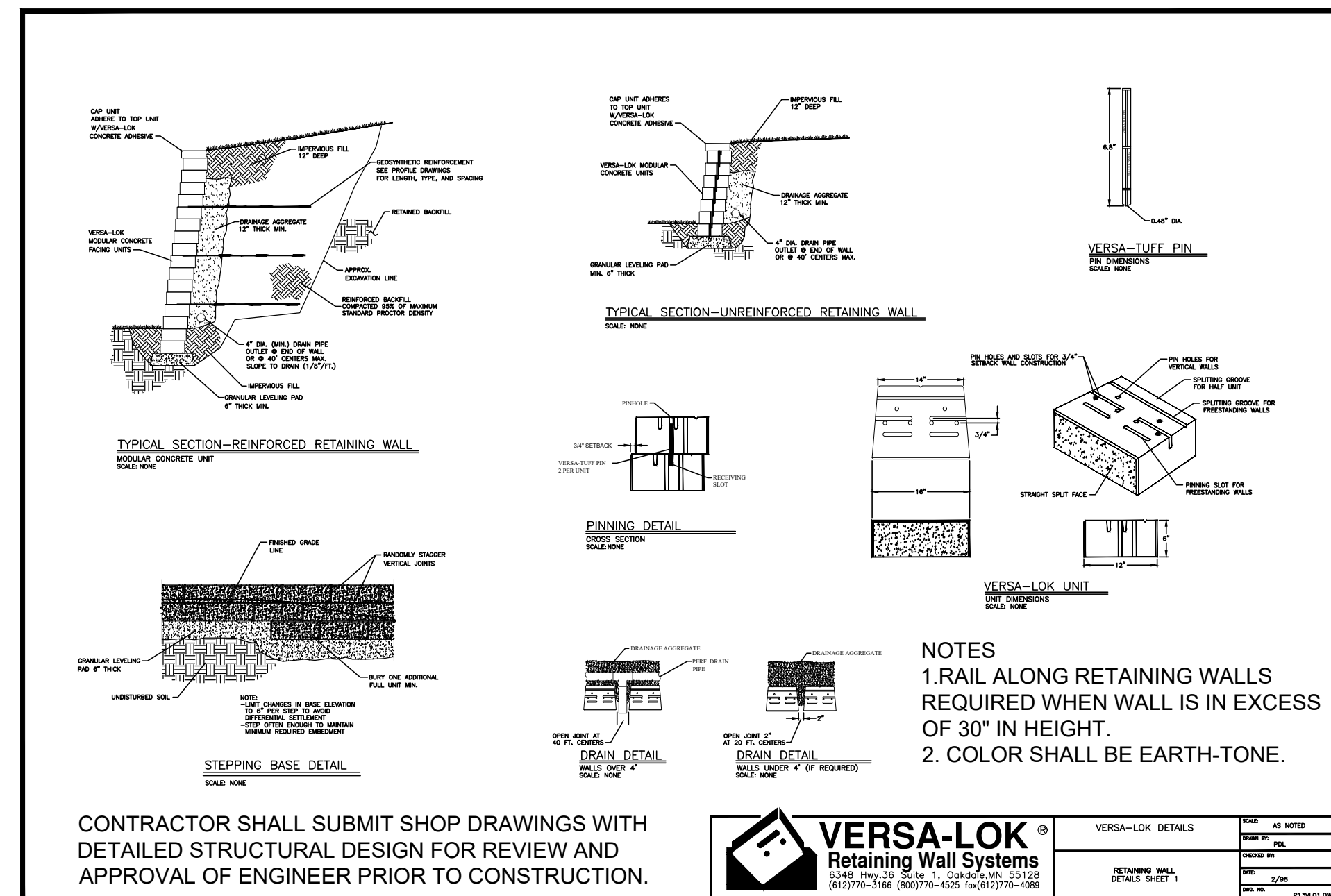
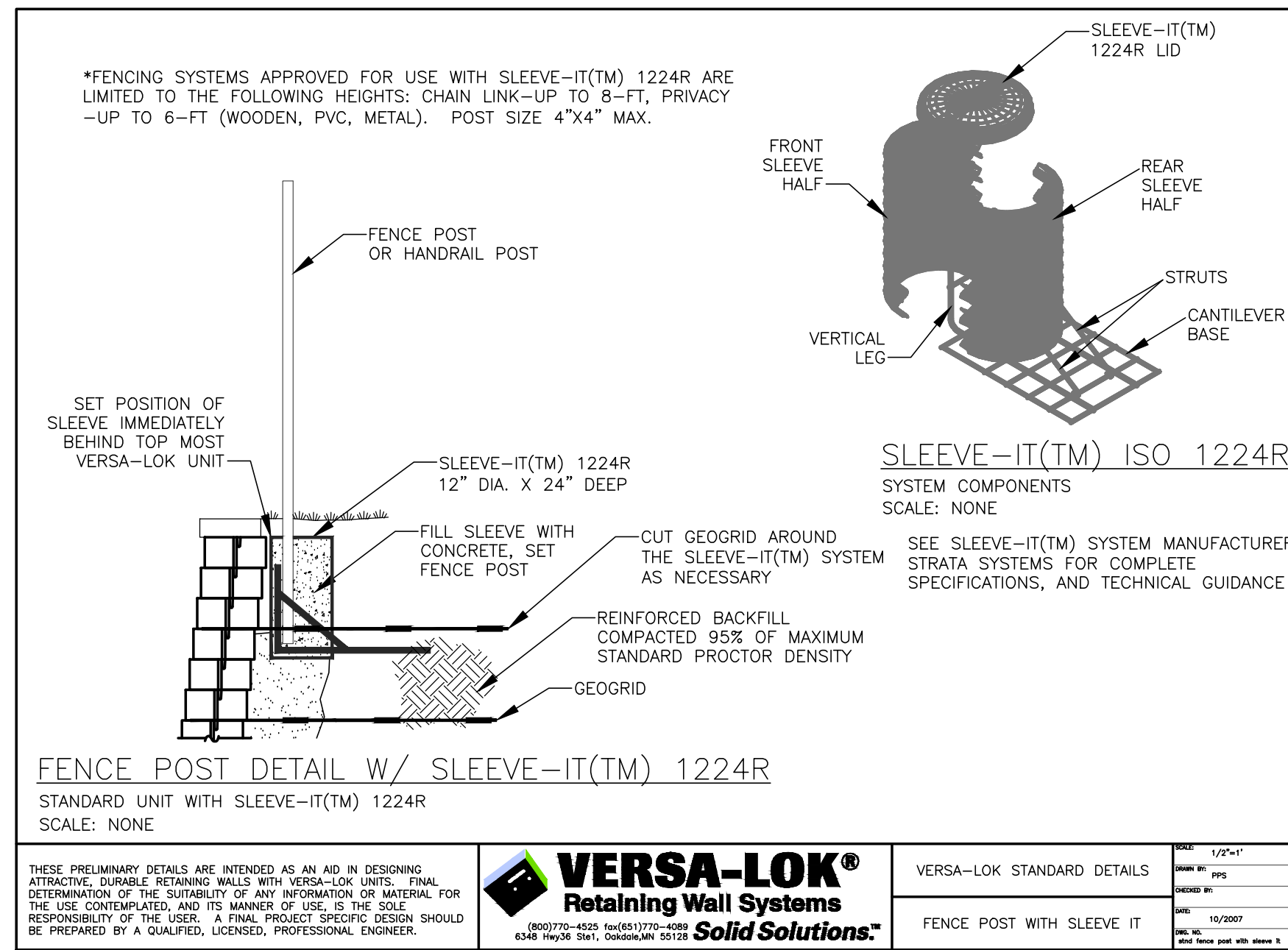
Project
 CrossRoads Ford
 Truck Center

Details

Date
 September 1, 2020

Scale
 None

Sheet
 CS - 7



Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

**Segmental masonry retaining structure materials must be an integrally tinted medium or dark brown or rust color.
 **Gravity and cast in place structures must be integrally tinted or stained a medium or dark brown or rust color or be covered with a masonry veneer that is a medium or dark brown or rust color.

Preliminary

Owner:
 Bovestments LLC
 1730 Graham Avenue
 Henderson, NC 27536
 252.492.0008

Project
 CrossRoads Ford
 Truck Center

Details

Date
 September 1, 2020

Scale
 None

Sheet

CS - 8

NUMBER OF PLANTS NAME OF PLANT
 ORIGIN 6 - Qs IF USED TO MEET BUILDING SQUARE FOOTAGE REQUIREMENT

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LANDSCAPE MATERIAL COUNTS SHOWN ON THESE PLANS.

SUMMARY - LANDSCAPE CALCULATIONS

EASTERN PROPERTY LINE 125 LF TYPE A BUFFER
 TREES REQUIRED (15' o/c): 9
 LARGE TREES PROVIDED: 7 / SMALL TREES PROVIDED: 9
 SHRUBS REQUIRED & PROVIDED: 25 (5' SPACING)

SOUTHERN PROPERTY LINE 535 LF TYPE B BUFFER
 TREES REQUIRED (40' o/c LARGE & 20' o/c SMALL TREES)
 LARGE PROVIDED: 5 / SMALL PROVIDED: 9 (190' NON VEGETATED)
 EXISTING VEGETATION TO SATISFY TO EXTENT PRACTICABLE
 SEE FORESTER'S REPORT
 SHRUBS SUPPLEMENTED AS REQ'D: 67 (8' SPACING)

ADDITIONAL LANDSCAPING PER BUILDING SQUARE FOOTAGE (16,006 SF)
 TREES REQUIRED: 8 / TREES PROVIDED: 8
 SHRUBS REQUIRED: 24 / SHRUBS PROVIDED: 32

NOTE:
 ALL DISTURBED AREAS OUTSIDE OF MULCH BEDS FOR PLANTING ARE TO BE MULCHED OR GRASSED.

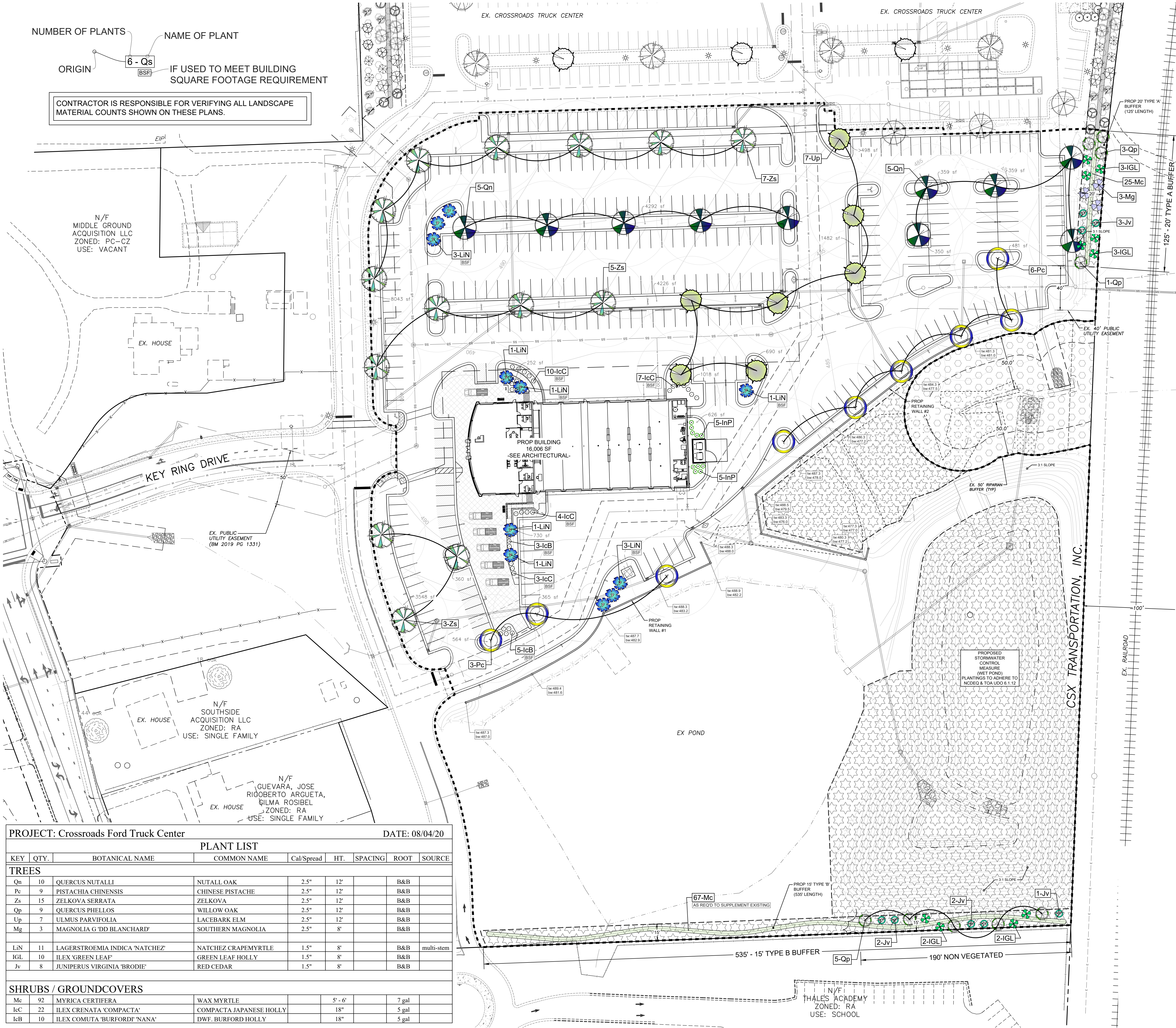
- EXISTING RESOURCE CONSERVATION AREAS
- DELINEATES RESOURCE CONSERVATION AREAS
- DELINEATES REQUIRED PARKING SPACES

Required Plan Notes:

9. Prior to scheduling a final site inspection, all site items (e.g. lighting, landscaping, mulching, screening for dumpsters, mechanical equipment, HVAC, etc., seeding & site stabilization, and parking and pavement marking) must be completed.
24. No private utility easements shall be allowed to be counted in the calculations for buffers, RCA, or required landscape areas.
25. All landscaping is required to be installed prior to a Certificate of Occupancy for the project, or in the case of phased development, for the phase of the project. If the applicant chooses to delay the installation of landscaping from April 1 through September 1, then the applicant shall provide a cash bond equal to 150% of the cost of materials and installation, based on the highest estimate received, to ensure installation of the required landscaping. Additional exceptions may be granted by the Planning Director in accordance with UDO Sec. 8.2.2.E.
26. Required buffers must meet the minimum opacity requirements for the particular type of buffer as described in UDO Sec. 8.2.6.
27. Any vegetation that is dead, substandard, unhealthy, of poor structural quality, or missing shall be replaced in conformance with Town standards.
28. All plant material shall be allowed to reach their mature size and maintained at their mature size. Plants shall not be cut or severely pruned so that their natural form is impaired.
29. All slopes equal to 2:1 shall be stabilized with permanent slope retention or a suitable combination of plantings and retention devices.
30. Slopes steeper than 3:1 but less than 2:1 shall be stabilized with permanent groundcover, not with turf grass.

Existing trees to be removed denoted with "*" and "x"

"a" species*



PROJECT: Crossroads Ford Truck Center **DATE:** 08/04/20

		PLANT LIST		Cal/Spread	HT.	SPACING	ROOT	SOURCE
TREES								
Qn	10	QUERCUS NUTALLI	NUTALL OAK	2.5"	12'		B&B	
Pc	9	PISTACHIA CHINENSIS	CHINESE PISTACHE	2.5"	12'		B&B	
Zs	15	ZELKOVA SERRATA	ZELKOVA	2.5"	12'		B&B	
Qp	9	QUERCUS PHELLOS	WILLOW OAK	2.5"	12'		B&B	
Up	7	ULMUS PARVIFOLIA	LACEBARK ELM	2.5"	12'		B&B	
Mg	3	MAGNOLIA G 'DD BLANCHARD'	SOUTHERN MAGNOLIA	2.5"	8'		B&B	
LiN	11	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	1.5"	8'		B&B	multi-stem
IGL	10	ILEX 'GREEN LEAF'	GREEN LEAF HOLLY	1.5"	8'		B&B	
Jv	8	JUNIPERUS VIRGINIA 'BRODIE'	RED CEDAR	1.5"	8'		B&B	
SHRUBS / GROUNDCOVERS								
Mc	92	MYRICA CERTIFERA	WAX MYRTLE		5' - 6'			7 gal
IcC	22	ILEX CRENATA 'COMPACTA'	COMPACTA JAPANESE HOLLY		18"			5 gal
IcB	10	ILEX COMUTA 'BURFORDI' NANA'	DWF. BURFORD HOLLY		18"			5 gal

Revisions
 10/9/20 Per TOA 1st review
 10/30/20 Per TOA 2nd review
 11/10/20 Per TOA 3rd review

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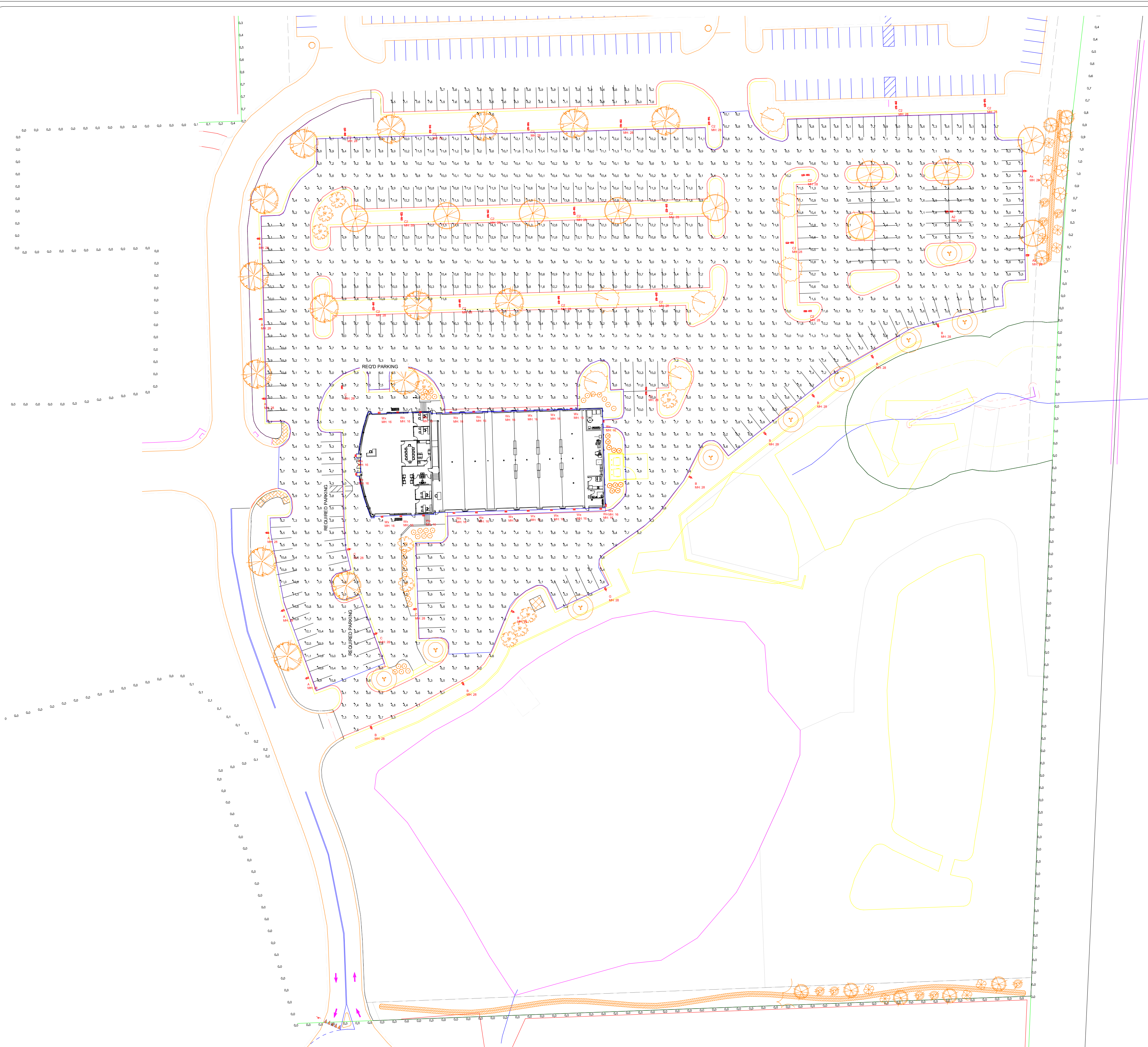
Project
 CrossRoads Ford
 Truck Center

Landscape Plan

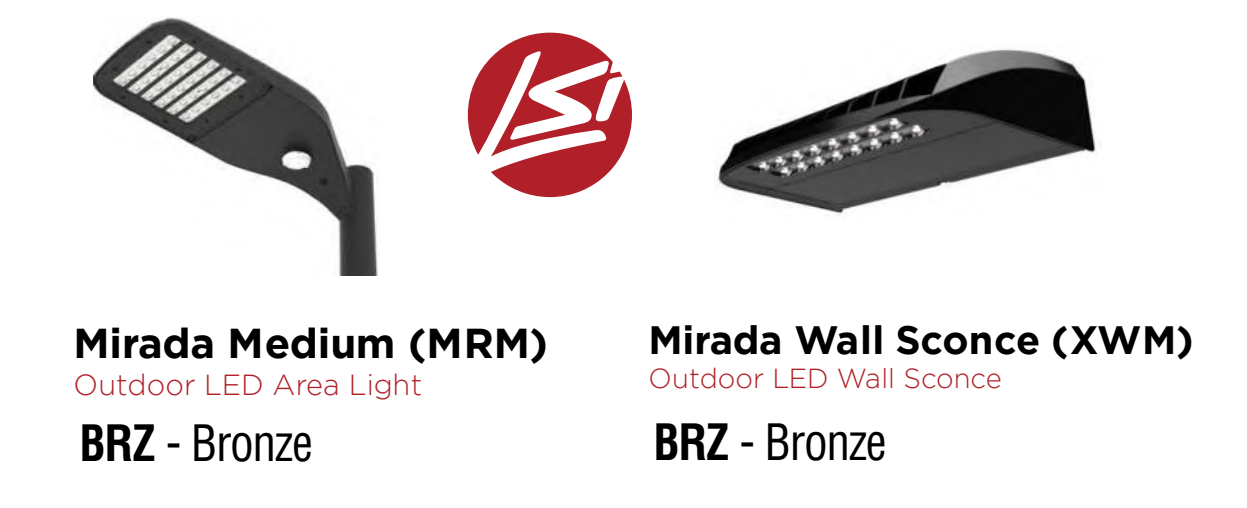
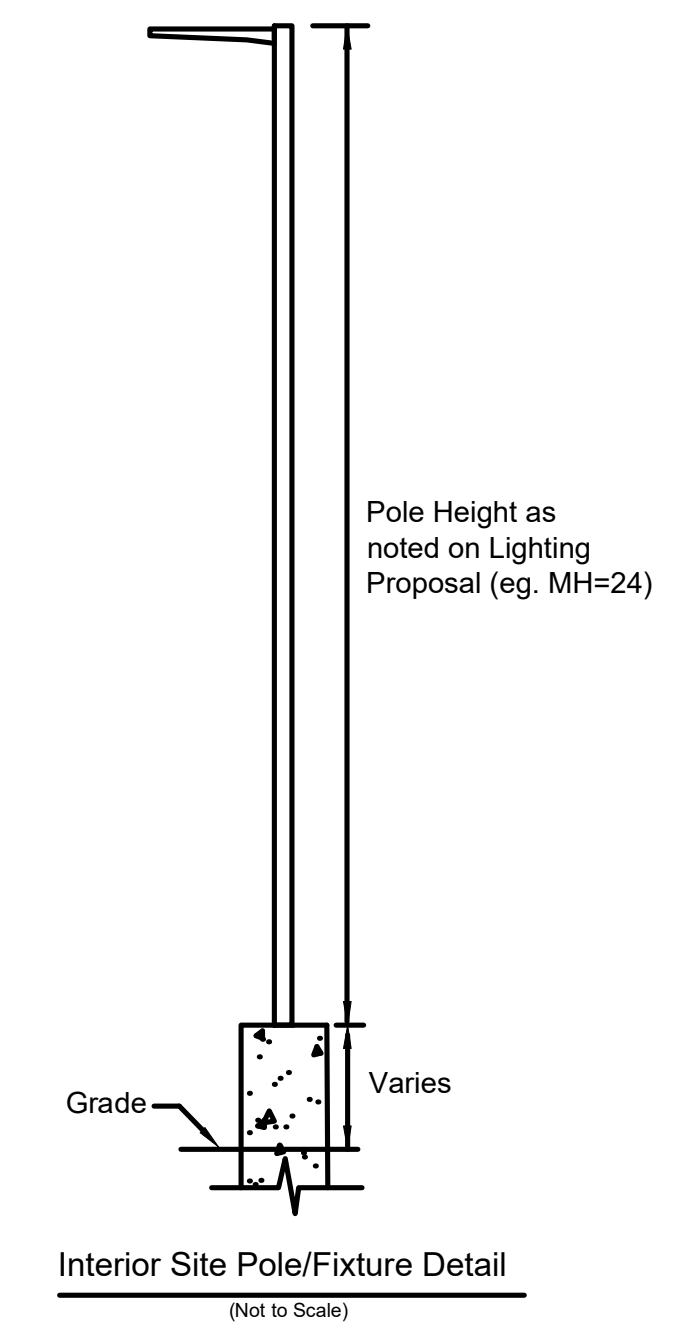
Date
 September 1, 2020

Scale
 1" = 40'

Sheet



ALL PARKING UNLESS NOTED IS AUTO SALES PARKING



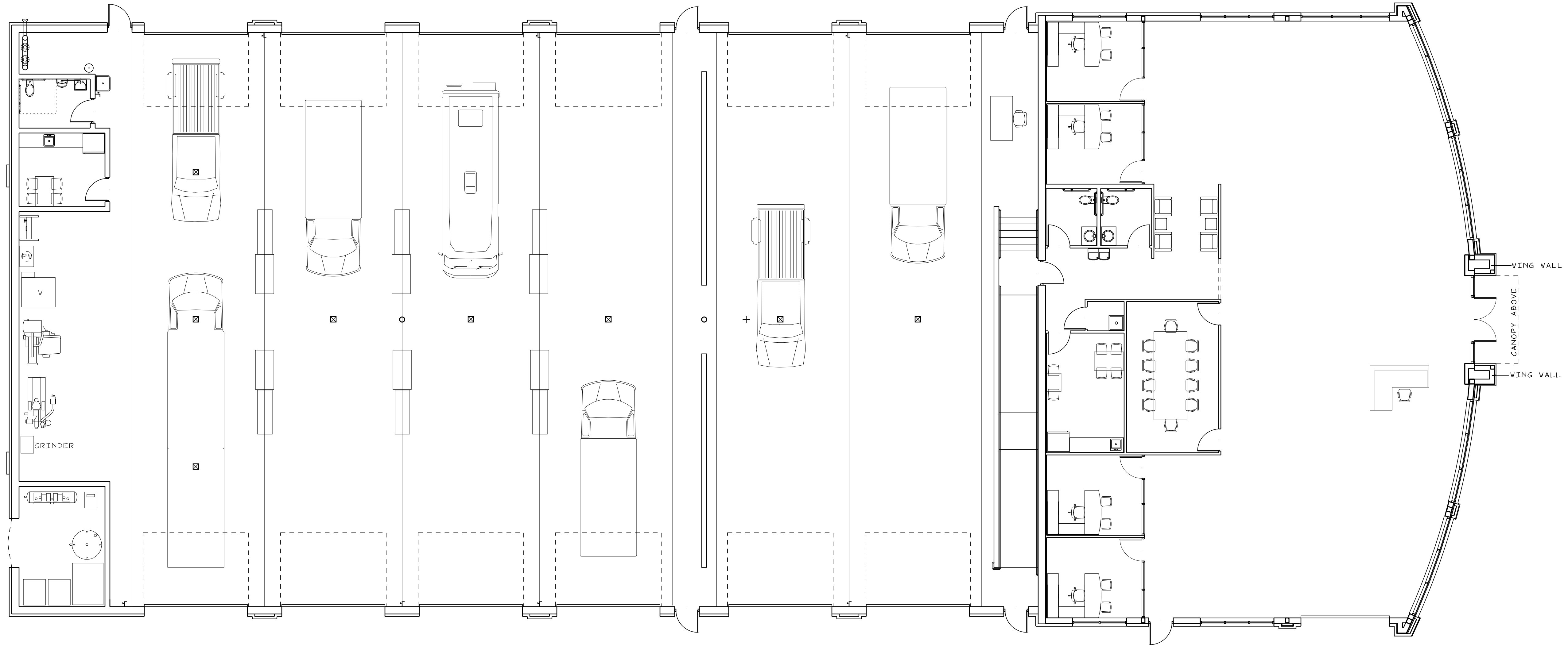
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Car Lot	Illuminance	Fc	7.8	14.3	1.8	4.3	7.9	0
Prop Line	Illuminance	Fc	0.1	1.0	0.0	N.A.	N.A.	N.A.
Parking Lot Only	Illuminance	Fc	7.9	14.3	2.3	3.5	6.2	

- Notes:**
- 1: All poles are 28' in height
 - 2: All wall mounted fixtures are 16' afg
 - 3: Calculations are at 1LLF for initial values
 - 4: Fixtures are full cut-off

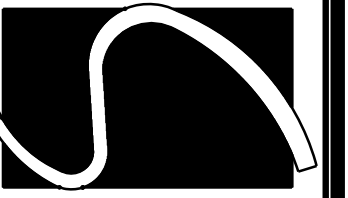
Symbol	Label	Qty	Description	Arrangement	LLF	Lum. Watts	Lum. Lumens
⊠	A	6	MRM-LED-30L-SIL-2-xx-(voltage)-50-70CRI-(controls)-(BRZ)-IL - 28ft mtg height	SINGLE	1.000	247	19796
⊠	A2	1	MRM-LED-30L-SIL-2-xx-(voltage)-50-70CRI-(controls)-(BRZ)-IL - 28ft mtg height	D180	1.000	247	19796
⊠	Ax	2	MRM-LED-24L-SIL-2-xx-(voltage)-50-70CRI-(controls)-(BRZ)-IL - 28ft mtg height	SINGLE	1.000	187	15550
⊠	B	8	MRM-LED-24L-SIL-FT-xx-(voltage)-50-70CRI-(controls)-(BRZ) - 28ft mtg height	SINGLE	1.000	187	25652
⊠	C	4	MRM-LED-30L-SIL-5W-xx-(voltage)-50-70CRI-(controls)-(BRZ) - 28ft mtg height-	SINGLE	1.000	247	31177
⊠	C2	19	MRM-LED-30L-SIL-5W-xx-(voltage)-50-70CRI-(controls)-(BRZ) - 28ft mtg height	D180°	1.000	247	31177
⊠	G	1	MRM-LED-30L-SIL-3-xx-(voltage)-50-70CRI-(controls)-(BRZ)-IL - 28ft mtg height	SINGLE	1.000	247	23918
⊠	Wx	23	XWM-FT-LED-06L-50-voltage-BRZ-controls-options	SINGLE	1.000	44.7	5936

Rev #	Date	Comments:
REV B	10/20/20	LED Lighting proposal
REV E	10/20/20	LED Lighting proposal

Crossroads Ford Commercial Truck Center - Apex, NC

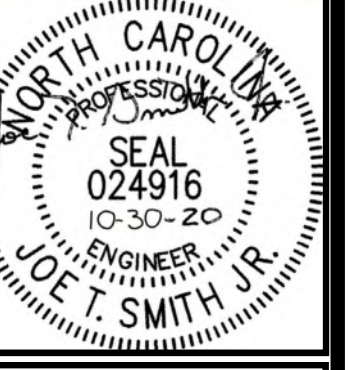


FLOOR PLAN
SCALE: 1/8"=1'-0"



Smith Engineering
and Design, P.A.
1103 Gracie Place - Suite A
Goldsboro, N.C. 27534
Phone: 919.736.2141
Fax: 919.736.2142
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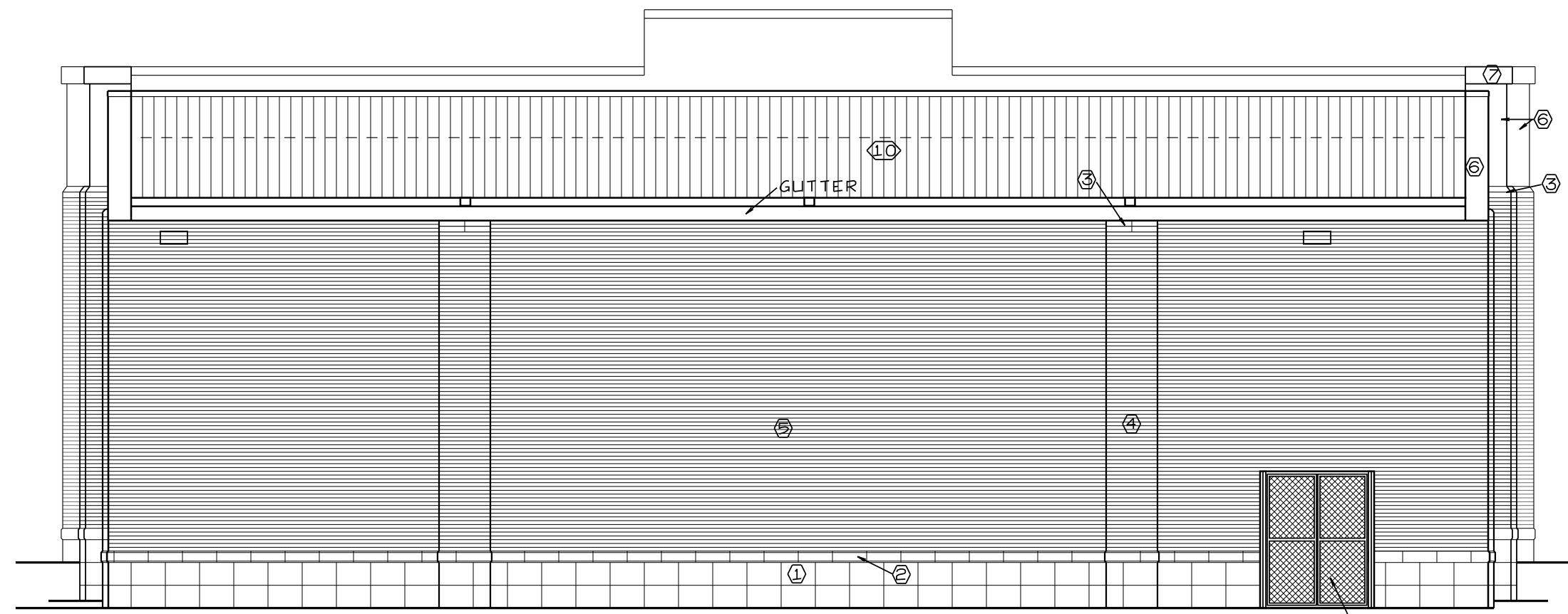
REVISIONS

CROSSROADS FORD
COMMERCIAL TRUCK CENTER
APEX, N.C.
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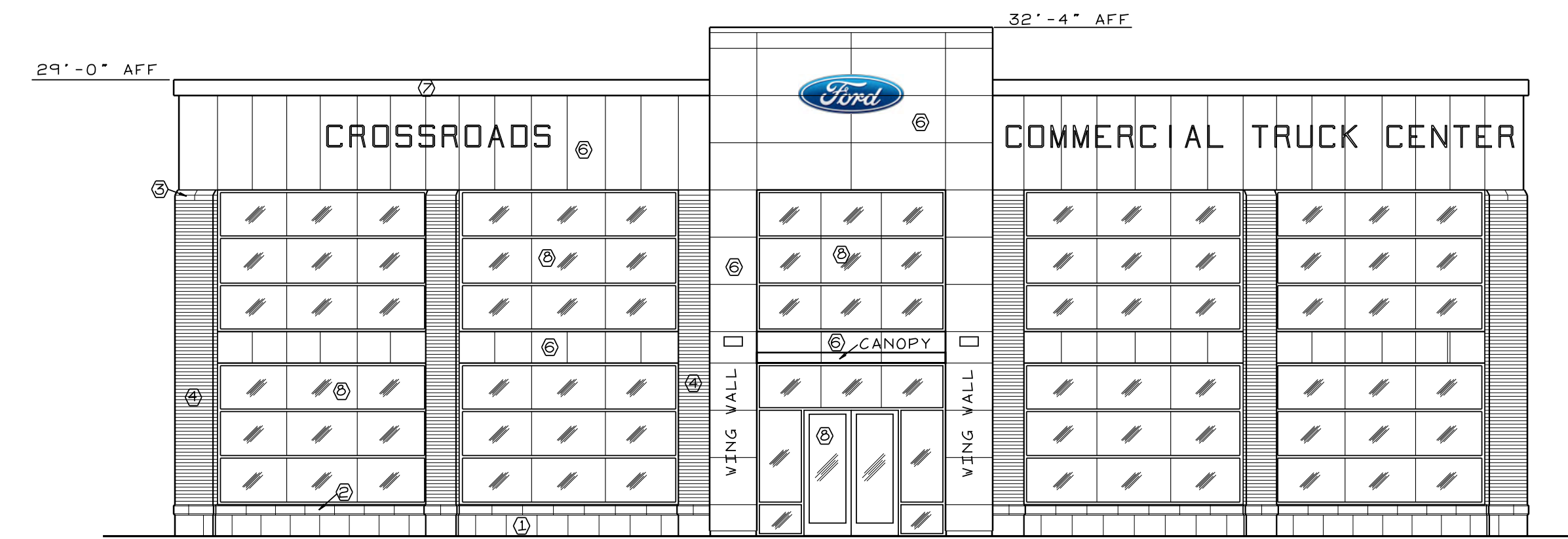
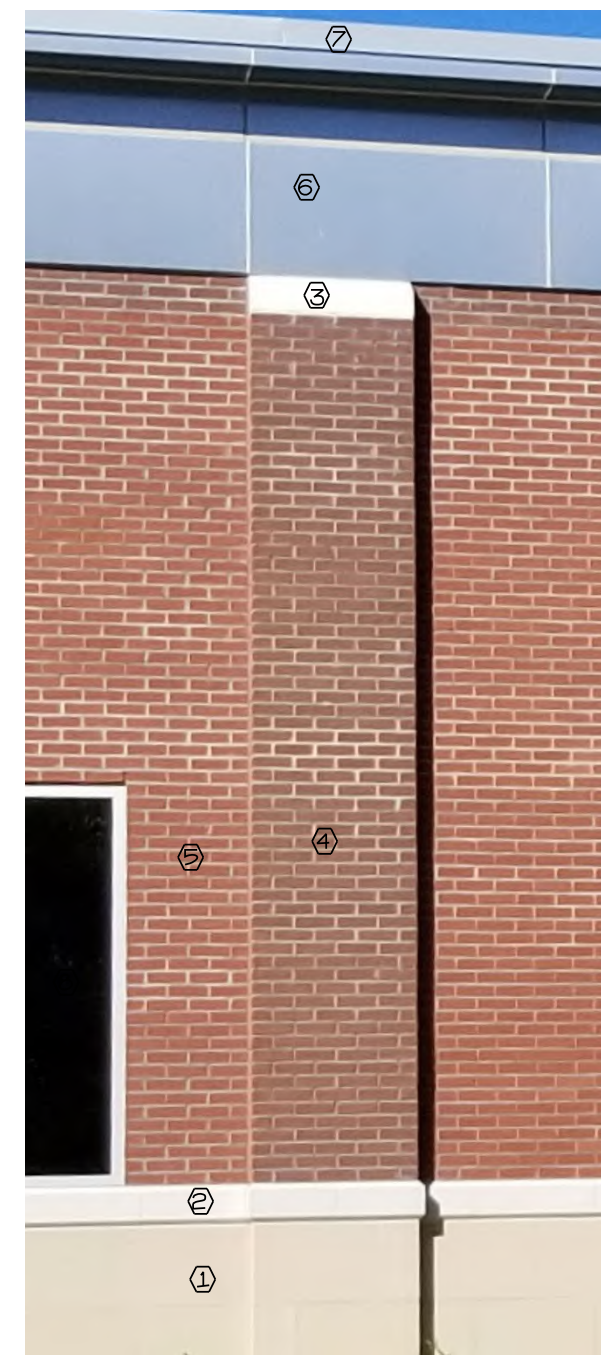
PROJECT NO: 19018
DRAWN BY: JL
DATE: 10/30/2020

FLOOR PLAN

G-1

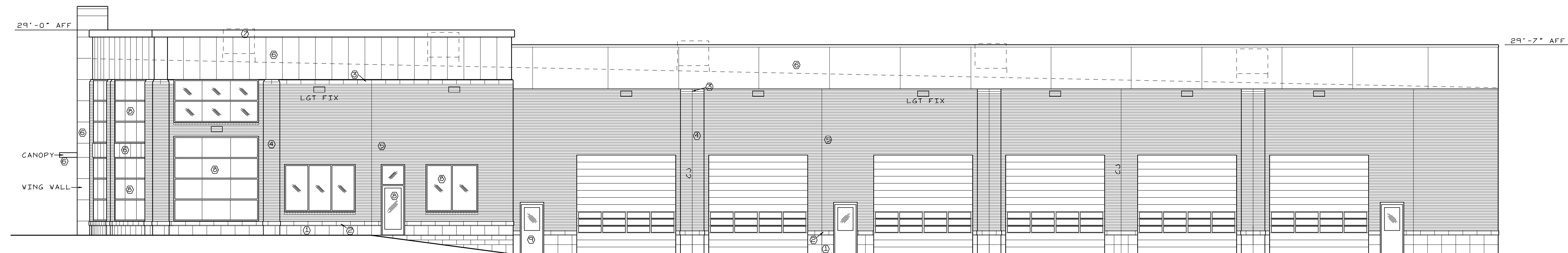


REAR ELEVATION
SCALE: 1/8"=1'-0"

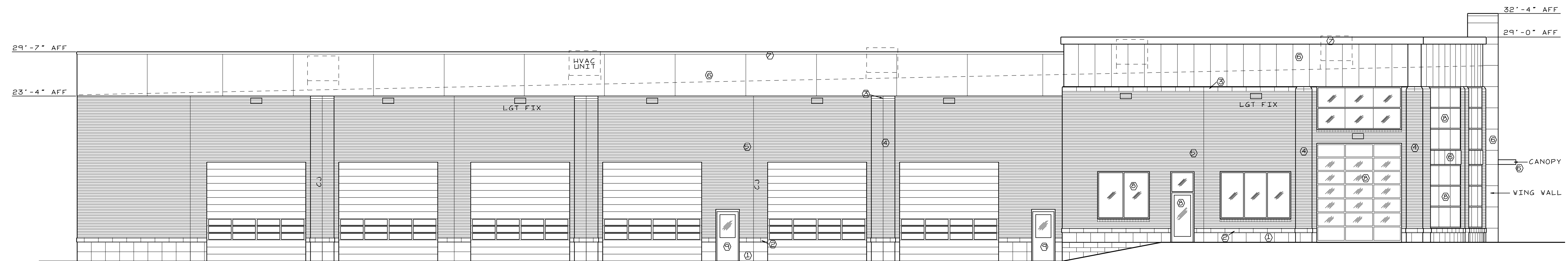


FRONT ELEVATION
SCALE: 1/8"=1'-0"

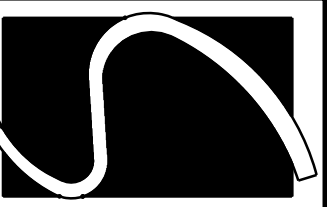
- ① ROCK CAST - SMOOTH ST001- WHEATSTONE - 3 5/8"D X 23 5/8"V X 15 5/8"H
MORTAR COLOR TO MATCH BLOCK
- ② ROCK CAST - SMOOTH ST625- CHRYSAL WHITE - 4 5/8"D X 23 5/8"V X 7 5/8"H
MORTAR COLOR TO MATCH BLOCK
- ③ ROCK CAST - SMOOTH VT700- CHRYSAL WHITE - 4 5/8"D X 23 5/8"V X 7 5/8"H
MORTAR COLOR TO MATCH BLOCK
- ④ BRICK: TAYLOR CLAY PRODUCTS - 318 BURGANDY - OVERSIZE
- ⑤ BRICK: TAYLOR CLAY PRODUCTS - 317 RED - OVERSIZE
- ⑥ ACM: APOLIC - 4MM HLZ HAIRLINE ALUM - 4-4HLX-380
- ⑦ ALUM CAP - CLEAR MILL FINISHED ALUM
- ⑧ STOREFRONT: GLASS - SOLARBAN 70XL C2 SOLAR BRONZE + CLEAR I.G.
FRAME - CLEAR ANODIZED ALUM
- ⑨ PAINT: MATCH ①
- ⑩ METAL PANELS: M8CI 7.2 PANEL - TUNDRA
CLEAR ALUM GUTTER, DOWNSPOUTS & GRILLES
PROVIDE CONTROL JOINTS 30"OC MAX



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

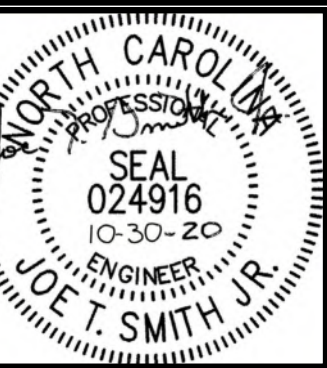


LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



Smith Engineering
and Design, P.A.
1103 Gracie Place - Suite A
Goldensboro, N.C. 27534
Phone: 919.736.2141
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PROJECT NO: 19018
DRAWN BY: JL
DATE: 10/30/2020

EXTERIOR
ELEVATIONS



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

PUBLIC NOTIFICATION OF QUASI-JUDICIAL PUBLIC HEARING

MAJOR SITE PLAN for Crossroads Ford Truck Center

Pursuant to the provisions of North Carolina General Statutes Section 160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of a quasi-judicial public hearing before the Town Council of the Town of Apex. The purpose of this hearing is to consider the following:

- Applicant:** Bovestments, LLC
- Authorized Agent:** Bill Daniel, William G. Daniel & Associates, PA
- Property Address:** 1200 Key Ring Drive
- Acreage:** 18.13 acres
- Proposed Use and Square Footage of Buildings:** Vehicle sales and rental, light-16,006 square feet
- Property Identification Number (PIN):** 0742466928

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

Town Council Public Hearing Date and Time: December 1, 2020 6:00 PM

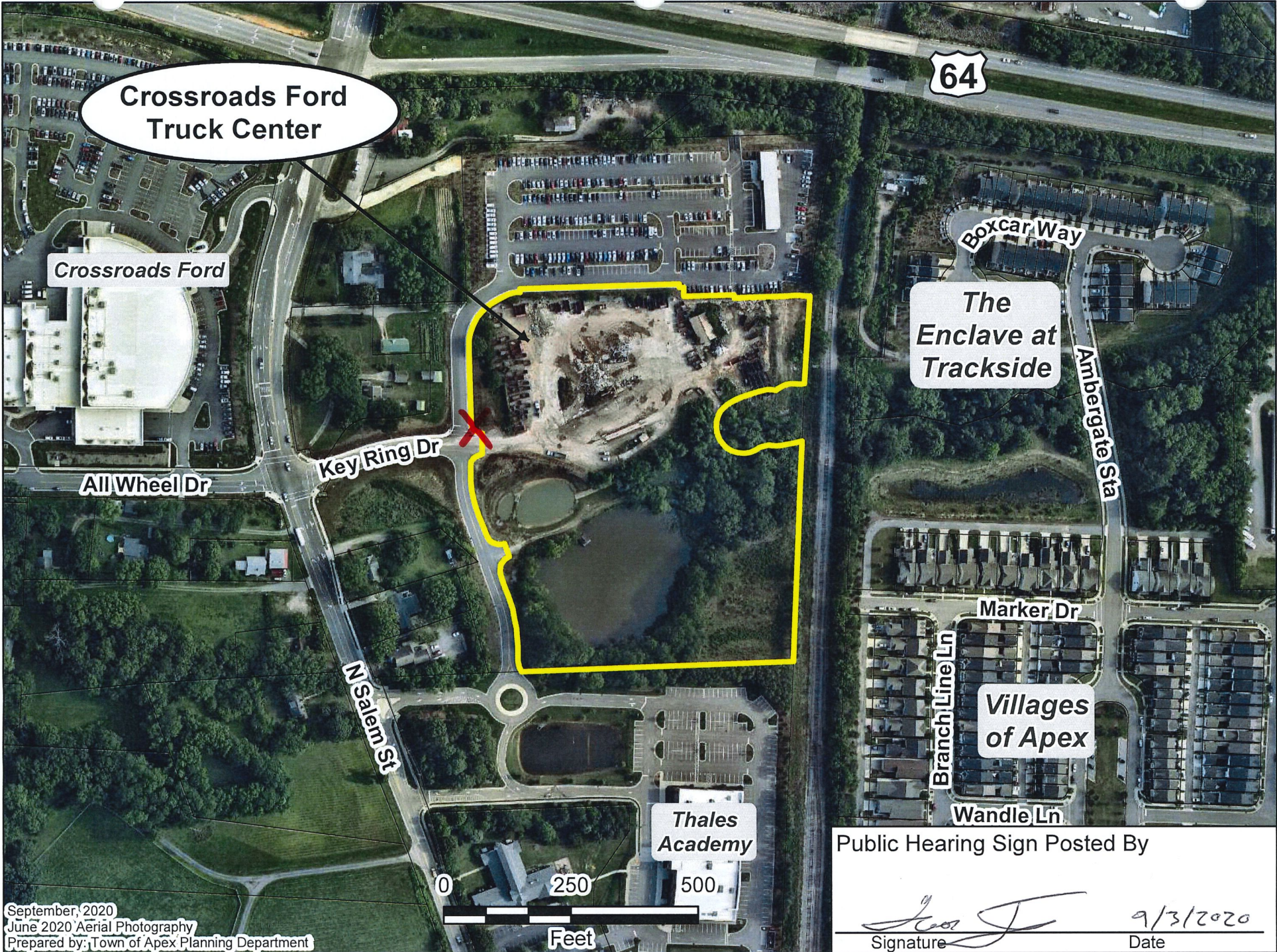
Vicinity Map:



Property owners within 300 feet of the proposed major site plan have been sent this notice via first class mail. All interested parties may appear at the public hearing and provide sworn testimony with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the [2045 Land Use Map](#) can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development for further information. To view the application and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/33198>.

Published Dates: November 13, 2020 – December 1, 2020

Dianne Khin, AICP
 Director of Planning and Community Development



**Crossroads Ford
Truck Center**

64

Crossroads Ford

**The
Enclave at
Trackside**

Boxcar Way

Ambergate Sta

All Wheel Dr

Key Ring Dr

Marker Dr

**Villages
of Apex**

N Salem St

Branch Line Ln

Wandle Ln

**Thales
Academy**

Public Hearing Sign Posted By

September, 2020
June 2020 Aerial Photography
Prepared by: Town of Apex Planning Department

0 250 500
Feet

[Signature]
Signature

9/3/2020
Date



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

**AFFIDAVIT CERTIFYING
 Public Notification – Written (Mailed) Notice**

Section 2.2.11
 Town of Apex Unified Development Ordinance

Project Number and/or Name: Crossroads Ford Truck Center
 Project Location: 1200 Key Ring Drive
 Applicant or Authorized Agent: Bovestments, LLC
 Firm: Brown and Bunch, LLC

This is to certify that I as Planning and Community Development Director, mailed or caused to have mailed by first class postage for the above mentioned project on November 13, 2020, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

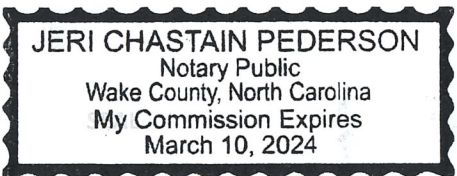
11/18/2020
 Date

Shaine F. Khin
 Planning and Community Development Director

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

Sworn and subscribed before me, *Jeri Chastain Pederson*, a Notary Public for the above State and County, this the 18 day of November, 2020.

Jeri Chastain Pederson
 Notary Public



My Commission Expires: 03 / 10 / 2024