

PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #:	<u>21CZ29</u>	Submittal Date:	<u>12/1/21</u>
Fee Paid	<u>\$ 1,703.90</u>	Check #	<u>058825</u>

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: North Salem Station
Address(es): 0 Candun Dr., 0 Laura Duncan Rd., 0 N. Salem St.
PIN(s) 0753024120, 0753026029, 0753028181, 0753019925, 0753019769, 0753016795
0753015606, 0753013228, 0743908968 Acreage: 10.39 Acres
Current Zoning: PC (7 Parcels) & B1 (2 Parcels) Proposed Zoning: PUD - CZ
Current 2045 LUM Designation: High-Density Residential & Commercial; High-Density Residential & Office Employment
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use:	Acreage:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

Applicant Information

Name: Ana Wadsworth
Address: 120 N. Boylan Avenue
City: Raleigh State: NC Zip: 27603
Phone: 919-828-0531 E-mail: awadsworth@thewootencompany.com

Owner Information

Name: David J & Marilyn B Martin Irrevocable Trust
Address: 1201 Buck Jones Rd.
City: Raleigh State: NC Zip: 27606
Phone: 919-420-1568 E-mail: blake.thomas@avisonyoung.com

Agent Information

Name: Jeff Shifflett
Address: 230 Court Square, Suite 202
City: Charlottesville State: VA Zip: 22902
Phone: 434-531-6301 E-mail: jshifflett@castledp.com
Other contacts: Jess Achenbach - jachenbach@castledp.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 21CZ29

Submittal Date: 12/1/21

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

North Salem Station PUD-CZ is consistent with the High-Density Residential Overlays that were adopted into the 2045 LUM in February 2020 and the proposed design is compatible with the uses and character of the surrounding properties.

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

The proposed zoning district PUD-CZ is allowed within the High-Density Residential Use per the 2045 Town of Apex's Land Use Map. The development proposes a density of 23 units per acre. The proposed location of the development is compatible with the character of the surrounding land uses.

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

Supplemental standards pertaining to multi-family development, as well as, the future use of the non-residential parcels will be incorporated into the final design.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

Design will adhere to Town of Apex design standards to minimize adverse impacts to surrounding land. Architectural guidelines and controls will ensure that an appropriate aesthetic is incorporated that is consistent with local architecture and maintains a high level of quality. The project will not create any significant or uncommon nuisances to the surrounding properties.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

Design will minimize environmental impacts by adhering to all Town of Apex site planning requirements and any necessary mitigation efforts. The project will incorporate a 20% RCA factor and include additional conditions beneficial to environmental impacts such as solar panels, pump station improvements (if necessary) and electric vehicle charging stations.

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

CZ use will not create any unique or uncommon impacts on public facilities. Any impacts to public facilities will be mitigated by public improvements at the Property or fees in lieu, as required by the Town of Apex.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use’s effect on the health, safety, or welfare of the residents of the Town or its ETJ.

CZ use will meet all applicable guidelines for health, safety or welfare of the residents of the Town of Apex.

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

CZ use is in compliance with the Town of Apex’s recommended use for the Property, as determined in the 2045 Land Use Map. Proposed residential and office/flex uses are consistent with adjacent properties. Increased building setbacks have been incorporated on property lines in close proximity to existing residences.

PETITION PROCESS INFORMATION

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

CZ use will not create or constitute a nuisance or hazard. A TIA will be included with this application to recommend any traffic impact mitigation improvements necessary as a result of the CZ use. The project will comply with traffic mitigation improvements, as required by the Town of Apex.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

CZ use will comply with all standards imposed on it by all other applicable provision of this Ordinance for use, layout and general development characteristics.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 21CZ29 Submittal Date: 12/1/21

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

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

Guidelines

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

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

Existing Development Titles, Recurring

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

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 21CZ29

Submittal Date: 12/1/21

Proposed Subdivision/Development Information

Description of location: Nine parcels at intersection of Laura Duncan, Candun Drive and North Salem Street

Nearest intersecting roads: Laura Duncan Road, Candun Drive and North Salem Street

Wake County PIN(s): 0753024120, 0753026029, 0753028181, 0753019925, 0753019769, 0753016795, 0753015

Township: Cary and White Oak

Contact Information (as appropriate)

Contact person: Jeff Shifflett

Phone number: 434-531-6301

Fax number: _____

Address: 230 Court Square, Suite 202, Charlottesville, VA 22902

E-mail address: jshifflett@castledp.com

Owner: DAVID J & MARILYN B MARTIN IRREVOCABLE TRUST

Phone number: 919-420-1568

Fax number: _____

Address: 1201 BUCK JONES RD., RALEIGH NC 27606-5635

E-mail address: blake.thomas@avisonyoung.com

Proposed Subdivision/Development Name

1st Choice: North Salem Station

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

AGENT AUTHORIZATION FORM

Application #: 21CZ29

Submittal Date: 12/1/21

DAVID J & MARILYN B MARTIN IRREVOCABLE TRUS 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 Candun Drive

The agent for this project is: Jeff Shifflett

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

Agent Name: Jeff Shifflett

Address: 230 Court Square, Suite 202, Charlottesville, VA 22902

Telephone Number: 434-531-6301

E-Mail Address: jshifflett@castledp.com

Signature(s) of Owner(s)*
DAVID J. AND MARILYN B. MARTIN IRREVOCABLE TRUST DATED THE 24TH DAY OF NOVEMBER, 2010
Donna Evenson, Trustee Donna M. Evenson, Trustee 11/29/2021

 Type or print name Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: 21CZ29

Submittal Date: 12/1/21

The undersigned, Donna Evenson (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

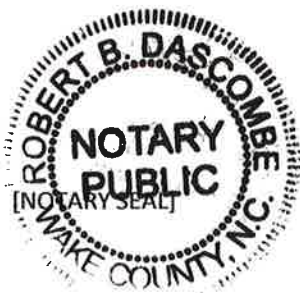
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Candun Drive, Apex, NC and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 12/30/2010, and recorded in the Wake County Register of Deeds Office on 12/30/2010, in Book 014220 Page 01310-01315 & 01346-01350.
- 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).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 12/30/2010, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 12/31/2010, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 29 day of NOVEMBER, 2021
 David J. & Marilyn B. Martin Irrevocable Trust dated the 24th day of November, 2010
Donna M. Evenson (seal)
 Donna Evenson, Trustee

Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that DONNA M. EVENSON, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Robert B. Dascombe
 Notary Public
 State of North Carolina
 My Commission Expires: 11-14-2026

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 21CZ29

Submittal Date: 12/1/21

Insert legal description below.

See Attached

21CZ29 North Salem Station PUD-CZ
Legal Description

This is a description of a survey for the Town of Apex, being that property recorded in Deed Book 18823 at Page 715 in the Wake County Registry of Deeds, being located in The Town of Apex, Wake County, North Carolina and being more particularly described as follows:

TRACT 1

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Tract IV and a Portion of Tract I), being Lot 3 as shown on the plat entitled "Duncan Plaza, Phase 1" a plat which is recorded at Book of Maps 1989 at Page 1135; and Lot 4 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds.

Beginning on an iron pipe found on the southern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344, being a common corner with Lot 3 as shown on the plat entitled "Duncan Plaza, Phase 1" a plat which is recorded at Book of Maps 1989 at Page 1135; and with Lot 4 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 731,826.82 feet and East 2,050,554.86 feet; thence from the Beginning Point and continuing with Lot 4 (BM 1992, Pg. 344) and the southern right-of-way of Candun Drive for two calls: North 68 degrees 50 minutes 19 seconds East 179.76 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.48 feet and a chord of South 65 degrees 48 minutes 47 seconds East 42.68 feet to an iron pipe set at a point of tangency being located on the western right-of-way of Laura Duncan Road, a variable width right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 4 and the western right-of-way of Laura Duncan Road for four calls: South 20 degrees 27 minutes 55 seconds East 93.97 feet to an iron pipe set; South 13 degrees 20 minutes 35 seconds East 40.28 feet to an iron pipe set; South 20 degrees 27 minutes 55 seconds East 97.54 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord of South 24 degrees 32 minutes 05 seconds West 42.43 feet to an iron pipe set at a point of tangency being located on the northern right-of-way of Old U.S. Highway 1 – North Salem Street, a 75-foot wide right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 4 and the northern right-of-way of Old U.S. Highway 1 – North Salem Street for two calls: South 69 degrees 29 minutes 11 seconds West 122.07 feet to an iron pipe set; and South 69 degrees 29 minutes 11 seconds West 14.44 feet to an iron pipe found, being a common corner with Lot 4 and the aforementioned Lot 3 (BM 1989, Pg. 1135); thence continuing with Lot 3 and the northern right-of-way Old U.S. Highway 1 – North Salem Street for four calls: South 69 degrees 28 minutes 22 seconds West 83.65 feet to an iron pipe set; South 69 degrees 25 minutes 17 seconds West 99.41 feet to an iron pipe set; South 69 degrees 41 minutes 21 seconds West 3.86 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord of North 66 degrees 29 minutes 30 seconds West 42.43 feet to an iron pipe set at a point of tangency being located on the eastern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 3 and the eastern right-of-way of Candun Drive for three calls: North 21 degrees 29 minutes 10 seconds West 137.35 feet to an iron pipe set on a point of curve; a curve to the right having a radius of 120.00 feet, an arc length of 189.18 feet and a chord of North 23 degrees 40 minutes 36 seconds East 170.19 feet to an iron pipe set at a point of tangency; and North 68 degrees 50 minutes 19 seconds East 62.78 feet to the Point of Beginning, containing 2.50 Acres by coordinates.

TRACT 2

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Portion of Tract I), being Lots 6 and 7 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, both being recorded in the Wake County Registry of Deeds.

Beginning on an iron pipe found on the northern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344, being a common corner with Lot 6 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, a common corner with Phoenix Dawn, LLC, a deed which is recorded at Deed Book 18366 at Page 240, and a point in the center of an Existing 20-foot wide Drainage Easement recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 731,851.29 feet and East 2,050,455.27 feet; thence from the Beginning Point and continuing with Lot 6 (BM 1992, Pg. 344), Phoenix Dawn, LLC and the center of an Existing 20-foot wide Drainage Easement for two calls: North 36 degrees 47 minutes 51 seconds West 187.11 feet to an iron pipe found; and North 04 degrees 38 minutes 26 seconds East 209.39 feet to a computed point being located South 04 degrees 38 minutes 26 seconds West 0.55 feet from an iron pipe found, said computed point being located on the northern edge of an Existing 30-foot wide Sanitary Sewer and Access Easement recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds, thence leaving Phoenix Dawn, LLC and continuing with Lot 6 and the northern edge of an Existing 30-foot wide Sanitary Sewer and Access Easement for one call: South 89 degrees 01 minutes 06 seconds East 172.96 feet to an iron pipe found, being a common corner with Lot 6 and the aforementioned Lot 7 (BM 1992, Pg. 344); thence leaving Lot 6 and continuing with Lot 7 and the northern edge of an Existing 30-foot wide Sanitary Sewer and Access Easement for two calls: South 89 degrees 01 minutes 06 seconds East 243.51 feet to an iron pipe found; and South 89 degrees 01 minutes 06 seconds East 0.50 feet to an iron pipe found on the western right-of-way of Laura Duncan Road, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 7 and the western right-of-way of Laura Duncan Road for two calls: a curve to the left having a radius of 358.53 feet, an arc length of 227.50 feet and a chord of South 11 degrees 44 minutes 07 seconds West 223.70 feet to an iron pipe set at a point of reverse curve; and a curve to the right having a radius of 30.00 feet, an arc length of 39.43 feet and a chord of South 30 degrees 39 minutes 21 seconds West 36.65 feet to an iron pipe set at a point of tangency being located on the northern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344; thence continuing with Lot 7 and the northern right-of-way of Candun Drive for one call: South 68 degrees 51 minutes 52 seconds West 152.70 feet to an iron pipe found, being a common corner with Lot 7 and the aforementioned Lot 6 (BM 1992, Pg. 344); thence continuing with Lot 6 and the northern right-of-way of Candun Drive for two calls: South 68 degrees 51 minutes 52 seconds West 103.15 feet to an iron pipe found at a point of curve; and a curve to the left having a radius of 180.00 feet, an arc length of 20.82 feet and a chord of South 65 degrees 35 minutes 53 seconds West 20.81 feet to the Point of Beginning, containing 2.64 Acres by coordinates.

TRACT 3

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Portion of Tract I), being Lots 8, 9 and 10 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, both being recorded in the Wake County Registry of Deeds.

Beginning on an iron pipe found at the northeast corner of Lot 10 of "Subdivision Map of Lots 1-2, 4-10 Parkway

21CZ29 North Salem Station PUD-CZ
Legal Description

Station”, a plat which is recorded at Book of Maps 1992 at Page 344, being a common corner in the line with Christopher C. Bode and wife, Amy R. Bode, a deed which is recorded at Deed Book 12382 at Page 2551, a common corner with a Common Area recorded at Book of Maps 2014 at Page 1172, and a point in the eastern edge of an Existing 20-foot wide Drainage Easement recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 732,199.28 feet and East 2,050,983.47 feet; thence from the Beginning Point and continuing with Lot 10 (BM 1992, Pg. 344), Common Area and the eastern edge of an Existing 20-foot wide Drainage Easement: South 16 degrees 21 minutes 10 seconds East 170.12 feet, passing a common corner with the Common Area (BM 2014, Pg. 1172) and Laurel Crossing Townhomes Association, Inc, a deed which is recorded at Deed Book 16254 at Page 2741 in the Wake County Registry of Deeds to an iron pipe set, being a common corner with Lot 10 and the aforementioned Lot 9 (BM 1992, Pg. 344); thence continuing along the same bearing with Lot 9 (BM 1992, Pg. 344), Laurel Crossing Townhomes Association, Inc. and the eastern edge of an Existing 20-foot wide Drainage Easement 139.55 feet to an iron pipe set, being a common corner with Lot 9 and the aforementioned Lot 8 (BM 1992, Pg. 344); thence continuing along the same bearing (South 16 degrees 21 minutes 10 seconds East) with Lot 8 (BM 1992, Pg. 344), Laurel Crossing Townhomes Association, Inc. and the eastern edge of an Existing 20-foot wide Drainage Easement 171.08 feet, for a total distance along this bearing of 480.75 feet to an iron pipe found, being a common corner with Lot 8, Laurel Crossing Townhomes Association, Inc., and located on the northern right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds, thence leaving Laurel Crossing Townhomes Association, Inc. and continuing with Lot 8 (BM 1992, Pg. 344), the eastern edge of an Existing 20-foot wide Drainage Easement and the right-of-way of Old U.S. Highway 1 – North Salem Street for one call: South 16 degrees 21 minutes 10 seconds East 8.77 feet to an iron pipe set; thence continuing with Lot 8 and the right-of-way of Old U.S. Highway 1 – North Salem Street for two calls: South 69 degrees 30 minutes 07 seconds West 191.61 feet to an iron pipe set a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord of North 65 degrees 32 minutes 35 seconds West 42.43 feet to and iron pipe set at a point of tangency on the eastern right-of-way of Laura Duncan Road, a variable width right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 8 and the eastern right-of-way of Laura Duncan Road for two calls: North 20 degrees 32 minutes 35 seconds West 97.49 feet to an iron pipe set; and North 27 degrees 40 minutes 05 seconds West 40.31 feet to an iron pipe found at the common corner of Lot 8 and the aforementioned Lot 9 (BM 1992, Pg 344); thence continuing with Lot 9 and the eastern right-of-way of Laura Duncan Road for two calls: North 20 degrees 32 minutes 05 seconds West 120.08 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 298.53 feet, an arc length of 62.75 feet and a chord of North 14 degrees 31 minutes 06 seconds West 62.63 feet to an iron pipe found at a point of curve, being the common corner of Lot 9 and the aforementioned Lot 10 (BM 1992, Pg 344); thence continuing with Lot 10 and the eastern right-of-way of Laura Duncan Road for two calls: a curve to the right having a radius of 298.53 feet, an arc length of 214.94 feet and a chord of North 12 degrees 12 minutes 04 seconds East 210.33 feet to an iron pipe set at a point tangency; and North 32 degrees 39 minutes 25 seconds East 18.87 feet to and iron pipe found, being a common corner with Lot 10, with Rohini Rasakulasuriar, a deed which is recorded at Deed Book 14989 at Page 621, and a point in the northern edge of an Existing 20-foot wide Drainage Easement recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; thence leaving Laura Duncan Road and continuing with Lot 10 (BM 1992, Pg. 344), Rohini Rasakulasuriar and the northern edge of an Existing 20-foot wide Drainage Easement: South 89 degrees 02 minutes 00 seconds East, passing a common corner with the aforementioned Christopher C. Bode and wife, Amy R. Bode property 136.41 feet to the Point of Beginning, containing 2.71 Acres by coordinates.

TRACT 4

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Tracts Two and Three), being Lots 2 and 3 as shown on the plat entitled "Survey for David J. Martin – Irrevocable Trust, White Oak Township, Wake County N.C." a plat which is recorded at Book of Maps 1992 at Page 1399, both being recorded in the Wake County Registry of Deeds.

Beginning on a railroad spike pipe found on the southern right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way recorded at Book of Maps 1992 at Pages 344 and 1399, being in the eastern line of Lot 2 as shown on the plat entitled "Survey for David J. Martin – Irrevocable Trust, White Oak Township, Wake County N.C." a plat which is recorded at Book of Maps 1992 at Page 1399, and a common corner with NC Department of Transportation, a deed which is recorded at Deed Book 1083 at Page 376, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 731,433.61 feet and East 2,050,545.23 feet; thence from the Beginning Point, leaving the right-of way of Old U.S. Highway 1 – North Salem Street, and continuing with Lot 2 (BM 1992, Pg. 1399) and NC Department of Transportation: South 20 degrees 11 minutes 19 seconds East 66.63 feet to an iron pipe found, being a common corner with Lot 2, NC Department of Transportation and a point on the northern right-of-way of the CSX Railroad, a 100-foot wide right-of-way recorded at Book of Maps 1992 at Page 1399; thence continuing along the same bearing and with Lot 2: 50.50 feet, for a total distance along this bearing of 117.13 feet to a point in the centerline of existing railroad tracks and the 100-foot wide right-of-way; thence continuing with the centerline of the railroad tracks, the 100-foot wide right-of-way and with Lot 2 (BM 1992, Pg. 1399) for seven calls: South 61 degrees 27 minutes 07 seconds West 7.32 feet; South 59 degrees 39 minutes 21 seconds West 99.73 feet; South 58 degrees 33 minutes 33 seconds West 100.99 feet; South 57 degrees 32 minutes 10 seconds West 99.93 feet; South 56 degrees 35 minutes 06 seconds West 98.89 feet to a nail found; South 55 degrees 14 minutes 39 seconds West 61.98 feet; and South 56 degrees 22 minutes 01 seconds West 36.36 feet to a common corner with Lot 2 and the aforementioned Lot 3; thence continuing with Lot 3: South 53 degrees 05 minutes 58 seconds West 433.82 feet to a point in the centerline of existing railroad tracks and the 100-foot wide right-of-way (BM 1992, Pg. 1399); thence leaving the railroad tracks and continuing with Lot 3 (BM 1992, Pg. 1399) North 40 degrees 11 minutes 58 seconds West 49.83 feet to an iron pipe found on the northern right-of-way of the CSX Railroad, a 100-foot wide right-of-way recorded at Book of Maps 1992 at Page 1399, being a common corner with Apex Business Condominium (Common Elements), a deed which is recorded at Deed Book 8973 at Page 442, both being recorded in the Wake County Registry of Deeds ; thence continuing along the same bearing and with Apex Business Condominium and Lot 3: 132.33 feet to an iron pipe set on the southern right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way recorded at Book of Maps 1992 at Pages 344 and 1399 in the Wake County Registry of Deeds; thence leaving Apex Business Condominium and the northern right-of-way of Old U.S. Highway 1 – North Salem Street and continuing along the same bearing (North 40 degrees 11 minutes 58 seconds West) with Lot 3: 31.88 feet, for a total distance along this bearing of 214.04 feet to a point within the right-of-way of Old U.S. Highway 1 – North Salem Street; thence continuing with Lot 3: North 55 degrees 34 minutes 06 seconds East 586.26 feet to a point within the right-of-way of Old U.S. Highway 1 – North Salem Street, being common corner with Lot 3 and the aforementioned Lot 2 (BM 1992, Pg. 1399); thence continuing with Lot 2 for six calls within the right-of-way of Old U.S. Highway 1 – North Salem Street: North 62 degrees 12 minutes 17 seconds East 105.71 feet; North 64 degrees 04 minutes 58 seconds East 99.89 feet; North 66 degrees 10 minutes 17 seconds East 100.73 feet; North 67 degrees 55 minutes 16 seconds East 48.46 feet; North 69 degrees 00 minutes 33 seconds East 61.10 feet; and South 20 degrees 11 minutes 19 seconds East 30.01 feet to the Point of Beginning, containing 4.23 Acres by coordinates.

Tract 4 is subject to the right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way

21CZ29 North Salem Station PUD-CZ
Legal Description

recorded at Book of Maps 1992 at Pages 344 and 1399, containing 0.57 acre; and subject to the CSX Railroad, a 100-foot wide right-of-way recorded at Book of Maps 1992 at Page 1399, containing 1.10 acres; resulting in a net area for Tract for of 2.56 acres.

These descriptions are taken from a survey entitled "Plat of ALTA/NSPS Land Title Survey Prepared For CDG Holdings, LLC – A Virginia Limited Liability Company" performed by Seth E. Healy, PLS on the 27th day of August 2021.

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 21CZ29 Submittal Date: 12/1/21

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

North Salem Station

Nine parcels at intersection of Laura Duncan, Candun Drive and North Sale

(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.

Old Apex Associates LP, 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: Old Apex Associates LP

TOWN OF APEX

BY:
Authorized Agent

BY: _____
Authorized Agent

DATE: 12/1/21

DATE: _____

Wake County Residential Development Notification

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

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

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

Developer Company Information	
Company Name	Old Apex Associates, LP
Company Phone Number	434-531-6301
Developer Representative Name	Jeff Shifflett
Developer Representative Phone Number	434-531-6301
Developer Representative Email	jshifflett@castledp.com

New Residential Subdivision Information	
Date of Application for Subdivision	12/1/21
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	North Salem Station
Address of Subdivision (if unknown enter nearest cross streets)	Candun Drive and Laura Duncan Road, Apex, NC 27523
REID(s)	0192936, 0192937, 0192940, 0192939, 0192938, 0192934, 0179933, 0062452, 0025354
PIN(s)	0753024120, 0753026029, 0753028181, 0753019925, 0753019769, 0753016795, 0753015606, 0753013228, 0743908968

Projected Dates Information	
Subdivision Completion Date	7/1/2025
Subdivision Projected First Occupancy Date	1/1/2025

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
Single Family																
Townhomes																
Condos																
Apartments	240			105	111	24		650	1450	1250	2000	2025	240			
Other																

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

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

10/07/2021

Date

Dear Neighbor:

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

(See Attached)

(See Attached)

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 checked="" type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input 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)):

[Rezoning of nine \(9\) parcels currently PC \(Planned Commercial\) and B1 \(Neighborhood Business District\) to PUD-CZ \(Planned Unit Development - Conditional Zoning District\) for the development of a multi-family housing community with amenity area.](#)

Estimated submittal date: November 1, 2021

MEETING INFORMATION:

Property Owner(s) name(s): Jess Achenbach

Applicant(s): Castle Development Partners

Contact information (email/phone): jachenbach@castledp.com/434-260-6628

Electronic Meeting invitation/call in info: Video Link: <https://bit.ly/3DA5SYb>
Audio Only: +1 984-275-4893, Phone Conference ID: 128 973 522#

Date of meeting**: October 26, 2021, Tuesday

Time of meeting**: 5:00 p.m. - 7:00 p.m.

MEETING AGENDA TIMES:

Welcome: 5:00 - 5:15 pm Project Presentation: 5:15 - 6:15 pm Question & Answer: 6:15 - 7:00 pm

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: North Salem Station Development Zoning: PC and B1 (Current)
 Location: Multiple Parcels- Intersection of Laura Duncan Road and N. Salem Street (See attached)
 Property PIN(s): See Attached Acreage/Square Feet: 10.39 acres +/- 452,588 sf

Property Owner: Castle Development Partners
 Address: 230 Court Square, Suite 202
 City: Charlottesville State: VA Zip: 22902
 Phone: 434-260-6628 Email: jachenbach@castledp.com

Developer: Castle Development Partners
 Address: 230 Court Square, Suite 202
 City: Charlottesville State: VA Zip: 22902
 Phone: 434-260-6628 Fax: _____ Email: jachenbach@castledp.com

Engineer: The Wooten Company
 Address: 120 North Boylan Avenue
 City: Raleigh State: NC Zip: 27603
 Phone: 919-828-0531 Fax: 919-834-3589 Email: awadsworth@thewootencompany.com

Builder (if known): N/A
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
---	-----------------------------	---------------------

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	James Misciagno	919-372-7470
------------------------------	------------------------	---------------------

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166
---	---	---------------------

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
----------------------------	-----------------------------	---------------------

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	James Misciagno	919-372-7470
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	James Misciagno Danny Smith	919-372-7470 Danny.Smith@ncdenr.gov
--	--	--

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust:	James Misciagno	919-372-7470
--------------	------------------------	---------------------

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	James Misciagno	919-372-7470
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	James Misciagno	919-372-7470
-----------------------------------	------------------------	---------------------

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537
-------------------------------------	----------------------	---------------------

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

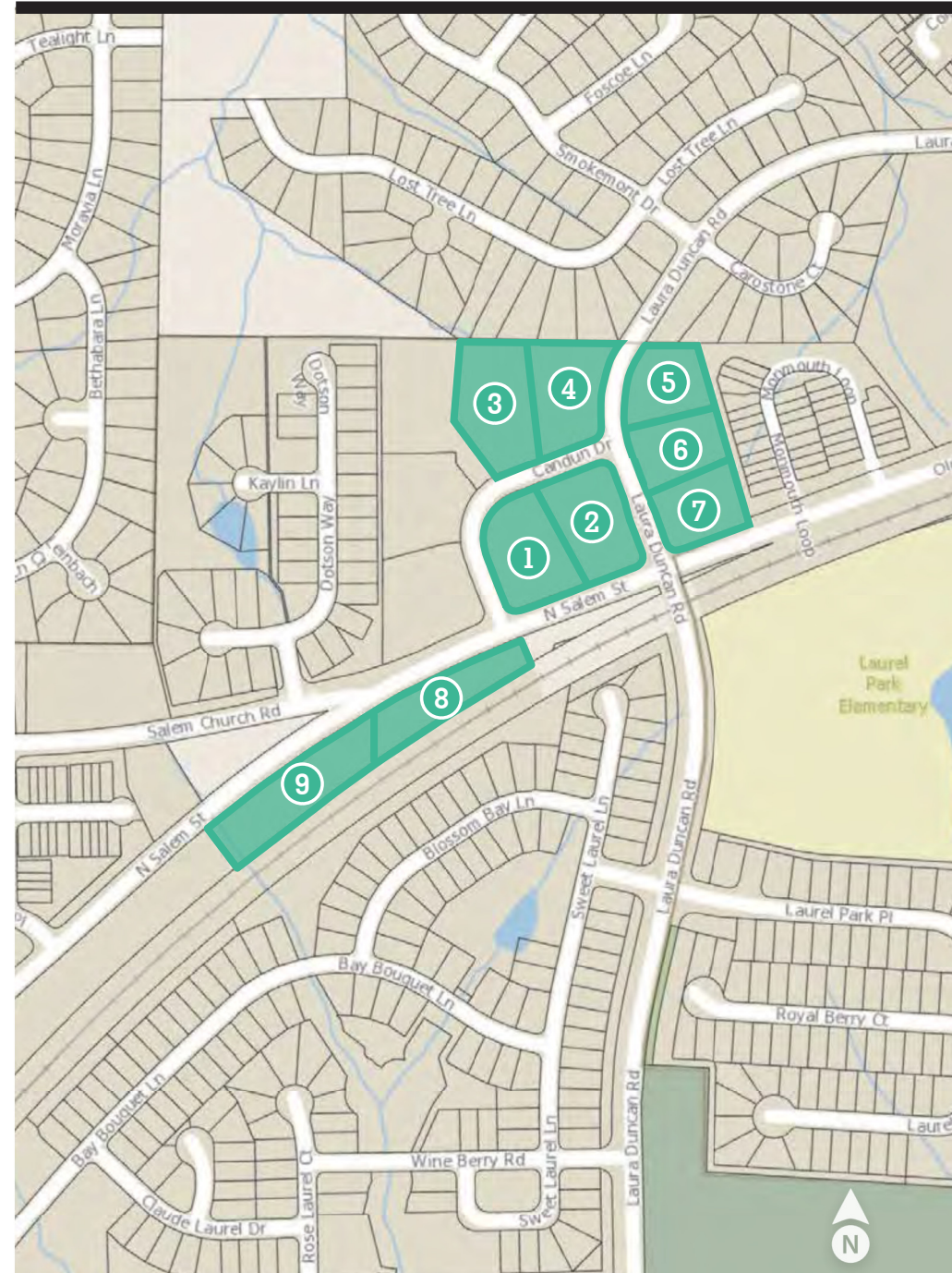
Electric Utility Installation:	Rodney Smith	919-249-3342
---------------------------------------	---------------------	---------------------

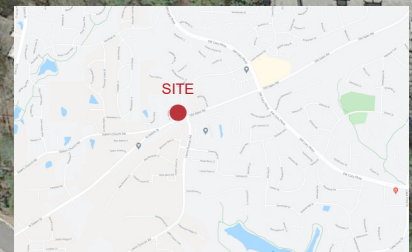
Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

Parcel information

	Parcel ID	Land Area	Zoning
1	0753-01-5606 Address: 0 Candun Drive	±1.25 ac	PC
2	0753-01-6795 Address: 0 Candun Drive	±1.25 ac	PC
3	0753-02-4120 Address: 0 Candun Drive	±1.43 ac	PC
4	0753-02-6029 Address: 0 Candun Drive	±1.21 ac	PC
5	0753-02-8181 Address: 0 Laura Duncan Road	±0.90 ac	PC
6	0753-01-9925 Address: 0 Laura Duncan Road	±0.90 ac	PC
7	0753-01-9769 Address: 0 North Salem Street	±0.91 ac	PC
8	0753-01-3228 Address: 0 North Salem Street	±1.00 ac	B1
9	0743-90-8968 Address: 0 North Salem Street	±1.54 ac	B1

<p>county</p> <hr/> <p>Wake</p>	<p>jurisdiction</p> <hr/> <p>Apex</p>	<p>total land area</p> <hr/> <p>± 10.39 ac</p>
--	--	---





SITE INFORMATION

TOTAL SITE AREA (APPROX.) : 8.93 AC
CURRENT ZONING : PC & B1
PROPOSED ZONING : PUD
FUTURE LAND USE : HIGH DENSITY RESIDENTIAL

LEGEND

- MULTIFAMILY**
- (M1) 4 STORY (TYPE VA) WITH TUCK UNDER GARAGES
TOTAL : 62 UNITS
 - (M2) 4 STORY (TYPE VA) WITH TUCK UNDER GARAGES
TOTAL : 76 UNITS
 - (M3) 4 STORY (TYPE VA) WITH TUCK UNDER GARAGES
TOTAL : 60 UNITS
- TOTAL UNITS : 200
 AVG HEATED AREA - MF : 950 SF (APPROX.)
 TOTAL PARKING : 300 SPACES (INCLUDING GARAGES)
 PARKING RATIO PROVIDED : 1.5 SPACES/DU
- AMENITIES**
- (C1) MULTIFAMILY CLUB / LEASING
TOTAL : 5,000 SF
 - (C2) MAINTENANCE / DOG PARK
TOTAL : 950 SF
- GARAGES**
- (G) TUCK UNDER GARAGES
TOTAL GARAGE PARKING : 18 SPACES



**Owners Tenants within 300' of Property
Provided by Town of Apex**

SITE_ADDR	PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3
219 LOST TREE LN	0753023349	ADOLFIE, ELIZABETH	219 LOST TREE LN	CARY NC 27513-5713	
505 SWEET LAUREL LN	0753018341	ALEXE, CATALIN ALEXE, GEORGIANA	505 SWEET LAUREL LN	APEX NC 27523-9303	
802 NEW DERBY LN	0743914024	ALLEN, DONALD WAYNE JR ALLEN, AMELIA ANN	802 NEW DERBY LN	APEX NC 27523-6409	
1038 MONMOUTH LOOP	0753121113	AMBROSECCHIA, DUSTIN AMBROSECCHIA, VANESA	1038 MONMOUTH LOOP	CARY NC 27513-4864	
104 CAROSTONE CT	0753120285	AMH 2014-3 BORROWER LLC	AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148
2166 N SALEM ST	0743903511	APEX BUSINESS CONDOMINIUM	YORK PROPERTIES INC	2108 CLARK AVE	RALEIGH NC 27605-1606
820 DOTSON WAY	0743917373	ARAVA, SRINIVAS ARAVA, NAGA VARALAKSHMI	820 DOTSON WAY	APEX NC 27523-7535	
1053 MONMOUTH LOOP	0753122041	BIAN, ZHENGKAI WU, DAN	1053 MONMOUTH LOOP	CARY NC 27513-4873	
1051 MONMOUTH LOOP	0753122033	BILLAKOTA, SRINIVAS BILLA, BABAMANIKYAM	171 WILDFELL TRL	CARY NC 27513-5503	
1064 MONMOUTH LOOP	0753111862	BILLAKOTA, SRINIVAS BILLA, BABAMANIKYAM	400 RAPPORT DR	CARY NC 27519-5586	
102 CAROSTONE CT	0753120215	BODE, CHRISTOPHER C BODE, AMY R	102 CAROSTONE CT	CARY NC 27513-5717	
1042 MONMOUTH LOOP	0753120088	BOWDEN, GEORGE KEVIN TRUSTEE BOWDEN, JOANNE DALY TRUSTEE	1042 MONMOUTH LOOP	CARY NC 27513-4864	
1011 MONMOUTH LOOP	0753113947	BREZNIK, DIANE BUCKLER	1011 MONMOUTH LOOP	CARY NC 27513-4873	
728 BLOSSOM BAY LN	0753003928	BRIDGERS, BRIAN BRIDGERS, SARAH	728 BLOSSOM BAY LN	APEX NC 27523-6801	
1061 MONMOUTH LOOP	0753112961	BROWN, BEVERLY M	1061 MONMOUTH LOOP	CARY NC 27513-4873	
720 BLOSSOM BAY LN	0753014015	CCMA INVESTMENTS LLC	106 SIR WALKER LN	CARY NC 27519-5500	
1008 DOTSON WAY	0753010466	CHAO, MENG-JUI CHEN, LAN-JU	1008 DOTSON WAY	APEX NC 27523-7519	
820 BAY BOUQUET LN	0743907534	CHAUDHARI, ABHIJEET N MAHAJAN, DEEPAI	820 BAY BOUQUET LN	APEX NC 27523-9316	
803 NEW DERBY LN	0743904819	CHHAYA, RAHUL HARSHAD TRUSTEE CHHAYA, MINAL RAHUL TRUSTEE	113 DUMBLEDORE CT	CARY NC 27519-7524	
227 LOST TREE LN	0753021500	COETZER, CHRIS T MARTEL, EMILIE	227 LOST TREE LN	CARY NC 27513-5713	
1120 DOTSON WAY	0753020176	COLE, EMMANUEL B COLE, WINSTONA D	1120 DOTSON WAY	APEX NC 27523-7525	
1048 MONMOUTH LOOP	0753121001	CONTE, DIANE	1048 MONMOUTH LOOP	CARY NC 27513-4864	
1100 DOTSON WAY	0753010888	COOKE, CHERYL B COOKE, QUINTON E	1100 DOTSON WAY	APEX NC 27523-7525	
0 CANDUN DR	0753026029	DAVID J & MARILYN B MARTIN IRREVOCABLE TRUST	1201 BUCK JONES RD	RALEIGH NC 27606-5635	
201 LOST TREE LN	0753028456	DIETZ, JAMES J DIETZ, AMY L	201 LOST TREE LN	CARY NC 27513-5713	
1015 MONMOUTH LOOP	0753123031	DONDAPATI, SURESH DONDAPATI, INDIRA	1015 MONMOUTH LOOP	CARY NC 27513-4873	
0 SWEET LAUREL LN	0753018240	ELLINGTON PLACE APEX HOA INC	C/O ELITE MANAGEMENT PROF	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
0 BAY BOUQUET LN	0743906502	ELLINGTON PLACE APEX HOA, INC	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652	
756 BLOSSOM BAY LN	0753000753	ENGLISH, SCOTT	756 BLOSSOM BAY LN	APEX NC 27523-6801	
215 LOST TREE LN	0753024338	FANNEY, BRIAN HUNTER FANNEY, ALLISON	215 LOST TREE LN	CARY NC 27513-5713	
105 CAROSTONE CT	0753122441	FELICIANO, ISAAC GOMEZ RIVERA, JAYLENE RIOS	105 CAROSTONE CT	CARY NC 27513-5718	
764 BLOSSOM BAY LN	0753000622	FISCHER, KENNETH ALAN FISCHER, JEANNE MARIE	764 BLOSSOM BAY LN	APEX NC 27523-6801	
1050 MONMOUTH LOOP	0753111919	FULLER, NICHEY B	1050 MONMOUTH LOOP	CARY NC 27513-4864	
1052 MONMOUTH LOOP	0753111926	GARCIA, ALFREDO GARCIA, MYRIAM SUSANA	1052 MONMOUTH LOOP	CARY NC 27513-4864	
1116 DOTSON WAY	0753020180	GILREATH, MICHAEL WAYNE	1116 DOTSON WAY	APEX NC 27523-7525	
223 LOST TREE LN	0753022317	GORDON, JAY K GORDON, CYNTHIA G	223 LOST TREE LN	CARY NC 27513-5713	
1104 DOTSON WAY	0753010983	GROVES, SABA GROVES, ISAAC	1104 DOTSON WAY	APEX NC 27523-7525	
1012 DOTSON WAY	0753010583	GRUMET, SURAH AL-MUSSAWIR, HAYF	1012 DOTSON WAY	APEX NC 27523-7519	
0 LAURA DUNCAN RD	0753016421	HALEY FAMILY HSH REALTY LLC	1812 TRINITY RD	RALEIGH NC 27607-4922	
221 LOST TREE LN	0753022397	HEERING, JOHN R HEERING, CAROLYN D	221 LOST TREE LN	CARY NC 27513-5713	
808 BAY BOUQUET LN	0743908682	HOULIHAN, BRANDON FRANCIS HOULIHAN, JESSICA YURI	808 BAY BOUQUET LN	APEX NC 27523-9316	
760 BLOSSOM BAY LN	0753000638	HUNTER, DAMON KEITH HUNTER, SARAH BETH	760 BLOSSOM BAY LN	APEX NC 27523-6801	
106 CAROSTONE CT	0753121254	INGALLS, GREGORY EMERY, JEANETTE	106 CAROSTONE CT	CARY NC 27513-5717	
1058 MONMOUTH LOOP	0753111849	JEFFORDS, TYLER MAX	1058 MONMOUTH LOOP	CARY NC 27513-4864	
740 BLOSSOM BAY LN	0753001990	JENKINS, LESLIE JAYNEA	740 BLOSSOM BAY LN	APEX NC 27523-6801	
724 BLOSSOM BAY LN	0753013061	KABIR, MD ASHFANOOR MAHMUD, MARZANA MANTASHA	724 BLOSSOM BAY LN	APEX NC 27523-6801	
748 BLOSSOM BAY LN	0753001813	KEMPFFER, HEATHER ANNE KEMPFFER, CHRISTOPHER A	748 BLOSSOM BAY LN	APEX NC 27523-6801	
1605 SALEM CHURCH RD	0743913289	KING, TOMMY KING, NANCY	1605 SALEM CHURCH RD	APEX NC 27523-7566	
1005 MONMOUTH LOOP	0753113879	KIRKPATRICK, BRIAN	1005 MONMOUTH LOOP	CARY NC 27513-4873	
1065 MONMOUTH LOOP	0753112886	KITTRILL, JACQUES ANTHONY KITTRILL, CHARITY SUZETTE	1065 MONMOUTH LOOP	CARY NC 27513-4873	
1000 DOTSON WAY	0743919377	KRISHNAMURTHY, RAMESH RAMESH, SUMATHI	1000 DOTSON WAY	APEX NC 27523-7519	
016 DOTSON WAY	0753010589	KRISHNAMURTHY, USHA MAHALINGAM, KRISHNAMURTHY	1016 DOTSON WAY	APEX NC 27523-7519	
0 OLD APEX RD	0753116723	LAUREL CROSSING TOWNHOMES ASSOCIATION, INC.	1210 TRINITY RD STE 102	CARY NC 27513-6245	
1027 MONMOUTH LOOP	0753122140	LAUREL CROSSING TOWNHOMES ASSOCIATION, INC.	C/O COMMUNITY ASSOCIATION MANAGEMEN	PO BOX 79032	CHARLOTTE NC 28271-0030
1062 MONMOUTH LOOP	0753111854	LEBETA, KALKIDAN HUNDE HAILEMARIAM, RAHEL ESHETU	1062 MONMOUTH LOOP	CARY NC 27513-4864	
0 SALEM CHURCH RD	0743917152	LEWTER, JOSEPHINE S	1513 TYONEK DR	DURHAM NC 27703-5639	
1021 MONMOUTH LOOP	0753123009	LIU, YAQIN TU, YA PING	306 ALLIANCE CIR	CARY NC 27519-5527	
810 DOTSON WAY	0743917311	LOVELL, CLINTON POWERS JR LOVELL, SANDRA SINISI	810 DOTSON WAY	APEX NC 27523-7535	
1057 MONMOUTH LOOP	0753112964	LUDWICZAK, JAMES A LUDWICZAK, KATHLEEN S	1057 MONMOUTH LOOP	CARY NC 27513-4873	
1112 DOTSON WAY	0753020085	MAMO, DANIEL MAMO, KERRI T	1112 DOTSON WAY	APEX NC 27523-7525	
712 BLOSSOM BAY LN	0753015028	MAYHEW, JONATHAN SCOTT MAYHEW, ROMINA ISABEL	712 BLOSSOM BAY LN	APEX NC 27523-6801	
209 LOST TREE LN	0753026229	MCCLUSKY, DOUGLAS RANDALL PERMANA, SOFIE HARUN	209 LOST TREE LN	CARY NC 27513-5713	
518 SWEET LAUREL LN	0753016173	MCKAY, MICHAEL REYNALDO BROOKS-MCKAY, EMMA	518 SWEET LAUREL LN	APEX NC 27523-9302	
1049 MONMOUTH LOOP	0753122026	MEHTA, NISHANT JASWANTBHAI MEHTA, MANALI NISHANT	1049 MONMOUTH LOOP	CARY NC 27513-4873	
816 BAY BOUQUET LN	0743907588	MILLER, DEAN MILLER, JENNIFER	816 BAY BOUQUET LN	APEX NC 27523-9316	
1028 DOTSON WAY	0753010786	MINSTER, KEITH E MINSTER, JOY B	1028 DOTSON WAY	APEX NC 27523-7519	
217 LOST TREE LN	0753023477	MOXLEY, WESLEY MOXLEY, ROZALINA	217 LOST TREE LN	CARY NC 27513-5713	
801 NEW DERBY LN	0743904849	MUDHAS, ANTONY AROGYA VIJAY SAGAR	801 NEW DERBY LN	APEX NC 27523-6409	
211 LOST TREE LN	0753025330	MUELLER, HORST TRUSTEE MUELLER-PHILIPPIDOU, EFFROSINI TRUSTEE	310 DAVIE LN	CHAPEL HILL NC 27514-5960	
110 CAROSTONE CT	0753123215	MULLER, RAFAEL J SANTIAGO, ANA C	110 CAROSTONE CT	CARY NC 27513-5717	
513 SWEET LAUREL LN	0753018148	NASH, ADAM HUNT NASH, CHRISTINA WALDO	513 SWEET LAUREL LN	APEX NC 27523-9303	

**Owners Tenants within 300' of Property
Provided by Town of Apex**

SITE_ADDR	PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3
213 LOST TREE LN	0753024384	NAUPAS, EVA LUZ TINEO	213 LOST TREE LN	CARY NC 27513-5713	
0 N SALEM ST	0753016444	NC DEPT OF TRANSPORTATION	1 S WILMINGTON ST	RALEIGH NC 27601-1429	
804 NEW DERBY LN	0743914004	NEUPANE, JHABINDRA NEUPANE, YAMUNA PANGENI	804 NEW DERBY LN	APEX NC 27523-6409	
732 BLOSSOM BAY LN	0753002976	PAI, HSIU CHU	11325 LEGACY TER	SAN DIEGO CA 92131-3552	
0 LAURA DUNCAN RD	0743928434	PARKWAY COMMUNITY ASSOCIATION INC	OMEGA ASSOCIATION MANAGEMENT INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
105 SMOKE MONT DR	0753027534	PATEL, PIYUSH C PATEL, SULBHA P	2308 HANIMAN PARK DR	CARY NC 27513-8324	
1055 MONMOUTH LOOP	0753112958	PATEL, PRAGNESH PATEL, KRISHNA	1055 MONMOUTH LOOP	CARY NC 27513-4873	
812 BAY BOUQUET LN	0743908630	PATEL, RONAK DOLATBHAI PATEL, SUSHMABEN BHARATBHAI	812 BAY BOUQUET LN	APEX NC 27523-9316	
205 LOST TREE LN	0753027363	PAULOVITS, MIKLOS PAULOVITS, MARTA	205 LOST TREE LN	CARY NC 27513-5713	
207 LOST TREE LN	0753026299	PERMANA, SOFIE HARUN	209 LOST TREE LN	CARY NC 27513-5713	
824 BAY BOUQUET LN	0743906590	PETERSON, ERIC M MATHEW, SONI P	824 BAY BOUQUET LN	APEX NC 27523-9316	
2209 CANDUN DR	0753022017	PHOENIX DAWN LLC	2209 CANDUN DR	APEX NC 27523-6404	
514 SWEET LAUREL LN	0753016189	PROKIC, DJORDJE PROKIC, MILJA	514 SWEET LAUREL LN	APEX NC 27523-9302	
1017 MONMOUTH LOOP	0753123024	PULLURU, SANDEEP BAKKI, SHRUTHI	1017 MONMOUTH LOOP	CARY NC 27513-4873	
100 CAROSTONE CT	0753029361	RASAKULASURIAR, ROHINI	1927 MOSTYN LN	APEX NC 27502-6509	
108 CAROSTONE CT	0753122224	REDFORD, NATHAN PROBUS, AMANDA	108 CAROSTONE CT	CARY NC 27513-5717	
225 LOST TREE LN	0753021453	REED, RICHARD B REED, BRIARLY	225 LOST TREE LN	CARY NC 27513-5713	
1024 DOTSON WAY	0753010781	REICHERT, EWA REICHERT, ARTUR	1024 DOTSON WAY	APEX NC 27523-7519	
830 DOTSON WAY	0743918334	RICHARDSON, DONNOVAN KEITH RICHARDSON, CIJI	830 DOTSON WAY	APEX NC 27523-7535	
1032 DOTSON WAY	0753010882	ROBERTSON, GEORGE EDWARD JR ROBERTSON, AGNES HEMMERICH	1032 DOTSON WAY	APEX NC 27523-7519	
509 SWEET LAUREL LN	0753018253	ROBINSON, STEVEN D	509 SWEET LAUREL LN	APEX NC 27523-9303	
204 LOST TREE LN	0753025581	ROCHE, CHRISTOPHER J ROCHE, TIFFANY N	204 LOST TREE LN	CARY NC 27513-5712	
2205 CANDUN DR	0753012727	S & K PARTNERSHIP LLC	1000 DARRINGTON DR STE 105	CARY NC 27513-8134	
203 LOST TREE LN	0753028400	SAAVEDRA, CLAUDIA PATRICIA SMITH, ROBERT SPRUILL	203 LOST TREE LN	CARY NC 27513-5713	
522 SWEET LAUREL LN	0753016068	SALAMONE, JOHN SALAMONE, ABBIE S	522 SWEET LAUREL LN	APEX NC 27523-9302	
804 SALEM POINTE PL	0743903728	SALEM POINTE OWNERS ASSOCIATION INC	REALMANAGE	PO BOX 803555	DALLAS TX 75380-3555
0 NEW DERBY LN	0743819029	SALEM POINTE OWNERS ASSOCIATION INC	8480 HONEYCUTT RD STE 200	RALEIGH NC 27615-2261	
1007 MONMOUTH LOOP	0753113962	SCOTT, CHRISTOPHER	1007 MONMOUTH LOOP	CARY NC 27513-4873	
101 CAROSTONE CT	0753120477	SHI, RUI YANG, CHENMIN	101 CAROSTONE CT	CARY NC 27513-5718	
1004 DOTSON WAY	0753010421	SHIPWASH, ROBERT W SHIPWASH, TERRY F	1004 DOTSON WAY	APEX NC 27523-7519	
1019 MONMOUTH LOOP	0753123026	SHIVALINGAPPA, MAHESH GOWDA, ASHWINI VENKATESHA	1019 MONMOUTH LOOP	CARY NC 27513-4873	
800 DOTSON WAY	0743916332	SHUKLA, SAURABH LAAD, ANAMIKA	800 DOTSON WAY	APEX NC 27523-7535	
1009 MONMOUTH LOOP	0753113955	SKARKA, KRAIG E	1009 MONMOUTH LOOP	CARY NC 27513-4873	
736 BLOSSOM BAY LN	0753002933	SNARE, MICHAEL ALAN JR SNARE, JODI WRIGHT	736 BLOSSOM BAY LN	APEX NC 27523-6801	
206 LOST TREE LN	0753025524	SWIFT, PERCY	206 LOST TREE LN	CARY NC 27513-5712	
103 CAROSTONE CT	0753121453	TEW, COLEMAN A TEW, MARISSA A	103 CAROSTONE CT	CARY NC 27513-5718	
900 DOTSON WAY	0743919920	THE TRACE COMMUNITY ASSOCIATION, INC.	812 SALEM WOODS DR	RALEIGH NC 27615-3346	
805 NEW DERBY LN	0743903899	THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM, SEETHA	805 NEW DERBY LN	APEX NC 27523-6409	
202 LOST TREE LN	0753026448	THOMPSON, JAMES RAY JR WILLIAMSON, STEPHANIE ANNE	107 ABBOTS GLEN CT	CARY NC 27511-5059	
1046 MONMOUTH LOOP	0753120094	TIRGRATH, MATTHEW R	1046 MONMOUTH LOOP	CARY NC 27513-4864	
0 SALEM CHURCH RD	0743917296	TRACE II HOMEOWNERS ASSOCIATION INC	1210 TRINITY RD STE 102	CARY NC 27513-6245	
1040 MONMOUTH LOOP	0753120191	TUCKER, MICHAEL J DEVITA-TUCKER, CYNTHIA L	1040 MONMOUTH LOOP	CARY NC 27513-4864	
1060 MONMOUTH LOOP	0753111847	VALLURY, APARNA	1060 MONMOUTH LOOP	CARY NC 27513-4864	
1108 DOTSON WAY	0753010989	VALLURY, APARNA KOCHUPARAMBIL, BEJOY J	1108 DOTSON WAY	APEX NC 27523-7525	
708 BLOSSOM BAY LN	0753015088	VENUGOPAL, MAGESH K KONDASWAMY NARAYANASWAMY, MANJU	708 BLOSSOM BAY LN	APEX NC 27523-6801	
1056 MONMOUTH LOOP	0753111932	VISAKOWITZ, SCOTT LINDSTADT, ROBYN	1056 MONMOUTH LOOP	CARY NC 27513-4864	
2450 LAURA DUNCAN RD	0753115217	WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
1063 MONMOUTH LOOP	0753112879	WAN, CHUYANG	1063 MONMOUTH LOOP	CARY NC 27513-4873	
526 SWEET LAUREL LN	0753016053	WANG, JENG JIE WANG, SHU LI	1033 HOLTRIDGE DR	APEX NC 27523-3708	
1608 SALEM CHURCH RD	0743915064	WEAVER, TREVA WILLARD	1608 SALEM CHURCH RD	APEX NC 27523-7565	
1020 DOTSON WAY	0753010685	WOODS, ROBERT L WOODS, TERRI L	1020 DOTSON WAY	APEX NC 27523-7519	
744 BLOSSOM BAY LN	0753001857	YE, QING KANG, RUI	2012 KILLEARN MILL CT	CARY NC 27513-4293	
752 BLOSSOM BAY LN	0753000788	ZHANG, XIAO BING LIN, QING	752 BLOSSOM BAY LN	APEX NC 27523-6801	
716 BLOSSOM BAY LN	0753014068	ZHENG, JIAHUI	1517 CHAMPLAIN CREST WAY	CARY NC 27513-5810	

**Owners Tenants within 300' of Property
Provided by Town of Apex**

SITE_ADDRE	PIN_NUM	OWNER	ADDR1	ADDR2	ADDR3
		APEX TOWN OF	PO BOX 250	APEX NC 27502	
		Current Tenant	716 Blossom Bay LN	APEX NC 27523	
		Current Tenant	720 Blossom Bay LN	APEX NC 27523	
		Current Tenant	732 Blossom Bay LN	APEX NC 27523	
		Current Tenant	744 Blossom Bay LN	APEX NC 27523	
		Current Tenant	2201 Candun DR	APEX NC 27523	
		Current Tenant	2205 Candun DR	APEX NC 27523	
		Current Tenant	803 New Derby LN	APEX NC 27523	
		Current Tenant	2166 N Salem ST	APEX NC 27523	
		Current Tenant	2172 N Salem ST	APEX NC 27523	
		Current Tenant	2180 N Salem ST	APEX NC 27523	
		Current Tenant	2186 N Salem ST	APEX NC 27523	
		Current Tenant	2190 N Salem ST	APEX NC 27523	
		Current Tenant	526 Sweet Laurel LN	APEX NC 27523	

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

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

I, Ana Wadsworth, do hereby declare as follows:
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Teams Virtual Meeting (indicate format of meeting) on Oct. 26, 2021 (date) from 5:00pm (start time) to 7:00pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

Nov. 30, 2021
Date

By: Ana Wadsworth

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Elizabeth M. Lorscheider a Notary Public for the above State and County, on this the 30 day of November, 20 21.

SEAL



Elizabeth M. Lorscheider
Notary Public
Elizabeth M. Lorscheider
Print Name

My Commission Expires: May 15, 2025

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

North Salem Station Castle Development Partners

Date/Time of Meeting: 10/26/2021, 5 pm-7 pm

<u>NAME/ORGANIZATION</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>EMAIL</u>
Jennifer Ashton			
Jess Achenbach			
Jeff Shiftlett			
Ana Wadsworth			
Drew Howe			
Michael Karpinski			
Brian Bridgers	728 Blossom Bay Lane, Apex NC 27523		
Daniel Jacobson	110 Mint Court, Cary NC 27513		
George Bowden	1042 Monmouth Loop, Cary NC 27513		
Nancy Schipon	202 Kellyridge Drive, Apex NC 27502		
Matthew Tirgrath	1046 Monmouth Loop, Cary NC 27513		
Mike & Diane Stypolkowski	1048 Monmouth Loop, Cary NC 27513		
Mike Stellpflug	117 White Sands Dr, Cary NC 27513		
Scott Meyers	104 Foscoe Lane, Cary NC 27513		
Cindy & Mike Tucker	1040 Monmouth Loop, Cary NC 27513		
Heather & Chris Kempfer			
Allyson Banas	107 Foscoe Lane, Cary NC 27513		
Scott & Robyn Visakowitz	1056 Monmouth Loop, Cary NC 27513		
Rozalina & Wesley Moxley	217 Lost Tree Lane, Cary NC 27513		
Ana Santiago	110 Carostone Court, Cary NC 27513		
Nichey Fuller	1050 Monmouth Loop, Cary NC 27513		
Ryan and Laurel Gordon	118 Carostone Court, Cary NC 27513		
Treva Weaver	1608 Salem Church Rd., Apex NC 27523		
Rafael Muller	110 Carostone Court, Cary NC 27513		
Paras Patel	823 Bay Bouquet Lane, Apex NC 27523		
Matt & Barb Conroy	216 Lost Tree Lane, Cary NC 27513		
Diane Mickelson	1804 Oak Street, Apex NC 27502		
Michael & Megan Berry	113 Lost Tree Lane, Cary NC 27513		

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

North Salem Station Castle Development Partners

Date/Time of Meeting: 10/26/2021, 5 pm-7 pm

<u>NAME/ORGANIZATION</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>EMAIL</u>
Steve Barrett	111 Lock Lomond Circle, Cary NC 27511		
Tammie Cheek	414 Hilltop View St., Cary NC 27513		
Isaac Gomes & Jaylene Rios	105 Carostone Ct., Cary NC 27513		
Jodi & Mike Snare	736 Blossom Bay Lane, Apex NC 27523		
Bob Dascombe	2105 West Marilyn Circle, Cary NC 27523		
Jennifer Ashton			
April Johnson			
Robert Smith	203 Lost Tree Ln., Cary NC 27513		
Sarah Grumet			
Sijing Liu			
Mariea Estrada			
Brian & Lois Magee	237 Lost Tree Ln., Cary NC 27513		
David Moore	113 Smokemont Drive, Cary NC 27513		

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

North Salem Station

October 26, 2021 : 5 pm to 7 pm

Concern #1

Traffic Impacts

- Most common concern among all residents.
- Community expressed traffic is already a major concern along adjacent spans of Laura Duncan Road, Salem Church Road, North Salem Street and Old Apex Road.

Proposed Mitigation:

- A full Traffic Impact Analysis has been conducted and is part of this rezoning package.
- Based on the findings of that TIA, several improvements to the adjacent roads to accommodate future traffic conditions. See “Right-of-Way Improvements” section above as well as the full TIA attached.
- Additionally, a trip generation comparison was conducted to compare the site trips (traffic) associated with the allowable land uses under the current zoning (Planned Commercial) versus the site trips associated with the future land use (high-density residential) under the proposed re-zoning.
- Based on those preliminary results, the proposed zoning for all parcels north of N. Salem Street / Old Apex Road is expected to generate significantly fewer trips in comparison to the allowable land uses under the current zoning. The full comparison letter is attached to this submittal.
- Land dedication to the Town of Apex is proposed for future traffic circle.
- Parking has been reduced to 1.6 spaces/unit to promote public transit.
- Construction of bus stop to promote public transit.
- Proposed plan will meet Town of Apex’s Transportation plan and will include the necessary right-of-way width to accommodate for future roadway improvements.

Concern #2

Stormwater Runoff and Drainage

- Neighboring property owners expressed concern that the increased impervious area in the development would create water runoff that current drainage conditions are not equipped to handle, creating erosion and flooding issues.

Proposed Mitigation:

- Design will consider existing drainage patterns and maintain current discharge points.
- Maximum built-upon area will be met (70% or less).
- All new stormwater runoff associated with development will be detained and treated per the Town's nutrient and peak flow requirements.
- All stormwater runoff will be reduced to pre-development conditions to ensure no net increase.
- Stormwater measures will consist of above and underground detention facilities throughout the site.
- Erosion control devices will be installed per State and Town of Apex Requirements.

Concern #3

Proximity of Development to Neighboring Homes

- **Neighboring property owners to the east expressed concerns about proximity of their homes to the property line and the impact the new apartment buildings will have on their viewshed.**

Proposed Mitigation:

- Setbacks in these areas have been increased more than the 10 foot requirement where feasible.
- A voluntary 60 foot setback has been added to eastern side of the site to reduce the impact to these neighbors.
- Development will preserve existing trees on site to the greatest extent possible.
- A Type A Buffer has been proposed throughout the development for enhanced screening.
- All residential buildings will be a maximum of 4 stories, which has been reduced from the allowed 5-story construction.

Concern #4

Property Devaluation

- **Neighbors to the east expressed concern that the proximity of apartment buildings to their homes will devalue their property values.**

Proposed Mitigation:

- The subject properties were zoned for commercial uses (1986) prior to the development of the nearby subdivisions (Linville Ridge, 1993) (The Trace, 2007) (Laurel Crossing, 2014), and so any possible impact of the proximity

of surrounding neighborhoods to commercial properties has long been factored into the value of nearby residential properties.

- The proposed residential use will have less impact on adjoining/nearby properties than commercial uses permitted under current zoning
- The proposed rezoning will include voluntary building setbacks and increase buffer densities that ensure appropriate transitions to nearby residential uses

Concern #5

Impact on School Capacity

- **Community expressed concerns that the apartment dwellings will lead to more school age children in a school system that is already at or over capacity.**

Proposed Mitigation:

- The proposed residential unit mix will cap 3-bedroom units at 10% of the total unit count.
- Applicant's comparable properties average fewer than .06 school age children per unit.
- In similar projects (4-story, interior corridor) in the market developed by Castle Development Partners, the number of school-aged children is minimal.
- December 2019 (pre-pandemic levels) from applicable schools:
 - Laurel Park Elementary School had a capacity of 854 students and an enrollment of 888 students—operating at 104% of capacity
 - Salem Middle School had a capacity of 1,274 students and an enrollment of 1,027 students—operating at 80% of capacity.
 - Apex High School had a capacity of 2,222 students and an enrollment of 2,158 students—operating at 97% of capacity.
 - None of these three schools are subject to enrollment caps.

Concern #6

Pedestrian Safety

- **As part of the general traffic concern, residents expressed concerns around pedestrian safety resulting from the increased traffic—particularly due to the railroad track and nearby elementary school.**

Proposed Mitigation:

- Currently, sidewalks exist along the western side of Laura Duncan and along the North Salem Street frontage.
- A 10' side path will be added along the eastern side of Laura Duncan to connect with Town of Cary's side path.
- Additional sidewalks, ADA ramps and crosswalks will be added along the perimeter of all parcels to enhance pedestrian connectivity around the development.

Concern #7

Preservation of Existing Field and Open Space

- **The neighboring community has grown accustomed to and enjoys the open field condition of the site currently.**

Proposed Mitigation:

- Current site plan will dedicate 0.7 acres at the northwest corner of the site solely as greenspace. This will be used to count towards the RCA requirement as well as to provide a buffer between the neighboring property.
- 1.17 acres will also be dedicated RCA within the non-residential parcels.

Planned Unit Development

NORTH SALEM STATION DEVELOPMENT

Laura Duncan Road · Candun Drive · North Salem Street
Apex, North Carolina
PUD PLAN

March 29, 2022



NORTH SALEM STATION

Planned Unit Development

Prepared for The Town of Apex, North Carolina

Developer

Castle Development Partners
230 Court Square, Suite 202
Charlottesville, VA 22902



Architect

Dynamik Design
5901 Peachtree Dunwoody Rd.
Building C, Suite 250
Atlanta, GA 30328



Civil Engineer

The Wooten Company
120 N. Boylan Ave.
Raleigh, NC 27603



Traffic Engineer

Ramey Kemp & Associates
120 N. Boylan Ave.
Raleigh, NC 27603



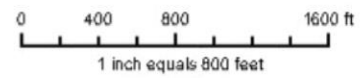
Table of Contents

1.	Vicinity Map.....	3
2.	Parcel(s) Information.....	4
3.	Project Data.....	5
4.	Purpose Statement.....	7
5.	Permitted Uses.....	8
6.	Site Design Controls.....	9
7.	Architectural Design Controls.....	12
8.	Parking and Loading	14
9.	Signage Compliance.....	14
10.	Natural Resource and Environmental Data.....	14
11.	Stormwater Management	15
12.	Parks, Recreation and Cultural Resources.....	15
13.	Public Facilities.....	16
14.	Project Phasing	17
15.	Consistency with Land Use Plan.....	17
16.	Compliance with Unified Development Ordinance.....	17
17.	Right-of-Way Improvements.....	18
18.	Transportation Zoning Conditions.....	19
19.	Additional Right-of-Way Improvements.....	20
20.	Town of Apex and Community Recommendations	
	Environmental Advisory Board Recommendations	21
	Town of Apex’s Suggested Conditions.....	22
	Neighborhood Concerns.....	24

Appendix

- A. Building Elevations
- B. Cover Sheet
- C. Existing Conditions Sheet
- D. Layout Sheet

VICINITY MAP



Disclaimer
Maps 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.

Tract 1:

PIN 0753015606
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 1.25 acres

Tract 2:

PIN 0753016795
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 1.25 acres

Tract 3:

PIN 0753024120
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 1.43 acres

PIN 0753026029

Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 1.21 acres

Tract 5:

PIN 0753028181
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 0.90 acres

Tract 6:

PIN 0753019925
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 0.90 acres

Tract 7:

PIN 0753019769
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 0.91 acres

PARCEL INFORMATION



Tract 8:

PIN 0753013228
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 1.00 acres

Tract 9:

PIN 0743908968
Old Apex Associates LP
230 Court Square
Suite 202
Charlottesville, VA 22902
Area: 1.54 acres

PROJECT DATA

- 1. Name of Project:** North Salem Station

- 2. Applicant:** Castle Development Partners
230 Court Square, Suite 202
Charlottesville, VA 22902

- 3. Prepared By:** The Wooten Company
120 N. Boylan Ave.
Raleigh, NC 27603

- 4. Current Zoning:** PC – Planned Commercial (7 Parcels) and
B1 - Neighborhood Business (2 Parcels)

- 5. Proposed Zoning:** PUD–CZ: Planned Unit Development
Conditional Zoning

- 6. Current 2045 LUM:
Designation** High-Density Residential, Apartments Only/
Commercial Services (7 Tracts- North of N. Salem Street)
High-Density Residential / Office Employment (2 Tracts-
South of N. Salem Street)

- 7. Area of Tract(s):** 10.39 Acres

- 8. Areas Designated as Mixed Use on 2045 LUM:** 0 Acres

- 9. Area of Mixed-Use Property Proposed as Non-Residential:** 0 Acres

- 10. Percent of Mixed-Use Areas Proposed as Non-Residential:** 0%

PURPOSE STATEMENT

North Salem Station development site is comprised currently of nine (9) individual parcels. It is intended that some of these parcels be recombined, resulting in a total of six (6) parcels. Of these parcels, three (3) will be dedicated for residential uses, one (1) for non-residential uses, and two (2) for Resource Conservation Area.

The following information provides a brief summary of how the Development Parameters in the Planned Unit Development District (PUD-CZ) will be met:

The proposed uses designated above for each group of parcels, are permitted uses per §4.2.2 *Use Table* in the Town of Apex's UDO.

North Salem Station includes both residential and non-residential parcels. The residential development will consist of multi-family housing with a maximum of 239 units. The non-residential development will consist of a single building with a maximum area of 10,000 SF.

The proposed development has provided dimensional standards that either meet or exceed compliance with the Town of Apex's UDO. In addition, this development will follow all other requirements of the UDO, North Carolina Building Code and North Carolina Fire Code.

Public sidewalks (5') will be constructed along all right-of-way frontages associated with the development. Per the Town's Parks, Recreation, Greenways and Open Space Master Plan, a ten (10) foot side path will also be constructed along the eastern side of Laura Duncan Road. Internal sidewalks with associated crosswalks and ADA accessible ramps throughout the development will be provided to promote a walkable community for residents.

North Salem Station PUD-CZ is consistent with the High-Density Residential, Apartments only Land Use Designation that was adopted in the 2045 LUM in February 2021 and the proposed design is compatible with the uses and character of the surrounding properties.

North Salem Station will provide quality through enhanced materials and design features, as outlined in the Architectural Controls section below. Sample elevations found in this document illustrate a sample of the style of both residential and non-residential development will provide.

The following information provides a brief summary of how this development proposes site-specific standards and conditions consistent with all Conditional Zoning (CZ) District Standards found in the Town of Apex's UDO §2.3.3 *Conditional Zoning Districts*:

The proposed zoning district PUD-CZ is allowed within the High-Density Residential Use per the 2045 Town of Apex's Land Use Map. The development proposes a maximum density of 23 units per acre.

The proposed location of the development is compatible with the character of the surrounding land uses.

Supplemental standards pertaining to multi-family development, as well as the future use of the non-residential parcels will be incorporated into the final design.

Design will adhere to the Town of Apex's design standards to minimize adverse impacts to the surrounding land. Architectural guidelines and controls will ensure that an appropriate aesthetic is incorporated that is consistent with local architecture and maintains a high level of quality. The project will not create any significant or uncommon nuisances to the surrounding properties.

Design will minimize environmental impacts by adhering to all the Town of Apex's site planning requirements and necessary mitigation efforts. The project will designate 20% of the site as RCA and include additional conditions beneficial to environmental impacts such as solar panels, sanitary sewer pump station improvements (if required) and electric vehicle charging stations for residential uses.

The proposed PUD-CZ will not create any unique or uncommon impacts on public facilities. Any impacts to public facilities will be mitigated by public improvements at the property or fees in lieu, as required by the Town of Apex.

The proposed PUD-CZ will meet all applicable guidelines for health, safety, or welfare of the residents of the Town of Apex.

The proposed PUD-CZ is in compliance with the Town of Apex's recommended use for the Property, as determined in the 2045 Land Use Map. Proposed residential and office/flex uses are consistent with adjacent properties. Increased building setbacks have been incorporated on property lines near existing residences.

The proposed PUD-CZ will not create or constitute a nuisance or hazard. A TIA will be included with this application to recommend any traffic impact mitigation improvements necessary because of the CZ use. The project will comply with traffic mitigation improvements, as required by the Town of Apex.

The proposed PUD-CZ will comply with all standards imposed on it by all other applicable provision of this ordinance for use, layout, and general development characteristics.

PERMITTED USES

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

Permitted Residential Use Categories: Parcels 2, 3, and 4	
Multi-Family/Apartment	Accessory apartment
Condominium	Utility minor
Townhouse	Park, active

Permitted Residential Use Categories: Parcels 2, 3, and 4

Duplex	Park, passive
Triplex	Private Recreation Facility
Quadplex	



Permitted Non-Residential Use Categories: Parcel 6

Recreational Uses:	Food and Beverage Services:
Park Active/Park Passive	Restaurant, General
Office and Research:	Industrial Services:
Medical or Dental Office or Clinic	Woodworking or cabinetmaking
Medical or Dental Laboratory	Manufacturing and processing, minor (S)
Office (Business or Professional)	Microbrewery
Research Facility	Micro Distillery
Retail Sales and Services:	
Artisan Studio	Barber and Beauty Shop
Book Store	Floral Shop
Financial Institution	Grocery, General

Permitted Non-Residential Use Categories: Parcel 6

Grocery, Specialty	Health/fitness center or spa
Kennel	Printing and copying service
Real estate sales	Retail sales, general
Studio for art	Tailor shop
Upholstery shop	Pet services



SITE DESIGN CONTROLS

Total Site Acreage: 10.39 acres

Residential Use Parcels

- 1. Maximum Overall Gross Density – 23 Units/Acre**
- 2. Maximum Number of Units - 239**
- 3. Maximum Building Height – 60 feet (Maximum 4 Stories)**
- 4. Maximum Built Upon Area –70% of Total Area**
- 5. Building Setbacks**

Parcel 1	
RCA- No Setbacks	
Parcel 2	
Front:	10 feet (South, Candun Drive)
Side:	20 feet (East, Laura Duncan Drive)
Side:	0 feet (West, Parcel 1)
Rear:	Required Buffer + 5 Feet (North)

Parcel 3	
Front:	50 feet (West, South of Candun Drive) 20 feet (West, North of Candun Drive)
Side:	50 feet (South, Old Apex Road)
Side:	Required Buffer + 5 Feet (North)
Rear:	60 feet (East)
Parcel 4	
Front:	50 feet (South, N. Salem Street)
Side:	50 feet (East, Laura Duncan Road)
Side:	10 feet (West, Candun Drive)
Rear:	10 feet (North, Candun Drive)

6. Buffers

Perimeter	
Northern Buffer	10 feet – Type A Buffer
Eastern Buffer	15 feet – Type A Buffer
North Salem Street	30 feet – Type A Buffer*
Western Buffer	0 feet
Laura Duncan Road	0 feet

*The overhead Duke Energy electric easement along North Salem Street shall be counted towards the required buffer standards as identified within various UDO sections. Vegetation planted under the buffer shall be chosen to be 20 feet or less tall, so as to avoid impacting the overhead utility lines.



Non-Residential Use Parcels

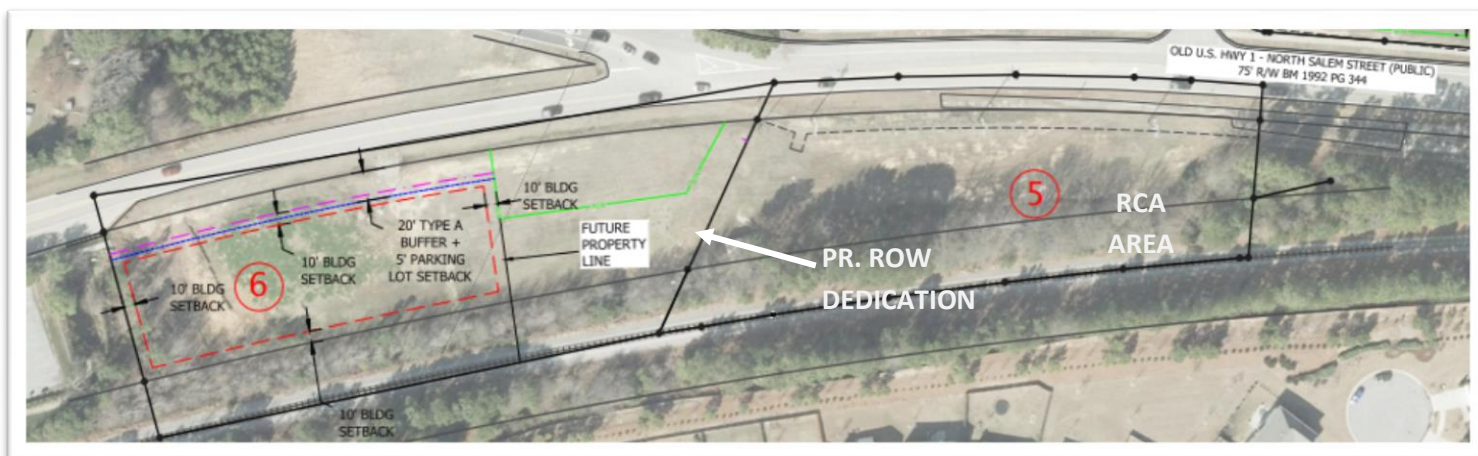
1. **Maximum Building Height** – 40 feet (Maximum 2 Stories)
2. **Maximum Built Upon Area** –70% of Total Area
3. **Maximum Square Footage**- 10,000 SF
4. **Building Setbacks**

Parcel 5
RCA- No Setbacks
Parcel 6

Front:	Required Buffer + 10 feet (North, North Salem St.)
Side:	10 feet
Rear:	10 Feet (South, CSX Rail)

5. Buffers

Perimeter	
North Salem Street	20 feet – Type A Buffer
Eastern Buffer	0 feet
Southern Buffer	0 feet
Western Buffer	0 feet



ARCHITECTURAL DESIGN CONTROLS

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

Residential (all product types):

1. Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential buildings include:
 - a. Cementitious siding
 - b. Wood or synthetic wood siding
 - c. Stone or synthetic stone
 - d. Brick
 - e. Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff approval if the Planning Director determine them to be adequately similar.

2. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
3. For multi-family/apartment buildings, the roofs may be pitched or flat. All other housing types shall have pitched roofs.
4. Siding materials shall be varied in type and/or color on 30% of each facade on each building.
5. Windows that are not recessed must be trimmed.
6. Rooflines cannot be a single mass; they must be varied with the use of gables or parapets.
7. Solar conduit will be provided on all buildings to accommodate the future installation of solar panels.
8. The proposed residential unit mix will cap 3-bedroom units at 10% of the total unit count.

Non-Residential:

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details as well as landscaping shall be incorporated to add visual interest. Large expanses of blank walls, greater than 20 feet in length or height, shall be broken up with windows or other architectural features to reduce visual impacts.
2. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.
3. Two (2) or more materials shall be used on each building.
4. Permitted materials include:
 - a. Brick, stone, or synthetic stone masonry
 - b. Decorative concrete block (integral color or textured)
 - c. Stone accents
 - d. Aluminum storefront windows/doors with anodized or pre-finished colors
 - e. EIFS cornices and parapet trim
 - f. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to 25% of each building facade.
 - g. Precast concrete
 - h. Cementitious siding
5. Prohibited materials include:
 - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
 - b. Painted, smooth faced concrete block
 - c. Metal Walls. Decorative metal accents and panels may be accepted.
6. Exterior lighting shall not exceed a color temperature of 3,500K and shall meet UDO requirements for full cut off lights.

PARKING AND LOADING

Parking calculations and dimensions for this PUD will comply with UDO Section 8.3 (Off-Street Parking and Loading) of the Town of Apex's Unified Development Ordinance unless otherwise stated in this document.

This development proposes a minimum of 1.3 spaces/residential unit and a maximum of 1.6 spaces/residential unit for all surface lot spaces serving the residential lots. This cap on the maximum

parking count was incorporated after discussions with Town Council members and is intended to reduce the number of parking spaces from what the ordinance would require otherwise to maximize green space and promote the use of public transit. The parking count will be based on all unit types and not specify a requirement per number of bedrooms. No more than 10% of the total unit count shall be 3-bedroom units.

As a consideration for the number of residents this development will bring to the area, Castle Development aims to reduce the amount of traffic and promote the use of public transportation by reducing parking spaces on site. The residential development shall construct two bus stops along North Salem Street/Old Apex Road and coordinate the final location with the Town of Apex and Town of Cary in accordance with GoApex and Regional Transit requirements.

Parking associated with the non-residential use lots shall comply with UDO Section 8.3. Bicycle and ADA parking will be provided as required.

A minimum of 5% of the parking spaces shall be Electric Vehicle (EV) Charging spaces. EV charging spaces for the residential development shall be based on the number of parking spaces required by the UDO rather than the reduced parking ratio proposed by the PUD. EV charging spaces shall be provided in either surface or garage lots in accordance with UDO Sec. 8.3.11.

Boat, Boat Trailer, and Recreational Vehicle (RV) parking shall be prohibited on site.

Trash pick-up shall be contracted with a private company and limited to the hours of 7:00 AM to 7:00 PM, Monday through Saturday.

SIGNAGE COMPLIANCE

All signage for this PUD will comply with Section 8.7 (Signs) of the Town of Apex UDO.

NATURAL RESOURCE AND ENVIRONMENTAL DATA

1. Primary or Secondary Watershed Protection Overlay District –

This project is located within the Cape Fear River Basin. Most of the proposed site (parcels north of N. Salem St.) is located within the Secondary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. The two (2) parcels south of N. Salem St. are located within the Primary Watershed Protection Overlay District. This PUD will comply with section 6.1.7 of the UDO, High-Density Development Option.

2. FEMA Designated 100 Year Floodplain –

The proposed PUD site is not located in a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FIRM Panels 3720074300J and 3720075300J, effective 5/02/06.

3. Resource Conservation Area (RCA)

The PUD will be subject to and meet the requirements of Sections 8.1.2 and 2.3.2 of the Town of Apex UDO. Since the site is located to the east of NC 540, a minimum 20% of the gross site acreage shall be designated as RCA.

RCA BREAKDOWN	
Total Site Area:	10.39 acres/452,588 SF
Total RCA Required (20%):	2.08 acres/90,518 SF
Total RCA Provided (20.8%):	2.16 acres/93,944 SF

Applicant intends to dedicate 0.7 acres of land (**Parcel 1**) at the northwest corner of the site solely for open space/RCA dedication. This land will prohibit construction of any kind. It is currently grassy and will be planted to meet the UDO’s requirements for planted RCA.

In addition, approximately 1.17 acres of land located on the south side of North Salem Street (**Parcel 5**) will be dedicated as RCA. The proposed plan will also prohibit construction to occur within this area for the purposes of this development.

The RCA for Parcels 1 and 5 shall be planted and dedicated prior to the last Site Plan Final Plat for the residential portion of the development.

4. Evidence of Historic Structure On-Site -

Per the North Carolina State Historic Preservation Office National Historic Places, there are no historic structures present within the proposed project boundary.

STORMWATER MANAGEMENT

The proposed PUD shall meet all stormwater management quality and quantity requirements in accordance with 6.1.7 of the Town of Apex’s Unified Development Ordinance.

- ❖ Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1- and 10-year storm events.
- ❖ Treatment will be provided for the 1st inch of runoff and will provide a minimum of 85% removal of total suspended solids.

Due to site constraints, stormwater control measures may include, but not be limited to, underground detention systems with NCDEQ approved Storm Filter and Filterra Systems for treatment and bioretention areas and/or construction stormwater wetlands in and around parking lots. If elevation change is feasible, an above ground stormwater detention pond may be added to a portion of the lot on the south side of N. Salem Street. All stormwater control measures shall be approved and designed according to the NCDEQ Design Manual as well as the Town of Apex’s UDO.

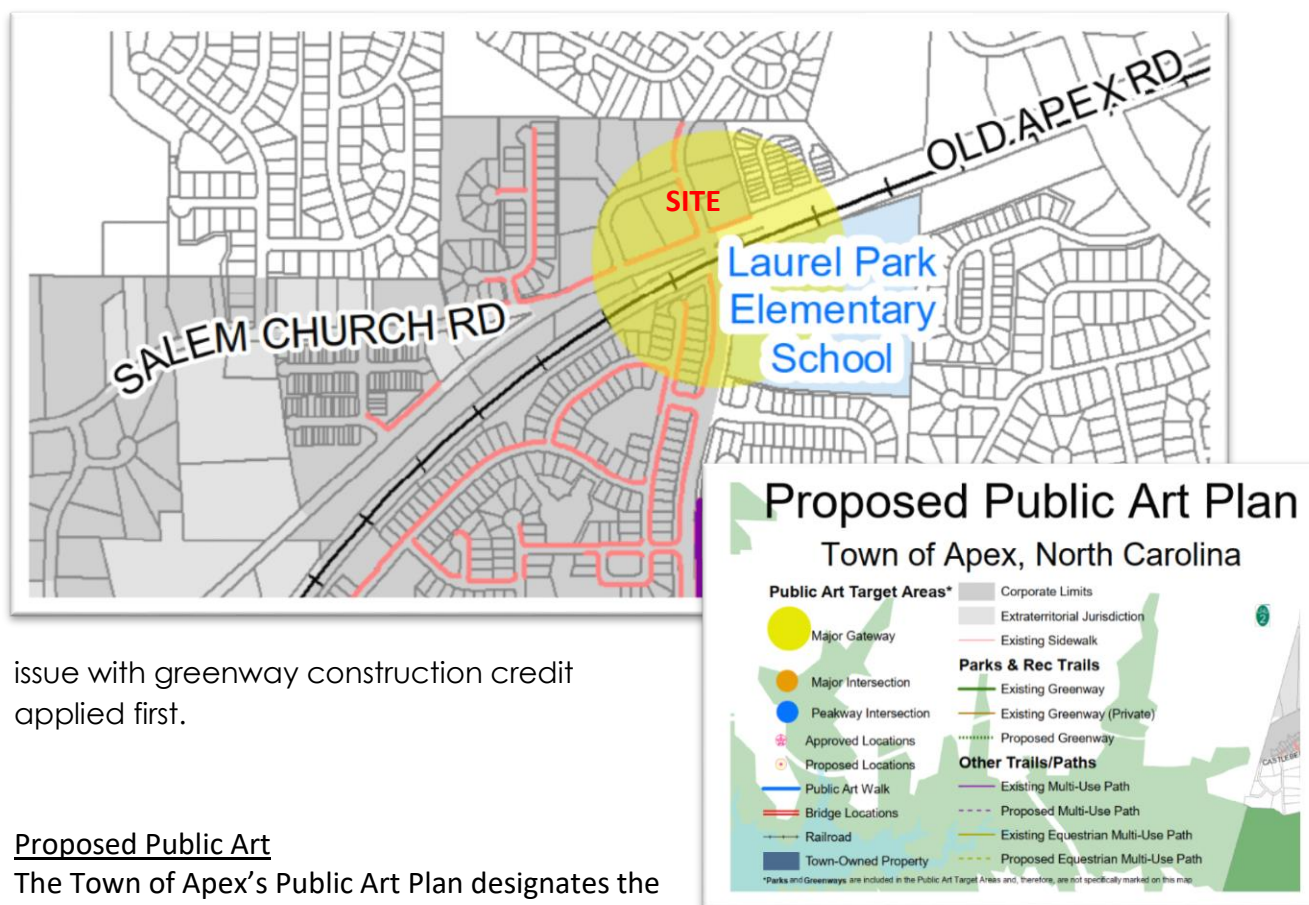
PARKS, RECREATION AND CULTURAL RESOURCES

This PUD proposes a fee-in-lieu of dedication. The rate is based on the time of PUD and PRCR Advisory Commission Approval.

\$2,226.05 per multi-family unit

However, per the Town of Apex’s Parks, Recreation, Greenways and Open Space Master Plan, a new ‘Greenway Trail’ is proposed along the Northern Property Boundary (Along Proposed Parcels 1 and 2) and a ‘Sidepath’ is proposed along the Eastern side of Laura Duncan Drive.

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on February 23, 2022. They unanimously recommended a fee-in-lieu of dedication for 240 multi-family units and with credit for construction of greenway trail against fees owed. The timing for the completion of the greenway should be tied to the approval of the final plat. The rate of the fee-in-lieu will be set at the time of Town Council approval. The current 2022 rate of \$2226.05 multiplied by the maximum multi-family unit total would result in \$534,252.00 of fees deposited with the Town at the time the building permit is approved for



issue with greenway construction credit applied first.

Proposed Public Art

The Town of Apex's Public Art Plan designates the area around the intersection of Laura Duncan and North Salem as a "Major Gateway" into Apex. To help promote the Town's Public Art Plan, the Applicant proposes to dedicate an easement for the installation of public art. Location of the art installation will be agreed upon and determined during site plan review.

Application proposes to donate \$10,000 to the Citizens for Apex Parks to be allocated towards an art installation to be erected within this development area.

PUBLIC FACILITIES

The proposed PUD shall meet all public facilities requirements in accordance with the Town of Apex's UDO, Advance Apex: The 2045 Transportation Plan, and Standard Specifications and Details.

Roadway Infrastructure

See Right-of-Way Improvements Section of this document for a summary of how proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex's UDO and Transportation Plan.

Pedestrian Connectivity

All sidewalks installed per the Right of Way Improvements section herein shall be a minimum five (5) feet wide to enhance pedestrian connectivity and safety. All sidewalks will include ADA accessible ramps, detectable warning strips and crosswalks where necessary.

A ten (10) foot wide side path along the eastern side of Laura Duncan Road will be constructed in accordance with the Town of Apex's Parks, Recreation, Greenways and Open Space Master Plan.

Water and Sanitary Sewer

All lots within the project will be served by the Town of Apex for water and sanitary sewer. The proposed design will meet the Town's current standard details and specifications for all connections to the public system.

A capacity study is in progress that analyzes existing and proposed wastewater flows. A final report and analysis will be provided to the Town of Apex to determine if any improvements are required. Any upgrades required to the system will be a condition of site plan approval.

A fire flow test will be conducted to analyze current static and residual pressures around the site.

PROJECT PHASING

Phasing for the project shall be determined during site plan or master subdivision plan review and coordinated with the Technical Review Committee.

CONSISTENCY WITH LAND USE PLAN

The proposed land use is consistent with the Advance Apex: 2045 Land Use Map Update.

The 2045 Land Use Map designates the subject parcels to the North of N. Salem St. (2-4) as High-Density Residential, Apartments Only and Commercial Services. The proposed land use for these parcels is High-Density Residential, which is consistent with the Land Use Map designation.

The 2045 LUM designates the subject parcels to the South of N. Salem St. as High-Density Residential and Office Employment. The proposed land uses designated for parcel 6 are consistent with those listed in the zoning districts under Office Employment. Those uses are consistent with the 2045 Land Use Map designation.

COMPLIANCE WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed PUD-CZ and associated development is consistent with all applicable requirements of the Town's Unified Development Ordinance.

RIGHT-OF-WAY IMPROVEMENTS

The following recommendations were provided as part of the Traffic Impact Analysis (TIA) prepared by Ramey Kemp and Associates in November of 2021. Refer to the figure below for an illustration of the recommended lane configuration. The full TIA is provided as an attachment to the PUD re-zoning submittal.

1. Laura Duncan Road and Candun Drive/Access A:

- a. Construct the westbound approach with one ingress and one egress lane.
- b. Provide stop control for the westbound approach.

2. Laura Duncan Road and Access B:

- a. Construct the eastbound approach with one ingress and one egress lane.
- b. Provide Stop control for the eastbound approach.

3. Laura Duncan Road and Access C:

- a. Construct the northbound and southbound approaches with one ingress and one egress lane.
- b. Provide Stop control for the northbound and southbound approaches.

4. Laura Duncan Road and Access D:

- a. Align access D with existing driveway on Candun Drive.
- b. Construct the westbound approach with one ingress and one egress lane.
- c. Provide Stop control for the westbound approach.

5. North Salem Street and Access E (Will Complete for the Development of the Non-Residential Lots):

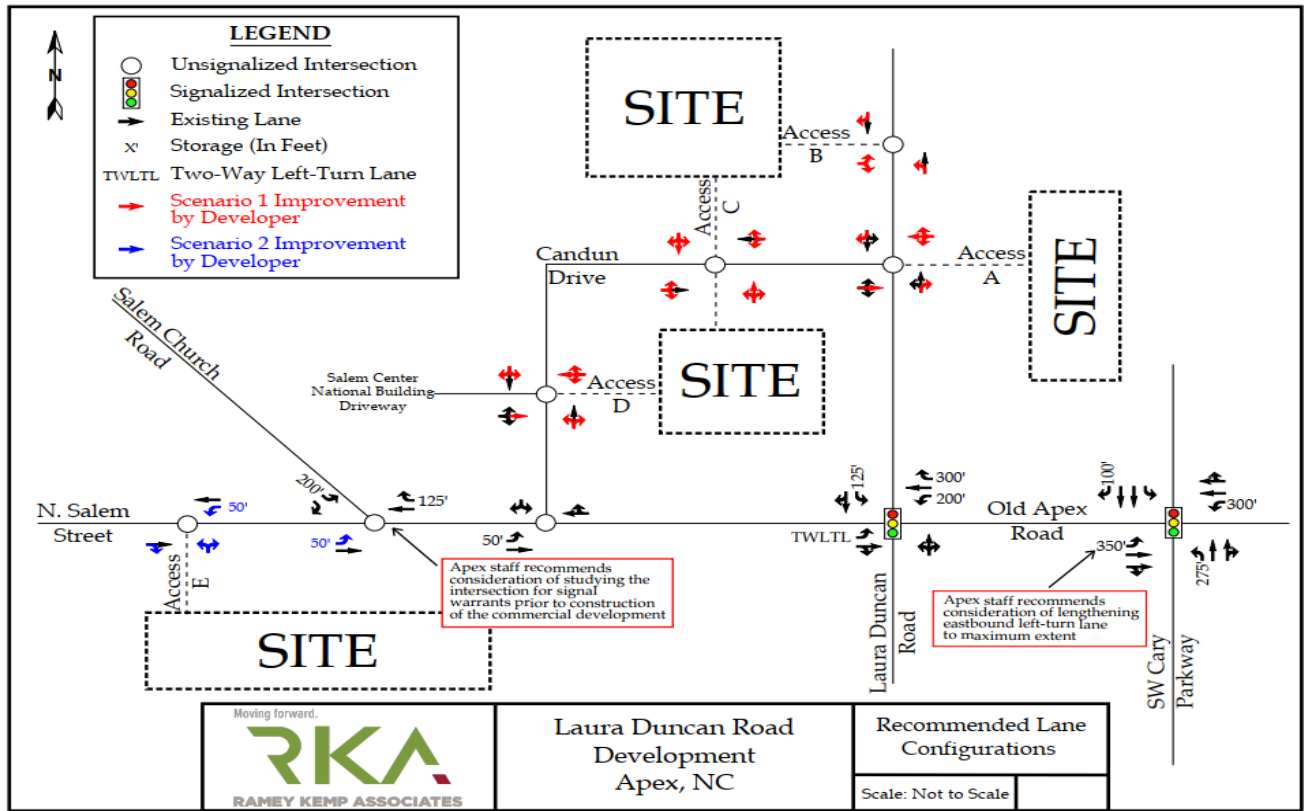
- a. Provide an exclusive westbound left-turn lane with a minimum of a 50' storage lane and appropriate deceleration and taper on North Salem Street.
- b. Construct the northbound approach with one ingress and one egress lane.
- c. Provide stop control for the northbound approach.

6. North Salem Street and Salem Church Road (Will Complete for the Development of the Non-Residential Lots):

- a. Construct an exclusive eastbound left turn lane with a minimum of a 50' storage lane and appropriate deceleration and taper on North Salem Street.

7. Old Apex Road and SW Cary Parkway

- a. The Town of Apex staff recommends consideration of lengthening eastbound left-turn lane to maximum extent. Developer will consider these improvements only if NCDOT requires only grinding of existing paint lines, not mill and overlay of full roadway width.



TRANSPORTATION ZONING CONDITIONS

1. All proposed driveway access and improvements on state-maintained roadways are subject to NCDOT review and approval.
2. All development frontage improvements along North Salem Street shall be based on a minimum 41' back-to-back 3-lane roadway on 80' right-of-way. As part of the non-residential site plan, a maximum of one (1) access point shall be proposed on North Salem Street, to be located west of Salem Church Road and serving the south parcel.
3. All development frontage along Laura Duncan Road shall include a 5' sidewalk on the west side and 10' Side Path on the east side. A maximum of two (2) access points shall be proposed, one located north of Candun Drive serving the west side and one across from Candun Drive serving the east side.
4. All development frontage along both sides of Candun Drive shall include a 5' sidewalk. A maximum of three (3) access points shall be proposed, two located across from each other west of Laura Duncan Road serving the north and south side and one north of North Salem Street serving the east side.
5. Developer shall provide a 50' building setback along Laura Duncan Road from North Salem Street to Candun Drive and along the entire development frontage of North Salem Street in consideration of the planned grade separation of Laura Duncan Road at the railroad tracks.
6. Developer shall perform a warrant study for the intersection of Salem Church Road at North Salem Street if directed by Apex staff prior to site plan approval of the non-residential parcel south of North Salem Street and install a traffic signal if determined by warrant study and

required by NCDOT. If not required at that time, developer shall have no future responsibility for a traffic signal.

7. Developer will dedicate a maximum of 0.24 acres of additional right of way as shown on the Site Layout based on a conceptual future single-lane roundabout at the intersection of North Salem Street and Salem Church Road.
8. At the time of constructing driveway access to the non-residential parcel located south of North Salem Street, developer shall widen North Salem Street to provide a two-way left-turn lane (TWLTL) between the driveway access and Salem Church Road serving left turns at both intersections.
9. Prior to the first Site Plan Final Plat for the residential parcels, Developer shall lengthen the eastbound left turn lane on Old Apex Road approaching Cary Parkway to the maximum extent possible by restriping the existing painted median island for additional storage length only if NCDOT allows this work to be done without milling and asphalt overlay. If NCDOT requires milling and asphalt overlay then this work shall not be required of the Developer.
10. Developer shall construct two bus stops per Town of Apex standards with amenity pad, bench, bicycle parking, and trash receptacle. Bus stops shall be constructed to accommodate a shelter, but shelters shall not be provided by the applicant. The bus stops shall be paired, to serve both sides of North Salem Street, the final location to be determined by Apex staff during site plan review. If needed, a Transit Access Easement shall be provided for public access to the bus stops.

ADDITIONAL RIGHT-OF-WAY IMPROVEMENTS

Currently, sidewalks exist along the western side of Laura Duncan and along the North Salem Street frontage. A 10' side path will be built along the eastern side of Laura Duncan to connect with Town of Cary's side path. During construction of the residential development, the developer shall ensure that a safe, paved pedestrian route shall be maintained from Linville Ridge Subdivision to Laurel Park Elementary School.

Prior to the residential final plat, additional sidewalks, ADA ramps and crosswalks will be added along the street frontage of all residential parcels to enhance pedestrian connectivity around the development. A sidewalk along the south side of North Salem Street will be constructed from the intersection of Laura Duncan Road westward to the proposed bus stop located on the south side of North Salem Street. If approval of the bus stop and/or sidewalk on the south side of North Salem Street is not permitted by CSX Railroad, NCDOT and/or the Town of Cary, installation of this sidewalk will not be a condition of this rezoning and will not prohibit or delay any approvals or permits of the residential development.

Prior to the non-residential final plat, a sidewalk will be constructed along the property frontage of Lots 5 and 6, continuing eastward to the proposed bus stop located on the south side of North Salem Street. If approval of the bus stop and/or sidewalk on the south side of North Salem Street is not permitted by CSX Railroad, NCDOT and/or the Town of Cary, installation of this sidewalk will not be a condition of this rezoning and will not prohibit or delay any approvals or permits of the non-residential development.

At the intersection of Laura Duncan Road and North Salem Street, applicant shall install remaining two legs of the crosswalk with construction of the residential parcels. If approval of both (two) legs

of the crosswalk are not permitted by CSX Railroad, NCDOT and/or Town of Cary, applicant will attempt approval of a single leg of crosswalk; if approval of a single leg of the crosswalk is not permitted by CSX Railroad, NCDOT and/or Town of Cary, installation of crosswalks at the intersection of Laura Duncan Road and North Salem Street will no longer be a condition of this rezoning and will not prohibit or delay any approvals or permits of the residential or non-residential developments.

Future right-of-way and/or easement dedication (Developer is flexible on locations) is provided as a part of this proposal for the following:

- Two Bus Stop Locations to promote public transportation (Along N. Salem St.)
- Future Traffic Circle near the N. Salem St. and Salem Church Rd. intersection. (This will be dedicated prior to non-residential final plat).
- Public Art Installation

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS

The following environmental commitments were discussed and approved by the Apex Environmental Board on August 19, 2021. This summary describes each concern and how the applicant plans to address these recommendations.

<p>#1: Project shall apply for sustainable building certification.</p>
<p>Response: The residential parcels shall apply for the National Green Building Standard Certification at the Bronze level and will be designed and constructed to meet those standards. The application process would begin at the start of architectural design for the residential buildings). The Certification would be obtained within 1 year of the building Certificate of Occupancy. A third-party energy management consultant will be contracted as a part of the design team to ensure that the standards are met.</p>
<p>#2: Pet waste stations shall be installed throughout the neighborhood.</p>
<p>Response: Pet waste stations shall be installed at 3 or more locations throughout the development.</p>
<p>#3: Site shall include electric vehicle charging stations.</p>
<p>Response: A minimum of 5% of the parking spaces shall be Electric Vehicle (EV) Charging spaces. EV charging spaces for the residential development shall be based on the number of parking spaces required by the UDO rather than the reduced parking ratio proposed by the PUD. EV charging spaces shall be provided in either surface or garage lots in accordance with UDO Sec. 8.3.11.</p>
<p>#4: Follow the International Dark Sky Association compliance standards.</p>
<p>Response: International Dark Sky Association Compliance Standards is already intended for this project, as this is a standard practice at all Castle Development sites.</p> <ol style="list-style-type: none"> Outdoor lighting shall be shielded in a way that focuses lighting to the ground. Lighting that minimizes the emission of blue light to reduce glare shall be used. Lighting with a color temperature of 3000K or less shall be used for outside installations.
<p>#5: Reserve pervious surface areas for residents with pets.</p>
<p>Response: Since the EAB has reviewed the conceptual site plan, additional green space has been added to designate a dog park within the community.</p>

#6: Recommendation of decreasing housing density to accommodate the following:

- **Double the set-back from N. Salem Street/Old Raleigh to accommodate a minimum 30-foot-wide “A” type buffer.**
- **Provide an “A” type buffer around the remainder of the development.**
- **Use canopy trees in the parking lot and add six trees internal to the lot.**
- **Add a retention pond that will serve a 25-year storm with maximum residual volume allowed for the pond surface area.**

Response:

- All setbacks and buffers have been adjusted to provide an appropriate width and screening for surrounding streets and properties. A 30’ wide Type A Buffer and a 50’ Building Setback have been added along the street frontage of N. Salem Street.
- Type A Buffers have been added to the remainder of the development.
- If site design allows, applicant agrees to install additional trees where appropriate.
- Due to site constraints, an underground detention system with other surface stormwater control measures will be proposed to detain and treat runoff from the 1- and 10- year/24-hour storm events.

#7: Install solar PV systems on the south facing rooftops of a minimum size that will support the common electrical energy requirements. This includes the recreational room and pool. If there is additional rooftop available, install solar energy PV systems that provide electricity to individual apartments.

Response:

- Applicant will install Solar PV System (minimum 4KW DC Solar PV System). to power community clubhouse building in residential area.
- Solar conduits will be installed in all residential buildings for future PV systems.

TOWN OF APEX’S SUGGESTED CONDITIONS

In previous meetings, the Town Council has expressed several areas of concern. Below is a summary of how the applicant plans to address some of these concerns.

Concern #1: Affordable Housing

Response:

To support the need for affordable housing within the Town of Apex, the Developer proposes that for a minimum affordability period of seven (7) years from the issuance of the first residential certificate of occupancy (the “Affordability Period”), at least five percent (5%) of the total number of dwelling units built on the Property shall be designated as low-income restricted units (the “Affordable Dwelling Units”). The Affordable Dwelling Units shall be rented to and occupied by low-income households during the Affordability Period at maximum rent limits per bedroom size and income limits adjusted for family size, no greater than seventy percent (70%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development (HUD) and stipulated by the most recently published North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credit (LIHTC) Multifamily Tax Subsidy Program (MTSP) income and rent limits for the Wake Metropolitan area. Allocation of the Affordable Dwelling Units between 1, 2 and 3-bedroom units will be at the discretion of the Developer, so long as a minimum of five percent (5%) of the Project’s total units are maintained as Affordable Dwelling Units. During the Affordability Period, the Developer shall be responsible for performing all property management and administration duties for the Affordable Dwelling

Units. Following completion of the Affordability Period, this affordable housing condition shall expire, the Developer shall be relieved of all obligations set forth in this affordable housing condition, and the Affordable Dwelling Units may be freely marketed and leased at market-rate rents. A restrictive covenant (i.e. affordable housing agreement) between the Town and Applicant shall be recorded against the property prior to the first Certificate of Occupancy to memorialize the affordable housing terms and conditions of the approved zoning condition.

Concern #2: Tree Preservation

Response:

The existing site is mostly clear. However, areas around the perimeter include natural vegetation. A tree survey will be conducted to ensure the species and size of trees surrounding the site. Areas within a portion of the landscape buffers will be used for RCA. Any cleared areas designated as RCA shall be planted to the standards listed in the UDO.

A Type A Buffer is also proposed for all landscape buffers throughout the site. Although not anticipated, any existing trees greater than 18” in diameter that are removed by site development shall be replaced by planting a 1.5” caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative location approved by Town Planning Staff, beyond standard UDO requirements.

Landscape will follow the Town’s UDO to provide the required plantings on site throughout the development, as well.

Concern #3: Solar Energy

Response:

- Lots 2-4: The residential clubhouse building will incorporate a solar PV system (minimum 4KW DC Solar PV System). Solar conduits will be included in all residential buildings for potential future installations. All solar installation required by this condition shall be completed or under construction prior to the final building Certificate of Occupancy.
- Lot 6: No solar PV system requirement included.

NEIGHBORHOOD CONCERNS

Concern #1: Traffic Impacts

Most common concern among all residents.

Community expressed traffic is already a major concern along adjacent spans of Laura Duncan Road, Salem Church Road, North Salem Street and Old Apex Road.

Response/Proposed Mitigation:

- A full Traffic Impact Analysis has been conducted and is part of this rezoning package.
- Based on the findings of that TIA, multiple improvements are proposed accommodate future traffic conditions. See “Right-of-Way Improvements” section above as well as the full TIA attached.
- Additionally, a separate TIA was conducted to compare the traffic impact of multiple by-right scenarios (office/commercial) to the proposed rezoned use (high-density residential).
 - Based on the TIA findings, the proposed high-density residential development will generate significantly less traffic impact than if the properties were to be developed per the in-place, By-Right zoning designations. See full finding of traffic engineer’s study attached to this submittal.
- Land shall be dedicated to the Town of Apex for a future traffic circle at Salem Church Road and North Salem St.
- Parking has been reduced to a minimum of 1.3 spaces per unit and a maximum of 1.6 spaces/unit to promote public transit.

- The project shall construct two bus stops to promote public transit.
- The proposed plan shall meet Town of Apex's Transportation plan and will include the necessary right-of-way width to accommodate for future roadway improvements.

Concern #2: Stormwater Runoff and Drainage

Neighboring property owners expressed concern that the increased impervious area in the development would create water runoff that current drainage conditions are not equipped to manage, creating erosion and flooding issues.

Response/Proposed Mitigation:

All Stormwater Control Measures and Erosion Control Measures will be designed to comply with the following:

- NC DEQ and Town of Apex standards and requirements
- Design will consider existing drainage patterns and maintain current discharge points.
- Maximum built-upon area will be 70% or less.
- All new stormwater runoff associated with development will be detained and treated per the Town's nutrient and peak flow requirements.
- All stormwater runoff will be reduced to pre-development conditions to ensure no net increase.
- May consist of above and underground detention facilities throughout the site. The best SCM will be chosen once design has begun.
- By-Right development of the site would have an equal or greater amount of impervious area.

Concern #3: Proximity of Development to Neighboring Homes

Neighboring property owners to the east expressed concerns about proximity of their homes to the property line and the impact the new apartment buildings will have on their viewshed.

Response/Proposed Mitigation:

- Setbacks in these areas have been increased more than the 10-foot requirement where feasible.
- A voluntary 60-foot building setback has been added to eastern side of the site to reduce the impact to these neighbors.
- Development will preserve existing trees and plant additional trees on site to the greatest extent possible.
- All buffer types have been upgraded to a Type A Buffer surrounding the development for enhanced screening.
- All residential buildings will be a maximum of 4 stories, which has been reduced from the allowed 5-story construction.

Concern #4: Property Devaluation

Neighbors to the east expressed concern that the proximity of apartment buildings to their homes will devalue their property values.

Response/Proposed Mitigation:

- The subject properties were zoned for commercial uses in 1986, prior to the development of the nearby subdivisions (Linville Ridge, 1993) (The Trace, 2007) (Laurel Crossing, 2014)—therefore, development of these properties has been anticipated for as long as any of the homes have existed.

- The home devaluation concern reflects comparing the current home values (with an undeveloped field) to future home values (developed with apartments).
 - Future home values inclusive of a By-Right development should also be considered—By-Right development could include strip malls, gas stations, fast food drive-throughs, car washes, auto service stations and other businesses that are typically regarded as more obtrusive than apartments.
- The proposed rezoning will include voluntary building setbacks and increased buffer densities that ensure appropriate transitions to nearby residential uses.

Concern #5: Impact on School Capacity

Community expressed concerns that the apartment dwellings will lead to more school age children in a school system that is already at or over capacity.

Response/Proposed Mitigation:

- The proposed residential unit mix will cap 3-bedroom units at 10% of the total unit count.
- Applicant's comparable properties average fewer than .06 school age children per unit, which would yield 10-14 school age children at the proposed community.
- In similar projects (4-story, interior corridor) in the market, the number of school-aged children is further reduced.
- December 2019 (pre-pandemic levels) from applicable schools:
 - Laurel Park Elementary School had a capacity of 854 students and an enrollment of 888 students—operating at 104% of capacity
 - Salem Middle School had a capacity of 1,274 students and an enrollment of 1,027 students—operating at 80% of capacity.
 - Apex High School had a capacity of 2,222 students and an enrollment of 2,158 students—operating at 97% of capacity.
 - None of these three schools are subject to enrollment caps.
- **Wake County Public School System has reviewed the proposed rezoning application through the Wake County Residential Development Notification Database and has confirmed that schools at all grade levels with the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.**

Concern #6: Pedestrian Safety

As part of the general traffic concern, residents expressed concerns around pedestrian safety resulting from the increased traffic—particularly due to the railroad track and nearby elementary school.

Response/Proposed Mitigation:

- Currently, sidewalks exist along the western side of Laura Duncan and along the north side of North Salem Street.
- A 10' side path will be added along the eastern side of Laura Duncan to connect with Town of Cary's side path.
- At the time of the development of the residential parcels, additional sidewalks (5'), ADA ramps and crosswalks will be added along the street frontage of all residential parcels to enhance pedestrian connectivity around the development. A sidewalk along the south side of North Salem Street will be constructed from the intersection of Laura Duncan Road westward to the proposed bus stop located

on the south side of North Salem Street. If permission is not granted by CSX Railroad, installation of this sidewalk will not be a condition of this rezoning.

- Prior to non-residential final plat, a sidewalk will be constructed along the property frontage of Lots 5 and 6, continuing eastward to the proposed bus stop located on the south side of North Salem Street.
- At the intersection of Laura Duncan Road and North Salem Street, applicant shall install remaining 2 legs of the crosswalk with construction of the residential parcels. Additional crosswalks shall only be constructed if permitted by CSX Railroad, NCDOT and Town of Cary. Applicant recognizes that access to bus stop south of North Salem Street is critical and willing to install only one leg if both are not approved by governing parties.
- TIA analysis shows that By-Right development of the site would generate a higher traffic count and therefore greater potential impact on pedestrian safety.
- Site will be designed and constructed in full compliance with the traffic impact analysis, the Town of Apex and NCDOT's review and requirements.

Concern #7: Preservation of Existing Field and Open Space

The neighboring community has grown accustomed to and enjoys the open field condition of the site currently.

Response/Proposed Mitigation:

- Proposed site plan will dedicate 0.7 acres at the northwest corner of the site (Parcel 1) solely as greenspace. This will be used to count towards the RCA requirement as well as to provide a buffer between the neighboring property.
- 1.17 acres will also be dedicated RCA within the non-residential parcels (Parcel 5). The subject properties have been zoned for development since 1986, in one of the fastest growing MSAs in America—development of these properties, By-Right or otherwise, is unavoidable.

APPENDIX

REVISIONS

PROGRESS DRAWING
DO NOT USE FOR
CONSTRUCTION

CASTLE DEVELOPMENT PARTNERS

APEX, NORTH CAROLINA

NORTH SALEM STATION

MARCH 2022

PROJECT DATA TABLE:

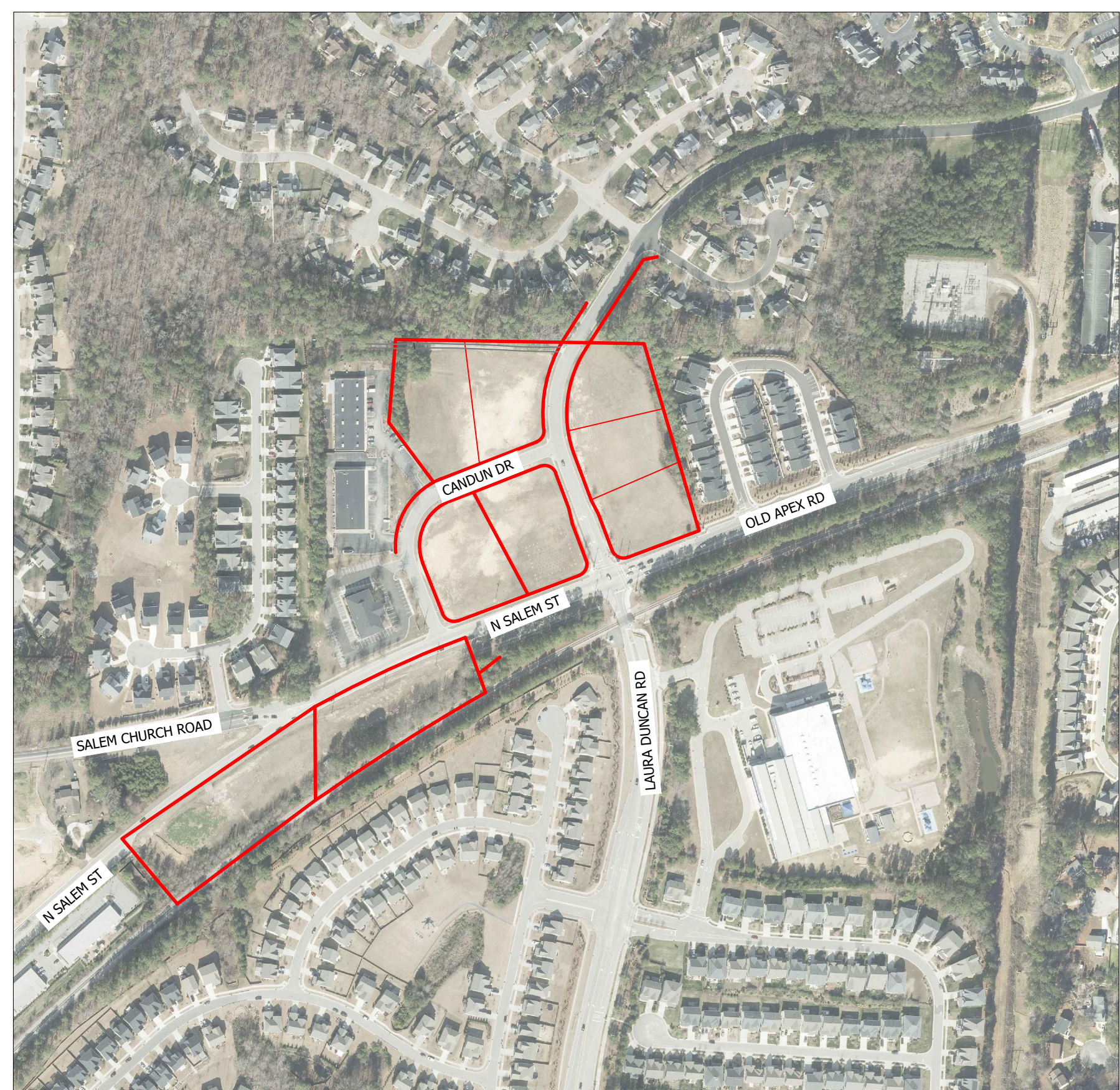
NAME OF PROJECT:	NORTH SALEM STATION
PREPARED BY:	THE WOOTEN COMPANY 919-828-0531 120 N BOYLAN AVE RALEIGH, NC
OWNER:	OLD APEX ASSOCIATES LP 230 COURT SQUARE SUITE 202 CHARLOTTESVILLE, VA 22902
PURCHASER:	CASTLE DEVELOPMENT PARTNERS 230 COURT SQUARE, SUITE 202 CHARLOTTESVILLE, VA 22902
CURRENT 2045 LAND USE:	HIGH DENSITY RESIDENTIAL
PROPOSED 2045 LAND USE:	HIGH DENSITY RESIDENTIAL
AREA OF TRACT(S):	10.39 AC
AREA DESIGNATED AS MIXED USE OF 2045 LUM:	0 SF/0%
AREA OF MIXED USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT:	0 SF
PERCENT OF MIXED USE AREA PROPOSED AS NON-RESIDENTIAL DEVELOPMENT:	0%
EXISTING AND PROPOSED GROSS SQUARE FOOTAGE OF BUILDINGS:	EX.: 0 SF
PROPOSED GROSS SQUARE FOOTAGE BY FLOOR AREA:	MULTIFAMILY: APPROX. 275,000 SF (TOTAL, 4 STORIES) COMMERCIAL/OFFICE: APPROX. 10,000 SF (TOTAL)
PROPOSED HEIGHT OF THE BUILDING AND NUMBER OF STORIES:	60' & MAX OF 4 STORIES (RESIDENTIAL) 40' & MAX OF 2 STORIES (NON-RESIDENTIAL)
MAXIMUM OVERALL GROSS DENSITY:	23 UNITS/ACRE
NUMBER OF PARKING SPACES REQUIRED:	MAXIMUM 1.6 SPACES PER UNIT (239 UNITS) = 382 MINIMUM 1.3 SPACES PER UNIT (239 UNITS) = 311
REQUIRED FRONT, SIDE, AND REAR YARD SETBACKS:	SEE SETBACKS TABLE
PRIMARY OR SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT:	PRIMARY & SECONDARY
INDICATE IF THE SITE CONTAINS A HISTORIC STRUCTURE:	NO
RECOMMENDATION FROM THE PARKS AND RECREATION ADVISORY BOARD:	FEE IN LIEU w/ REDUCTION OF FEE FOR CONSTRUCTION OF 10' SIDE PATH



SETBACK TABLE:

PARCEL #1: NONE (RCA)	PARCEL #4: REAR (N) - 10' SIDE (E) - 50' SIDE (W) - 10' FRONT (S) - 50'
PARCEL #2: REAR (N) - 5' SIDE (E) - 20' SIDE (W) - 0' FRONT (S) - 10'	PARCEL #5: NONE (RCA)
PARCEL #3: REAR (E) - 60' SIDE (N) - 5' SIDE (S) - 50' FRONT (W) - 50' & 20'	PARCEL #6: REAR (S) - 10' SIDE (E/W) - 10' FRONT (N) - 10'

T:\Projects\Castle_Development_Partners-3376\B-North_Salem_Station\CADD\Drawings\Resizing Exhibits\3376-B-SHTS-Cover.dwg AWADSWORTH 3/10/2022 4:49 PM



VICINITY MAP
1" = 300'



120 North Boylan Avenue • Raleigh, NC 27603-1423
(919) 828-0531 • thewootencompany.com
License Number : F-0115



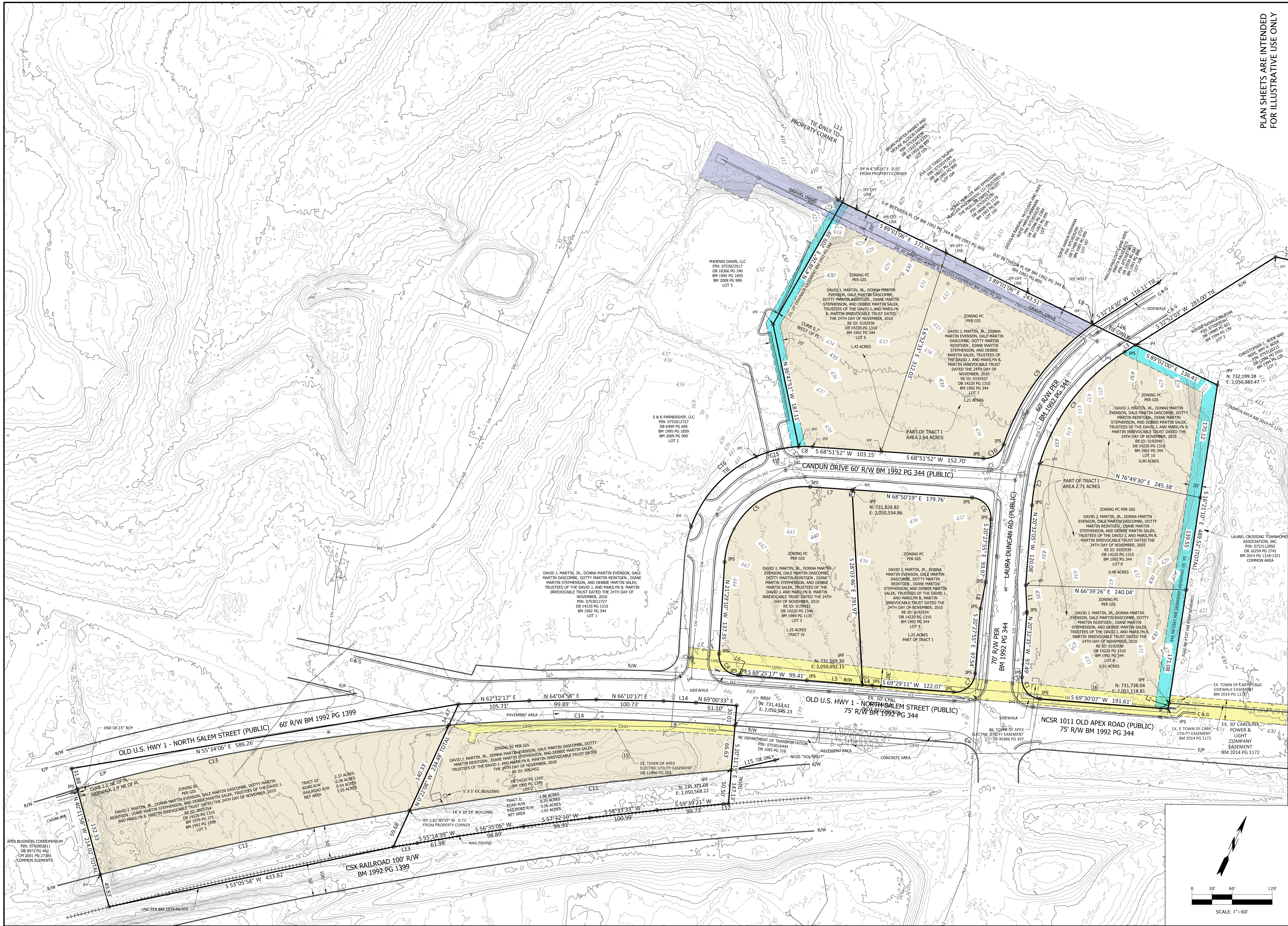
SHEET INDEX

C-0.01	COVER SHEET
C-1.00	EXISTING CONDITIONS SHEET
C-1.01	LAYOUT SHEET



PROJECT AREA MAP
1" = 200'

T: Projects\Castle_Development_Partners-3376-B-North_Salem_Station_CADD\DrawingSets\Resizing Exhibits\3376-B-SHTS UPDATED.dwg AWADSWORTH 3/10/2022 4:50 PM



PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

REVISIONS

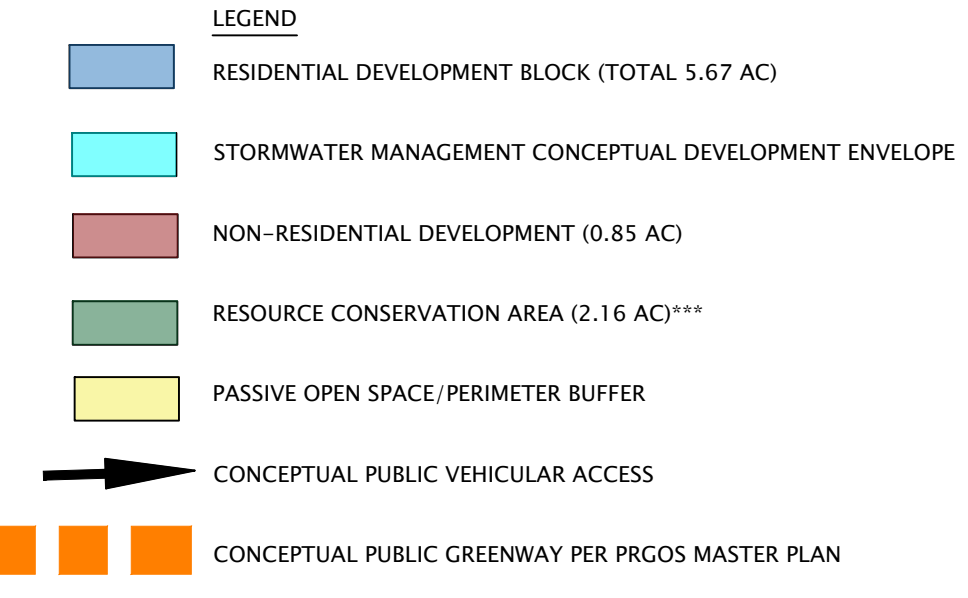
Wooten
 120 North Boylan Avenue • Raleigh, NC 27603-1423
 (919) 828-0531 • thewootencompany.com
 License Number: F-0115

CASTLE DEVELOPMENT PARTNERS
 NORTH SALEM STATION
 EXISTING CONDITIONS SHEET

DESIGNED BY:	AMW
DRAWN BY:	DAH
CHECKED BY:	AMW
PROJECT NO.:	3376 - B
DATE:	NOV 2021
SCALE:	AS NOTED
C-1.00	

\\TWC-Main_Directory\Projects\Castle_Development_Partners-3376-B-North_Salem_Station\CADD\Drawings\Resoning\3376-B-SHTS\UPDATED.dwg DHOWE 3/24/2022 2:48 PM

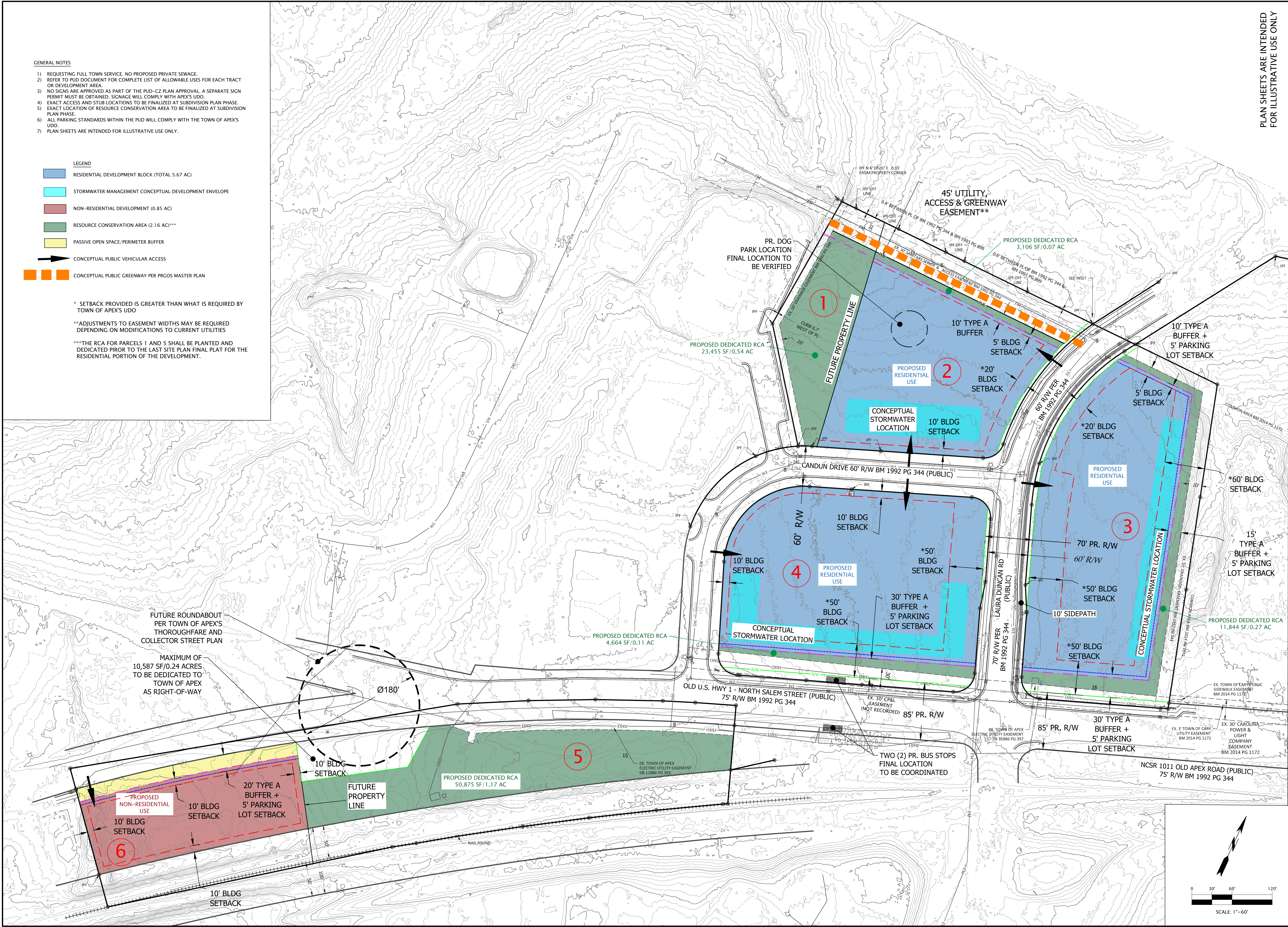
- GENERAL NOTES**
- 1) REQUESTING FULL TOWN SERVICE. NO PROPOSED PRIVATE SEWAGE.
 - 2) REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
 - 3) NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
 - 4) EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
 - 5) EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
 - 6) ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
 - 7) PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.



* SETBACK PROVIDED IS GREATER THAN WHAT IS REQUIRED BY TOWN OF APEX'S UDO

**ADJUSTMENTS TO EASEMENT WIDTHS MAY BE REQUIRED DEPENDING ON MODIFICATIONS TO CURRENT UTILITIES

***THE RCA FOR PARCELS 1 AND 5 SHALL BE PLANTED AND DEDICATED PRIOR TO THE LAST SITE PLAN FINAL PLAN FOR THE RESIDENTIAL PORTION OF THE DEVELOPMENT.



PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

REVISIONS

wooten

120 North Boylan Avenue • Raleigh, NC 27603-1423
(919) 828-0531 • thewootencompany.com
License Number: F-0115

CASTLE DEVELOPMENT PARTNERS
NORTH SALEM STATION
APEX
NORTH CAROLINA
LAYOUT SHEET

DESIGNED BY: AMW
DRAWN BY: DAH
CHECKED BY: AMW
PROJECT NO.: 3376 - B
DATE: NOV 2021
SCALE: AS NOTED

0 30' 60' 120'
SCALE: 1"=60'

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

C-1.01



