

# CASTLEBERRY RESERVE

Planned Unit Development

Apex, North Carolina

## **Submittal Dates**

First Submittal: February 1, 2023

Second Submittal: April 6, 2023

Third Submittal: May 5, 2023

Fourth Submittal: June 2, 2023

Fifth Submittal: June 28, 2023

Sixth Submittal: July 26, 2023

Seventh Submittal: July 31, 2023

## **Developer**

Inspire Commercial, LLC

1124 Grogans Mill Drive

Cary, NC 27519

## **Civil Engineer**

Peak Engineering & Design, PLLC

1125 Apex Peakway

Apex, NC 27502

## **Land Use Attorneys**

Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

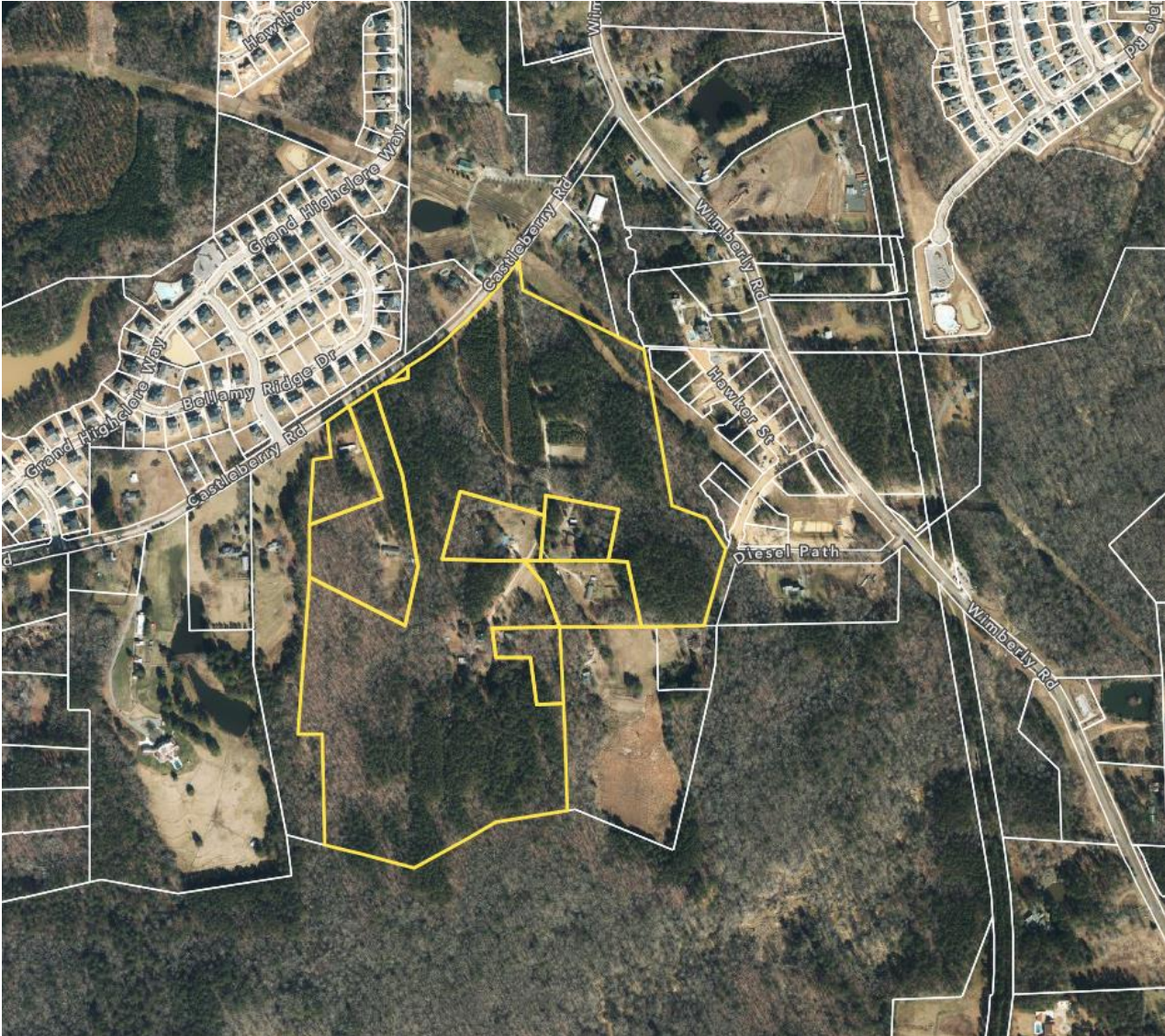
Raleigh, NC 27602



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VICINITY MAP



## PROJECT DATA

<b>Name of Project:</b>	Castleberry Reserve PUD
<b>Property Owners:</b>	See attached <b><u>Exhibit B</u></b>
<b>Developer:</b>	Inspire Commercial, LLC 1124 Grogans Mill Drive Cary, NC 27519
<b>Prepared by:</b>	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601  Peak Engineering & Design, PLLC 1125 Apex Peakway Apex, NC 27502
<b>Current Zoning:</b>	Residential-80W (R-80W)
<b>Proposed Zoning:</b>	Planned Unit Development Conditional Zoning (PUD-CZ)
<b>Current 2045 Land Use Map Designation:</b>	Rural Residential
<b>Proposed 2045 Land Use Map Designation</b>	Low Density Residential
<b>Site Address:</b>	See attached <b><u>Exhibit B</u></b>
<b>Property Identification Number:</b>	See attached <b><u>Exhibit B</u></b>
<b>Total Acreage:</b>	89.90 acres
<b>Area Designated as Mixed Use on LUM</b>	None
<b>Area Proposed as Non- Residential:</b>	None

## PURPOSE STATEMENT

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions. This PUD addresses the development of approximately 89.90 acres on Castleberry Road, near the intersection of Castleberry and Wimberly Road. The Property is mostly undeveloped with the exception of several single-family homes. There is an existing private cemetery in the northern portion of the Property. There is an existing 50-foot Colonial Pipeline crossing the eastern Property line and public overhead electrical lines along Castleberry Road, all as more specifically set forth on the Existing Conditions sheet. The Property is currently zoned Residential 80-W (R-80W) under Wake County’s planning jurisdiction. Accordingly, the Property will be annexed into the Town limits concurrently with rezoning approval.

Castleberry Reserve PUD will be a single-family detached community, designed to respect environmental features and have a well-connected pedestrian network (the “Development”). The PUD is intended to create flexibility in design and land uses to deliver a high-quality residential development that fits the context of existing development in the area. Although the Development proposes greater density than envisioned by the Rural Residential Land Use Map (“LUM”) designation, it is generally consistent with the Apex Comprehensive Plan’s (“Peak Plan”) goals of accommodating a mix of housing types to serve the Town’s growing and increasingly diverse population, a well-connected pedestrian network, and protection of environmental and natural resources.

## CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

*(i) The uses proposed to be developed in the PD plan for PUD-CZ are those uses permitted in Sec. 4.2.2 Use Table*

**RESPONSE:** The uses permitted within The Castleberry Reserve PUD are permitted within this designation in UDO Section 4.2.2 Use Table.

*(ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*

**RESPONSE:** The Castleberry Reserve PUD is a residential single-family detached community.

*(iii) The dimensional standards in Sec. 5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*

**RESPONSE:** This PUD specifies intensity and dimensional standards for the project. The PUD's standards are consistent with the UDO's vision for Planned Unit Developments – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, Castleberry Reserve will comply with all other requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code.

**(iv) *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Advance Apex: The 2045 Transportation Plan and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.***

**RESPONSE:** Castleberry Reserve PUD will feature sidewalks throughout. Sidewalks will connect the project and the adjacent Castleberry Estates neighborhood to the east, improving pedestrian connectivity. The PUD will also place additional housing supply in close proximity to the American Tobacco Trail, improving recreation opportunities for residents.

**(v) *The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.***

**RESPONSE:** The proposed street layout will be designed to enhance pedestrian and vehicular connectivity while protecting sensitive environmental features and being mindful of existing residential development. Generally, the Development will have two primary access roads – one on Castleberry Road and a second connection to the existing Wimberly Oaks Drive street stub. The Development will also provide stub streets along the western property line and eastern property for future connectivity, with final stub street locations to be determined at the Subdivision Plan stage.

**(vi) *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.***

**RESPONSE:** The proposed development is compatible with the character of the existing and planned uses in the surrounding area. This area of the Town is characterized by low density single-family detached subdivisions and rural/agricultural uses in western Wake County. Nearby residential neighborhoods include Castleberry Estates to the east and Lake Castleberry to the north. Castleberry Estates is a 19 lot single family detached subdivision still under construction with an overall density of 1 unit/acre and lots ranging from 0.30 to 0.40 acres. Lake Castleberry is a large single-family subdivision with overall density of 1.28 units/acre. Adjacent to the south is permanently protected land owned by the U.S. Army Corps of Engineers. To the north of the property, on the north side of Castleberry Road, is the Cloer Family Vineyard.

Castleberry Reserve PUD will provide high quality housing supply to the Town and improve overall pedestrian connectivity in the area. The proposed overall maximum density of 2 units/acre, together with the offered architectural conditions, will ensure the project is compatible with existing neighborhoods and rural/agricultural uses in the area.

***(vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.***

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

#### **CONSISTENCY WITH CONDITIONAL ZONING STANDARDS**

Castleberry Reserve PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. See the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

## PERMITTED USES

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

### RESIDENTIAL DISTRICT

The following uses shall be permitted in the Residential District:

<b>Residential</b>	
Single-family	Permitted
Accessory apartment*	Permitted
<b>Recreational Uses</b>	
Park, active	Permitted
Greenway	Permitted
Park, passive	Permitted
Recreation facility, private	Permitted
Utility, minor	Permitted
<b>Public and Civic Uses</b>	
Cemetery	Permitted

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



## DESIGN CONTROLS

Total Project Area	89.90 acres
Maximum Built-Upon Area	45% of gross site acreage
Maximum Residential Density	179 units
Maximum Residential Density	2.0 units/acre (includes RCA and rights-of-way)
<b>Northern District Single-Family Detached</b>	
Minimum Lot Size	6,000 square feet
Minimum Lot Width	50 ft.
Minimum Setbacks	
Front	10 ft.
Front (garage)	20 ft.
Side	5 ft.
Rear	10 ft.
Corner Side	8 ft.
Maximum Building Height	3 stories; 45 ft.
Minimum Buffer/RCA Setbacks	10 ft. for buildings 5 ft. for parking areas
<b>Southern District Single-Family Detached</b>	
Minimum Lot Size	10,000 square feet
Minimum Lot Width	75 ft.
Minimum Setbacks	
Front	10 ft.
Front (garage)	20 ft.
Side	5 ft.
Rear	10 ft.
Corner Side	8 ft.
Maximum Building Height	3 stories; 45 ft.
Minimum Buffer/RCA Setbacks	10 ft. for buildings 5 ft. for parking areas
<b>Recreation Facility, Private</b>	
Minimum Setbacks	
Front	10 ft.
Side	10 ft.
Rear	10 ft.
Minimum Buffer/RCA Setbacks	10 ft. for buildings 5 ft. for parking areas

**LANDSCAPING, BUFFERING, AND SCREENING**

Perimeter buffers shall be built and planted to the following lot width and planting standards:

Along the Property's Castleberry Road frontage	30 ft. Type B
Along the Property's westernmost boundary adjacent to PIN 0723001857*	20 ft. Type B
Along the Property's southernmost boundary adjacent to PIN 0722090422	20 ft. Type B
Along the Property's shared property line with PIN 0723117077*	20 ft. Type B
Along the Property's shared property line with PIN 0723210562*	20 ft. Type B
Along the Property's shared property line with PIN 0723221515	20 ft. Type B
Along Diesel Path	20 ft. Type B
Along the Property's shared property line with PIN 0723136582	20 ft. Type B
Along the Property's shared property line with PIN 0723134513	20 ft. Type B
Along the Cemetery (as defined below) boundary	10 ft. Type B
Along the Cemetery's Road Frontage	0 ft.

\*As shown on the Concept Plan, except where located adjacent to RCA, riparian buffers, or stormwater ponds, these buffers may be reconfigured and/or reduced if adjacent tracts are redeveloped.

## AFFORDABLE HOUSING

- The Development shall include a minimum of two (2) residential restricted affordable housing detached single-family median-income ownership units (the “Affordable Units”).
- The Affordable Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable housing median-income ownership initial sales price (the “Initial Sales Price”).
- The Affordable Units shall be occupied by low or median-income households earning no more than one-hundred thirty five (135%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI), adjusted for family size as most recently published by HUD (the “Income Limit”). For purposes of calculating the Initial Sales Price for the Affordable Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner’s insurance, homeowner’s association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership, which does not exceed thirty percent (30%) times (x’s) one-hundred thirty five percent (135%) times (x’s) the annual median-income limit (135% AMI Category), based on a family size that is equal to the actual number of bedrooms as the Affordable Units, applicable to the Raleigh, NC MSA as most recently published by the HUD.
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of thirty (30) years (the “Affordability Period”) shall be recorded in the Wake County Registry against each of the Affordable Units concurrently at the close of escrow upon the sale of the Affordable Units.
- A restrictive covenant (i.e. affordable housing agreement) between the Town and applicant shall be recorded in the Wake County Registry against each of the lots for the Affordable Units prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition.
- The Affordable Units shall be designated on the Master Subdivision Final Plat, which may be amended from time to time.
- Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer.
- The Affordable Units may be provided in multiple phases or in one single phase.
- Developer will work with the Town to identify qualifying buyers for the first sale of the Affordable Units (the “First Sale”).
- Following the First Sale of the Affordable Units, Developer shall not be responsible for managing the Affordable Units or performing marketing, applicant screening, and selection related to future sales of the Affordable Units.
- Town staff will assist with the administrative duties of the Affordable Units during the Affordable Period.

## ARCHITECTURAL STANDARDS

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

### RESIDENTIAL DISTRICT DESIGN GUIDELINES

Single-Family Detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. Street facing garages shall not protrude more than 5 feet out from the front façade and front porch.
6. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows
  - Bay window
  - Recessed window
  - Decorative window
  - Trim around the windows
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick/stone
  - Decorative trim
  - Decorative shake
  - Decorative air vents on gable
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
10. Front porches shall be a minimum of 6 feet deep.

**CONCEPTUAL BUILDING ELEVATIONS**





## **PARKING AND LOADING**

Parking shall comply with minimum parking standards set forth in UDO Section 8.3.

## **SIGNAGE**

Signage shall comply with UDO Section 8.7.

In addition, the project shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waster near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.

## **NATURAL RESOURCES AND ENVIRONMENTAL DATA**

### **RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS**

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

### **Resource Conservation Areas (RCA)**

UDO Section 8.1.2.C.3 does not require Resource Conservation Area (“RCA”) for low density developments 2 units/acre or less. However, the Development shall designate a minimum of twenty percent (20%) of the Property as RCA. If the Development is mass graded, it shall designate a minimum of 20% of the Property as RCA and shall not be required to provide the additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8.

### **Floodplain**

The project is not located in a designated current or future 100-year floodplain as shown on the Town of Apex’s Flood Risk Information System (FRIS) or FEMA FIRM Panel 3720072300K with an effective date of July 19, 2022. Watershed & FEMA Map dated April 2015.

### **Historic Structures**

There are no known historic structures present on the Property, however there is an existing cemetery as shown on the Existing Conditions Plan and Concept Plan (the “Cemetery”). The Cemetery shall be preserved in place. The Cemetery is approximately 0.30 acres and has approximately 59 grave sites. Prior to Master Subdivision Plan approval, a survey of the Cemetery shall be completed to establish its exact dimensions and the location of grave sites.

## **Environmental Commitments Summary**

The following environmental conditions shall apply to the Development:

- All dwelling units shall be pre-configured with conduit for a solar energy system.
- A solar PV system of at least 4 kilowatts shall be installed on a minimum of 5 homes (the “Solar Lots”). The Solar Lots shall be identified on the Master Subdivision Plat.
- The project shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
- The project shall install a minimum of four (4) pet waste stations.
- The project shall plant drought resistant warm season grasses throughout the development to minimize irrigation and chemical use.
- Stormwater control devices shall be designed and constructed so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25 year storm events.
- Landscaping shall include at least four (4) native hardwood tree species throughout the Development.
- No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road and utility infrastructure and SCM outlets. The SCM water storage and treatment shall not be permitted within the riparian buffer. Sewer infrastructure shall be designed to minimize impacts to riparian buffers.
- Any outdoor lighting installed on private amenities, signs, landscaping, walls, or fences in common areas shall be full cutoff LED fixtures with a maximum color temperature of 3000k. This condition shall not apply to lighting on single-family homes, accessory buildings, or street lighting.
- At least 75% of plants shall be native species. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.

## **STORMWATER MANAGEMENT**

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25 year storm events. Otherwise, the Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1 of the UDO.



The project shall provide additional water quality stormwater controls to reduce the overall nitrogen export for the site to less than 10 lbs/ac/yr through the installation of State approved Stormwater Control Measures (SCMs). The final selection of the SCMs used to reduce the nitrogen export from the site shall be selected by the design team and coordinated with staff during Subdivision and Construction Document design and review.

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

## **PARKS AND RECREATION**

This project was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on April 26, 2023 and a fee-in-lieu of dedication was recommended.

Single-family detached Units:  $\$ 4,016.66 \times 179 = \$ 718,982.14$

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

## **PUBLIC FACILITIES**

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

### **GENERAL ROADWAY INFRASTRUCTURE**

Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect as of the submission date of this rezoning.

### **TRANSPORTATION IMPROVEMENTS**

The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex. Access and improvements proposed along NCDOT roadways are subject to NCDOT review and approval at the time of site and subdivision plans.

- Developer shall construct a stop-controlled two-lane public street access to Castleberry Road approximately 1,400 feet west of Wimberly Road.

- Developer shall provide right-of-way dedication and road widening along Castleberry Road a minimum of 30 feet from center line consistent with NCDOT requirements for a two-lane roadway. In keeping with the existing rural character of Castleberry Road, Developer shall improve the south side of Castleberry Road with a grassed swale in lieu of curb and gutter and a 5-foot sidewalk south of the grassed swale for the length of the Property's Castleberry Road frontage.
- Developer shall construct a southbound right turn taper on Wimberly Road at Castleberry Road according to the right turn lane warrants in the NCDOT Roadway Design Manual, install a stop bar at the intersection with Wimberly Road, and provide centerline pavement markings extending a minimum of 50 feet from the stop bar subject to NCDOT review and approval.

### **PEDESTRIAN AND BICYCLE IMPROVEMENTS**

- Per UDO requirements for residential development with a PUD zoning designation, sidewalks shall be provided along both sides of all streets.
- Developer shall construct a 5-foot wide offsite sidewalk to connect the sidewalk along the frontage of PIN 0723023450 to the existing Lake Castleberry sidewalk stub at the northeast corner of the intersection of Castleberry Road and Lake Castleberry Drive (the "Lake Castleberry Sidewalk Connection"). The Lake Castleberry Sidewalk Connection will be constructed along the south side of Castleberry Road. If the Town and/or NCDOT will not approve the Lake Castleberry Sidewalk Connection or Developer is unable to acquire the necessary offsite rights of way and/or easements for the Lake Castleberry Sidewalk Connection, Developer shall pay a fee in lieu in the amount of the estimated cost of the Lake Castleberry Sidewalk Connection.
- Developer shall upgrade the existing crossing of the American Tobacco Trail at Wimberly Road with high visibility crosswalk markings and signs and install a push button rectangular rapid-flashing crosswalk beacon system according to Apex standards, subject to NCDOT review and approval.
- Developer shall extend the existing sidewalk along the southwest side of Wimberly Road, south to connect to the American Tobacco Trail, with roadway shoulder widening and gutter typical roadway section (the "ATT Connection"). Developer will need to coordinate with and obtain an encroachment agreement from NC Rail and obtain any other necessary approvals or agreements for construction and maintenance of the portion of the ATT Connection located on the American Tobacco Trail property leased by Wake County. Developer shall work with Town staff and NCDOT to finalize a design that places the ATT Connection within the existing Wimberly Road right of way. If the Town and NCDOT will not approve a design that places the ATT Connection in the existing Wimberly Road right of way, Developer shall pay a fee-in-lieu in the amount of the estimated cost of the ATT Connection.

## **WATER AND SANITARY SEWER**

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

## **OTHER UTILITIES**

Electricity will be provided by Duke Energy Progress or Apex Electric, depending on whether Apex Electric is capable of serving the Property. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

## **PHASING**

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

## **CONSISTENCY WITH LAND USE PLAN**

Although the Development proposes greater density than recommended by the Rural Residential Land Use Map designation, it is generally consistent with the goals of Advance Apex 2045: The Apex Comprehensive Plan (the “Comp Plan”) and the 2045 Land Use Map. The Rural Residential designation recommends “single-family residential uses” that provide “a transition from the Protected Open Spaces around Jordan Lake...” The proposed maximum density of 2 units/acre is consistent with recommended density for Low Density Residential, as defined in the Comp Plan. The Development, together with conditions of this PUD, will add low density single-family housing while respecting the Protected Open Space adjacent to the south, providing pedestrian connections to recreational opportunities, and preserving the historic Cemetery, consistent with the following goals and policies of the Comp. Plan.

- Preservation of historic places and cultural resources;
- Protection of environmental and natural resources;
- A variety of housing types available to a range of incomes;
- Maintain low density residential uses as a transition to rural areas and protected open space areas.

## **COMPLIANCE WITH UDO**

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Castleberry Reserve. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

**EXHIBIT A**  
**Legal Description**  
**The Property**

BEING THE OUTER BOUNDARY OF 8 PARCELS, NOW OR FORMERLY OF THOMAS R MARCOM AS DESCRIBED IN DB 3292, PG 222 (PIN 0723023450), THOMAS R MARCOM AND NANCY MARCOM AS DESCRIBED IN DB 16865, PG 2012 (PIN 0723024085), TEMPIE M MARCOM AS DESCRIBED IN DB 3676, PG 382 (PIN 0723111191) AND DB 5048, PG 325 (PIN 0723026951), THOMAS R MARCOM AND NANCY MARCOM AS DESCRIBED IN DB 16865, PG 2012 (PIN 0723024085), SONIA B MARCOM AS DESCRIBED IN DB 2392, PG 220 (PIN 0723120194), DEBORAH M K STRICKLAND AS DESCRIBED IN DB 2284, PG 124 (PIN 0723125145), BRIDGET COTRUFO & PAUL A COTRUFO AS DESCRIBED IN DB 9017, PG 1189 (PIN 0723115892), AND TEMPIE M MARCOM & DEBORAH M STRICKLAND AS DESCRIBED IN DB 18975, PG 1401 (PIN 0723113507) SAID PARCELS BEING LOCATED IN THE TOWN OF APEX, WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND ON THE NORTHWESTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF THOMAS R MARCOM AS DESCRIBED IN DB 3292, PG 222 (PIN 0723023450) AND THE SOUTHERN RIGHT OF WAY OF CASTLEBERRY ROAD, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 732,695.45' AND E= 2,020,274.89'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY, N06°20'52"W A DISTANCE OF 36.42 FEET TO A MAG NAIL FOUND IN THE CENTERLINE OF CASTLEBERRY ROAD; THENCE, WITH SAID CENTERLINE, N57°49'50"E A DISTANCE OF 135.10 FET TO A MAG NAIL FOUND; THENCE, CONTINUING WITH SAID CENTERLINE, N56°35'23"E A DISTANCE OF 92.98 FEET TO A MAG NAIL FOUND; THENCE, CONTINUING WITH SAID CENTERLINE, N56°35'06"E A DISTANCE OF 235.90 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N56°01'30"E A DISTANCE OF 88.04 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N53°38'28"E A DISTANCE OF 93.37 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N50°18'13"E A DISTANCE OF 93.98 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N47°13'51"E A DISTANCE OF 88.14 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N42°57'56"E A DISTANCE OF 133.67 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N39°28'11"E A DISTANCE OF 158.12 FEET TO A MAG NAIL SET; THENCE, CONTINUING WITH SAID CENTERLINE, N38°24'24"E A DISTANCE OF 132.10 FEET TO A MAG NAIL SET; THENCE, LEAVING SAID CENTERLINE, S07°45'19"E A DISTANCE OF 199.36 FEET TO A BENT IRON PIPE FOUND; THENCE, S65°45'19"E A DISTANCE OF 662.66 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S10°27'53"E A DISTANCE OF 804.30 FEET TO AN AXLE FOUND; THENCE, S70°27'14"E A DISTANCE OF 178.50 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S32°45'20"E A DISTANCE OF 181.93 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S17°53'43"W A DISTANCE OF 387.15 FEET TO A 3/4" IRON PIPE SET; THENCE, S88°59'08"W A DISTANCE OF 236.49 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S89°34'36"W

A DISTANCE OF 57.19 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S89°28'25"W A DISTANCE OF 409.63 FEET TO AN AXLE FOUND; THENCE, S00°45'40"E A DISTANCE OF 396.14 FEET TO A 3/4" IRON PIPE SET; THENCE, S00°45'40"E A DISTANCE OF 503.45 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S80°51'33"W A DISTANCE OF 380.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE, S61°40'30"W A DISTANCE OF 470.42 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N77°05'52"W A DISTANCE OF 415.10 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N00°33'05"E A DISTANCE OF 457.27 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N00°33'05"E A DISTANCE OF 92.75 FEET TO A 3/4" IRON PIPE SET; THENCE, N87°03'17"W A DISTANCE OF 124.95 FEET TO A COMPUTED POINT AT A 40" POPLAR; THENCE, N02°34'18"E A DISTANCE OF 394.62 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N02°34'18"E A DISTANCE OF 394.37 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N02°25'20"E A DISTANCE OF 71.14 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N02°25'20"E A DISTANCE OF 186.74 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N02°36'05"E A DISTANCE OF 325.84 FEET TO A 3/4" IRON PIPE SET; THENCE, N83°37'40"E A DISTANCE OF 94.32 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N06°20'52"W A DISTANCE OF 166.26 FEET TO THE POINT OF BEGINNING.

SAID OUTER BOUNDARY CONTAINING 3,916,211 SQUARE FEET OR 89.90 ACRES, MORE OR LESS.

**EXHIBIT B**  
**Property Ownership**

**\*Owner names and deed references below are accurate (and have been confirmed by a title attorney) but may differ from what is shown on Wake County GIS. Some property owner names have changed due to marriage.**

**Parcel 1**

Site Address: 8633 Castleberry Road

PIN: 0723125145

Deed Reference (book/page): 2284/124

Acreage: 2.38

Owner: Deborah Kay Marcom Strickland (a/k/a Deborah M. Strickland and Deborah Kay Marcom) and spouse, Ronald M. Strickland (a/k/a Ronnie Strickland)

Owner Address: 8633 Castleberry Road, Apex, NC 27523-9695

**Parcel 2**

Site Address: 8635 Castleberry Road

PIN: 0723115892

Deed Reference (book/page): 9017/1189

Acreage: 3.37

Owner: Bridget Cotrufo and Paul Anthony Cotrufo

Owner Address: 8635 Castleberry Road, Apex, NC 27523-9695

**Parcel 3**

Site Address: 8637 Castleberry Road

PIN: 0723113507

Deed Reference (book/page): Wake County Estate File Number 22-E-2448 for Tempie Grace Mills Marcom

Acreage: 1.94

Owner: Deborah Kay Marcom Strickland (a/k/a Deborah M. Strickland and Deborah Kay Marcom); Thomas Russell Marcom (a/k/a Thomas R. Marcom); and Sonya Beth Marcom Ammons (a/k/a Sonya Ammons and Sonya Jones)

Owner Address: 8637 Castleberry Road, Apex, NC 27523-9695

**Parcel 4**

Site Address: 8639 Castleberry Road

PIN: 0723111191

Deed Reference (book/page): Wake County Estate File Number 22-E-2448 for Tempie Grace Mills Marcom

Acreage: 68.82

Owner: Deborah Kay Marcom Strickland (a/k/a Deborah M. Strickland and Deborah Kay Marcom); Thomas Russell Marcom (a/k/a Thomas R. Marcom); and Sonya Beth Marcom Ammons (a/k/a Sonya Ammons and Sonya Jones)  
Owner Address: 8637 Castleberry Road, Apex, NC 27523-9695

**Parcel 5**

Site Address: 8649 Castleberry Road  
PIN: 0723120194  
Deed Reference (book/page): 3292/220  
Acreage: 3.0  
Owner: Sonya Beth Marcom Ammons (a/k/a Sonya Beth Marcom, Sonya Ammons; Sonya Beth Marcom Bidy and Sonya Jones), and spouse, Steve Ammons  
Owner Address: 8649 Castleberry Road, Apex, NC 27523-9695

**Parcel 6**

Site Address: 8709 Castleberry Road  
PIN: 0723024085  
Deed Reference (book/page): 16865/2012  
Acreage: 7.29  
Owner: Thomas Russell Marcom (a/k/a Thomas R. Marcom); and spouse, Nancy Marcom (a/k/a Nancy L. Marcom)  
Owner Address: 2309 7 Lakes S., West End, NC 27376-9601

**Parcel 7**

Site Address: 8717 Castleberry Road  
PIN: 0723023450  
Deed Reference (book/page): 16865/2012  
Acreage: 2.92  
Owner: Thomas Russell Marcom (a/k/a Thomas R. Marcom); and spouse, Nancy Marcom (a/k/a Nancy L. Marcom)  
Owner Address: 2309 7 Lakes S., West End, NC 27376-9601

**Parcel 8**

Site Address: 8705 Castleberry Road  
PIN: 0723026951  
Deed Reference (book/page): Wake County Estate File Number 22-E-2448 for Tempie Grace Mills Marcom  
Acreage: 0.19  
Owner: Deborah Kay Marcom Strickland (a/k/a Deborah M. Strickland and Deborah Kay Marcom); Thomas Russell Marcom (a/k/a Thomas R. Marcom); and Sonya Beth Marcom Ammons (a/k/a Sonya Ammons and Sonya Jones)  
Owner Address: 2309 7 Lakes S., West End, NC 27376-9601



# <PUD REZONING> CASTLEBERRY RESERVE

**RIPARIAN BUFFERS AND WETLANDS:**  
RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY S&EC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS AND TOWN OF APEX.



**APPLICANT**  
**INSPIRE COMMERCIAL, LLC**  
MAC PATEL  
1124 GROGANS MILL DRIVE  
CARY, NC 27519  
(919) 413-2120

**LAND USE ATTORNEY**  
**PARK, POE, ADAMS, & BERNSTEIN LLP**  
MATTHEW CARPENTER  
301 FAYETTEVILLE STREET SUITE 1400  
RALEIGH, NC 27601  
(919) 835-4032  
www.ParkerPoe.com

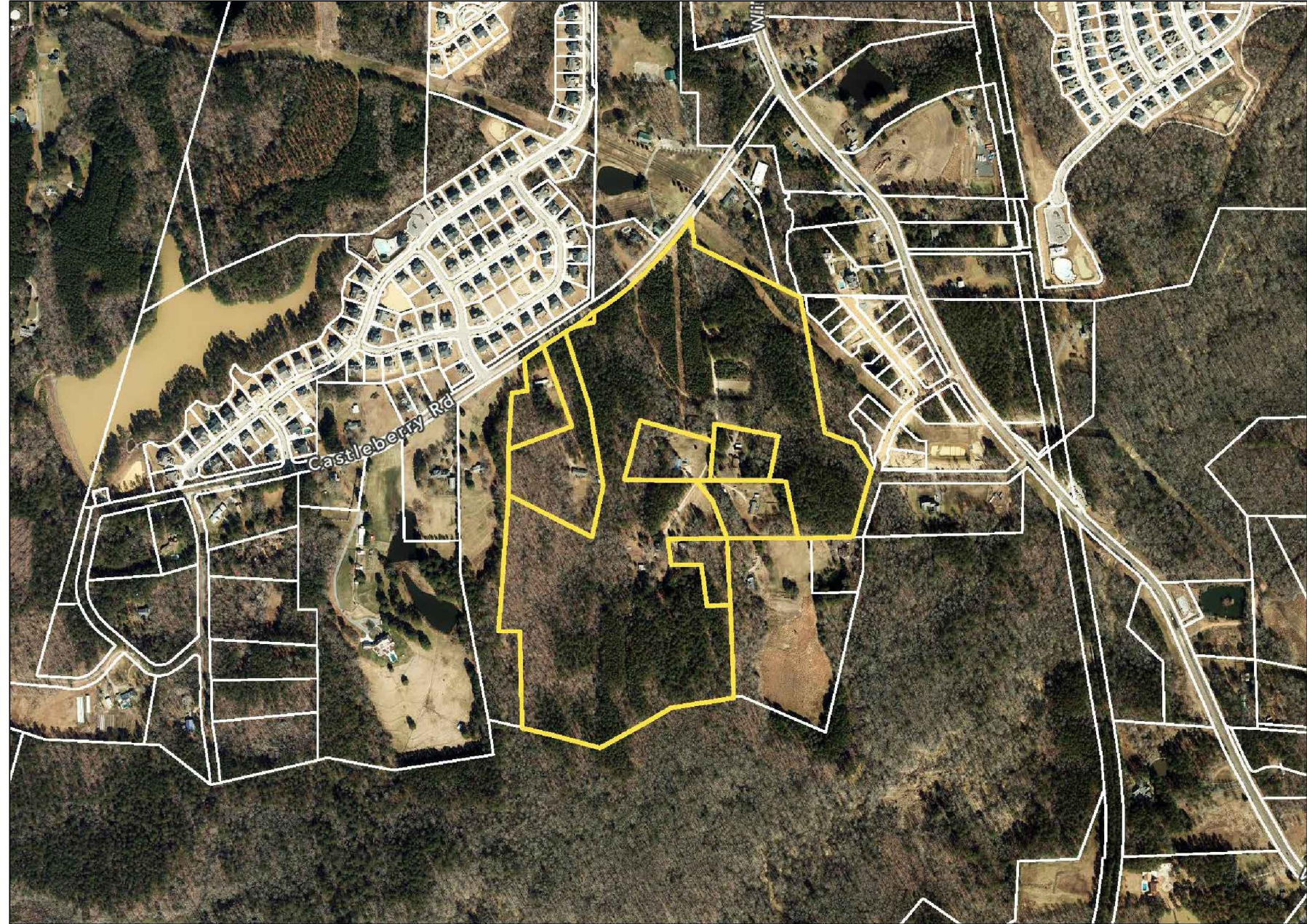
**8639 CASTLEBERRY ROAD  
APEX, NORTH CAROLINA 27523  
PROJECT NUMBER: 220602**

**ENGINEER/LAND PLANNER**  
**PEAK ENGINEERING & DESIGN, PLLC**  
JEFF ROACH, P.E.  
1125 APEX PEAKWAY  
APEX, NC 27502  
(919) 439-0100  
www.PeakEngineering.com

**SURVEYOR**  
**BATEMAN CIVIL SURVEY COMPANY**  
STEVEN CARSON  
2524 RELIANCE AVENUE  
APEX, NC 27502  
(919) 577-1080  
www.BatemanCivilSurvey.com

**ENVIRONMENTAL CONSULTANT**  
**SOIL & ENVIRONMENTAL CONSULTANTS, PA**  
STEVEN BALL, RF, PWS  
8412 FALLS OF NEUSE ROAD, SUITE 104  
RALEIGH, NC 27615  
(919) 846-5900  
www.SandEC.com

**TRAFFIC ENGINEER**  
**KIMLEY-HORN AND ASSOCIATES**  
LYLE OVERCASH, P.E.  
421 FAYETTEVILLE STREET SUITE 600  
RALEIGH, NC 27601  
(919) 677-2000  
www.Kimley-Horn.com



**PROJECT AERIAL** SCALE: 1" = 800'



**VICINITY MAP** SCALE: 1" = 800'

PROPERTY DATA					
Parcel	Property Owner	Site Address	PIN	Deeded Acreage	Deed Book/Plat Book
Parcel 1	Slickland, Deborah & Ronnie	8633 Castleberry Road	0723-12-5145	2.38 acres	DB2284 Pg124
Parcel 2	Cotrifo, Bridget & Paul Anthony	8635 Castleberry Road	0723-11-5892	3.37 acres	DB9017 Pg1189
Parcel 3	Strickland, Deborah Kay Marcom Ammons, Sony Beth Marcom Marcom, Thomas Russell	8637 Castleberry Road Wake County Estate File Number 22-E-2448 for Tempie Grace Mills Marcom	0723-11-3507	1.94 acres	DB18975 Pg1401
Parcel 4	Strickland, Deborah Kay Marcom Ammons, Sony Beth Marcom Marcom, Thomas Russell	8639 Castleberry Road Wake County Estate File Number 22-E-2448 for Tempie Grace Mills Marcom	0723-11-1191	68.82 acres	DB19-E Pg0000
Parcel 5	Ammons, Sonya Beth Marcom Ammons, Steve (spouse)	8649 Castleberry Road Apex, NC 27523-9695	0723-12-0194	3.00 acres	DB3292 Pg 220
Parcel 6	Marcom, Thomas Russell & Nancy	8709 Castleberry Road 2309 7 Lakes S. West End, NC 27376-9601	0723-02-4085	7.29 acres	DB16865 Pg2012
Parcel 7	Marcom, Thomas Russell & Nancy	8717 Castleberry Road 2309 7 Lakes S. West End, NC 27376-9601	0723-02-3450	2.92 acres	DB16865 Pg2012
Parcel 8	Strickland, Deborah Kay Marcom Ammons, Sony Beth Marcom Marcom, Thomas Russell	8705 Castleberry Road Wake County Estate File Number 22-E-2448 for Tempie Grace Mills Marcom	0723-02-6951	0.19 acres	DB005048 Pg 325
<b>Total Deeded Acreage:</b>				<b>89.90 acres</b>	<b>3,916,211 sf</b>
<i>(survey data provided by Bateman Civil Survey Company)</i>					

**INDEX OF DRAWINGS:**

- C000 COVER SHEET
- C001 EXISTING CONDITIONS
- C002 EXISTING CONDITIONS TREE SURVEY
- C100 CONCEPTUAL SITE PLAN/  
CONCEPTUAL UTILITY PLAN

**REZONING CASE #23CZ04  
SUBMITTED FEBRUARY 1, 2023**

**PARKS AND RECREATION DATA TABLE**

**DATE REVIEWED BY PRCR ADVISORY COMMISSION:** April 26, 2023

**FEE-IN-LIEU: 2023 RATES**

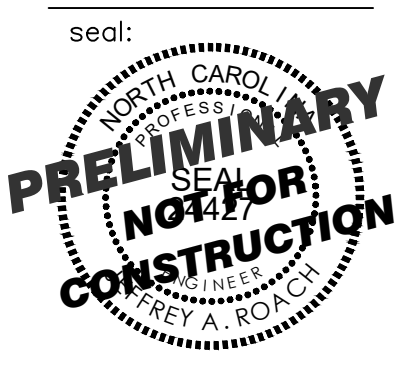
SINGLE-FAMILY DETACHED UNITS	\$4,016.66 / DWELLING UNIT x 179 UNITS = \$718,982.14
SINGLE-FAMILY ATTACHED UNITS	\$0.00 / DWELLING UNIT
MULTI-FAMILY UNITS	\$0.00 / DWELLING UNIT

**ACRES OF LAND DEDICATION:** n/a ACRES  
**PUBLIC GREENWAY TRAIL CONSTRUCTION:** YES \_\_\_ NO X \_\_\_

The PRCR Advisory Commission unanimously recommended a fee-in-lieu of dedication for 179 single family detached residential units at their April 26th, 2023 meeting. If approved by Town Council in 2023 the rate would be \$4,016.66 per single-family detached residential unit and would run the life of the project unless additional acreage or units were added to the project. The fee-in-lieu of dedication is paid per unit at the time of final subdivision plat.

SITE DATA TABLE			
Township:	White Oak Township		
Flood Zone Information:	Firm Panel 3720072300K effective July 19, 2022 does not show the presence of flood zones on the properties (flood zones are located within 100' of the assembly)		
Watershed Information:	Primary Watershed Protection Overlay District, White Oak Creek, Cape Fear River Basin		
Historical:	NC SHPO does not show any existing historical structures A cemetery does exist within the property assemblage (~0.30 acres and 59 gravesites)		
Annexation:	Annexation required as the property is located OUTSIDE of the Apex ETJ		
Existing Zoning:	R-80W (Wake County)		
Proposed Zoning:	PUD - CZ (Planned Unit Development - Conditional Zoning)		
Existing 2045 Land Use Map:	Rural Density Residential		
Proposed 2045 Land Use Map:	Low Density Residential		
Existing Use:	Single-family Residential and vacant		
Proposed Uses:	Single-family Park, active Park, passive Utility, minor Accessory apartment * Greenway Recreation facility, private		
* Homeowners Association covenants shall not restrict the construction of Accessory apartments			
Maximum Number of Lots:	179 dwelling units		
Proposed Project Density:	2.00 dwelling units/acre or less		
Lots:			
Northern District Single-Family detached	Min Lot Size: 6,000 SF	Min Lot Width: 50 feet	Max Building Height: 45 feet (3 stories)
Southern District Single-Family detached	10,000 SF	75 feet	45 feet (3 stories)
Building Setbacks (minimum setbacks unless otherwise noted):			
Front:	Residential: 10 feet	Private Recreation Facility: 10 feet	
Front (garage):	20 feet from sidewalk or back-of-curb	N/A	
Rear:	10 feet	10 feet	
Side:	5 feet	10 feet	
Side (Corner Lot):	8 feet	10 feet	
From Buffer or RCA	10 feet	10 feet	
Parking setback from buffer or RCA	5 feet	5 feet	
Parking Requirements:	Single Family Detached: 2 spaces/dwelling unit required Single Family parking provided by driveway and garage (min 2 spaces/lot) Private Recreation Facility: Parking shall be based upon size and use within the recreation facility		
Maximum Built Upon Area:	40.45 acres or 45% (per zoning condition)		
RCA Required:	20% (per zoning condition)		
Mass Grading RCA Penalty:	Site to be "Mass Graded" (per zoning condition, 20% RCA provided shall satisfy additional 5% RCA required for Mass Grading) 50% (limited by Apex UDO to a maximum acreage for mass grading) maximum of 20 acres of clearing for single-family detached developments		
Grading:	Site to be "Mass Graded" (per zoning condition, 20% RCA provided shall satisfy additional 5% RCA required for Mass Grading) 50% (limited by Apex UDO to a maximum acreage for mass grading) maximum of 20 acres of clearing for single-family detached developments		
% of lots graded prior to first plat:			
% of pre-development drainage areas preserved within their natural basins:	90%		

project:  
**CASTLEBERRY RESERVE**  
 8639 CASTLEBERRY ROAD  
 WHITE OAK TOWNSHIP  
 APEX, NORTH CAROLINA 27523



NO.	DATE	REVISION
1	APRIL 26, 2023	TOWN OF APEX - 14 ZONING COMMISSIONS
2	MAY 2, 2023	TOWN OF APEX - 24th ZONING COMMISSIONS

title:  
**PUD COVER SHEET**

proj #:  
**220602**

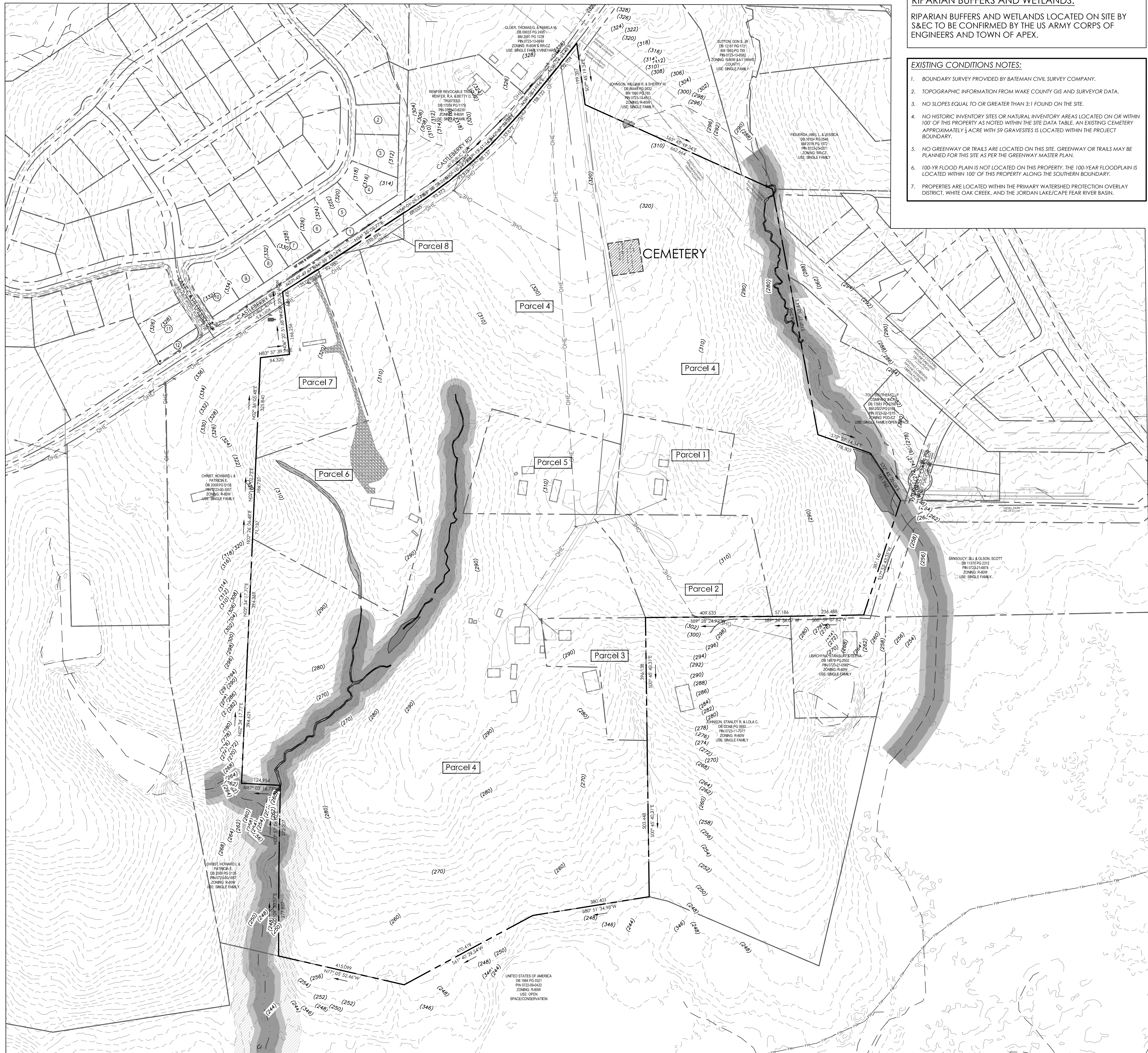
date:  
**FEBRUARY 1, 2023**

dwg by: **chkd by: JR**

scale:  
**As Noted**

sheet:  
**C000**  
(PUD PLAN)





**RIPARIAN BUFFERS AND WETLANDS:**  
 RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY S&EC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS AND TOWN OF APEX.

**EXISTING CONDITIONS NOTES:**

- BOUNDARY SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY.
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
- NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
- NO HISTORIC INVENTORY SITES OR NATURAL INVENTORY AREAS LOCATED ON OR WITHIN 100' OF THIS PROPERTY AS NOTED WITHIN THE SITE DATA TABLE. AN EXISTING CEMETERY APPROXIMATELY 1/2 ACRE WITH 59 GRAVESITES IS LOCATED WITHIN THE PROJECT BOUNDARY.
- NO GREENWAY OR TRAILS ARE LOCATED ON THIS SITE. GREENWAY OR TRAILS MAY BE PLANNED FOR THIS SITE AS PER THE GREENWAY MASTER PLAN.
- 100-YR FLOOD PLAIN IS NOT LOCATED ON THIS PROPERTY. THE 100-YEAR FLOODPLAIN IS LOCATED WITHIN 100' OF THIS PROPERTY ALONG THE SOUTHERN BOUNDARY.
- PROPERTIES ARE LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT, WHITE OAK CREEK, AND THE JORDAN LAKE/CAFE FEAR RIVER BASIN.

	POSSIBLE SITE AMENITY		SINGLE FAMILY 6,000 SF MINIMUM
	BUFFERS/RCA		SINGLE FAMILY 10,000 SF MINIMUM
			EX CEMETERY (~0.30 ACRES & 59 GRAVESITES)

--- PROJECT PERIMETER BOUNDARY

↑ PROPOSED WATER CONNECTIONS

\* PROPOSED SEWER CONNECTIONS

↔ POTENTIAL ACCESS POINTS

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

- SITE AND UTILITY NOTES:**
- DEVELOPMENT ACCESS AND STUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
  - FINAL RESOURCE CONSERVATION AREA (RCA), OPEN SPACE, AND PLAY LAWN LOCATIONS SHALL BE COORDINATED WITH STAFF AND BUILDER DURING MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
  - ALL ZONING PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS ARE DETERMINED AT MASTER SUBDIVISION PLAN.
  - REFER TO PD TEXT DOCUMENTS FOR A LIST OF ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS FOR THE DEVELOPMENT.
  - ENVIRONMENTAL FEATURES ARE SUBJECT TO FINAL REVIEW CONCURRENCE WITH VARIOUS REGULATING AGENCIES.
  - PUBLIC PEDESTRIAN AND VEHICULAR ACCESS IS SHOWN FOR CONCEPTUAL PURPOSES AND ARE SUBJECT TO REVISIONS DURING THE MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
  - ALL SITE ELEMENTS ARE REQUIRED TO MEET OR EXCEED TOWN OF APEX, NCDOT, OR OTHER REVIEW AUTHORITY STANDARD DESIGN SPECIFICATIONS.
  - PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING TRANSPORTATION, WATER, SEWER, AND GREENWAYS.
  - THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND ELECTRICITY.
  - THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
  - NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXCXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apecxnc.org/215/APPLICATIONS-SCHEDULES).
  - TREE PROTECTION FENCING MUST BE PLACED:
    - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
    - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
    - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
  - ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

**ADJACENT PROPERTIES (LAKE CASTLEBERRY)**

1 LAKE CASTLEBERRY OWNER ASSOC. INC. DB 17554 PG 0545 BM 2017 PG 1573 PIN 0723-02-5914 ZONING: LD-CZ USE: SINGLE FAMILY OPEN SPACE	2 DABADE, PREETAM & JAVKHEDKAR, APURVA DB 18137 PG 2425 BM 2017 PG 1573 PIN 0723-03-4050 ZONING: LD-CZ USE: SINGLE FAMILY	3 JAISWAL, VISHAL S. & SHWETA V. DB 18514 PG 2029 BM 2017 PG 1572 PIN 0723-02-1759 ZONING: LD-CZ USE: SINGLE FAMILY
4 CARONE, MICHAEL & KRISTINA DB 17304 PG 0228 BM 2017 PG 1573 PIN 0723-03-5278 ZONING: LD-CZ USE: SINGLE FAMILY	5 LAMBE, MORGAN T. & MATTHEW T. DB 18199 PG 1629 BM 2017 PG 1572 PIN 0723-02-3974 ZONING: LD-CZ USE: SINGLE FAMILY	6 PALAKODETI, ANUPAMA & DINAVAH, VENKATA C. DB 19127 PG 24869 BM 2017 PG 1572 PIN 0723-02-0744 ZONING: LD-CZ USE: SINGLE FAMILY
7 WAHL, JAMES & LAURA DB 17331 PG 2483 BM 2017 PG 1573 PIN 0723-03-5178 ZONING: LD-CZ USE: SINGLE FAMILY	8 RAMAKRISHNAN, DINESHBABU & KOTHANDARAMAN, MOUSHMI DB 18624 PG 2542 BM 2017 PG 1572 PIN 0723-02-2899 ZONING: LD-CZ USE: SINGLE FAMILY	9 PATEL, VISHAL & KESHA DB 18352 PG 1555 BM 2016 PG 1289 PIN 07 13-92-8691 ZONING: LD-CZ USE: SINGLE FAMILY
10 REYNOLDS, KATIE C. & ROBERT J. DB 17894 PG 2550 BM 2017 PG 1573 PIN 0723-03-5047 ZONING: LD-CZ USE: SINGLE FAMILY	11 LATORE, JOSEPH A. & ERIN M. DB 18154 PG 2001 BM 2017 PG 1572 PIN 0723-02-2814 ZONING: LD-CZ USE: SINGLE FAMILY	12 LAKE CASTLEBERRY OWNERS ASSOC INC. DB 17554 PG 0543 BM 2016 PG 1289 PIN 07 13-92-9535 ZONING: LD-CZ USE: SINGLE FAMILY/OPEN SPACE

1  
C001

EXISTING CONDITIONS PLAN

SCALE: 1" = 150'

0 75 150 300  
SCALE: 1" = 150'

Project:  
**CASTLEBERRY RESERVE**  
 8639 CASTLEBERRY ROAD  
 WHITE OAK TOWNSHIP  
 APEX, NORTH CAROLINA 27523



NO.	DATE	REVISION
1	APRIL 3, 2023	TOWN OF APEX - 1st ZONING COMMENTS
2	MAY 2, 2023	TOWN OF APEX - 2nd ZONING COMMENTS

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 EXISTING CONDITIONS PLAN

proj #:  
 220602

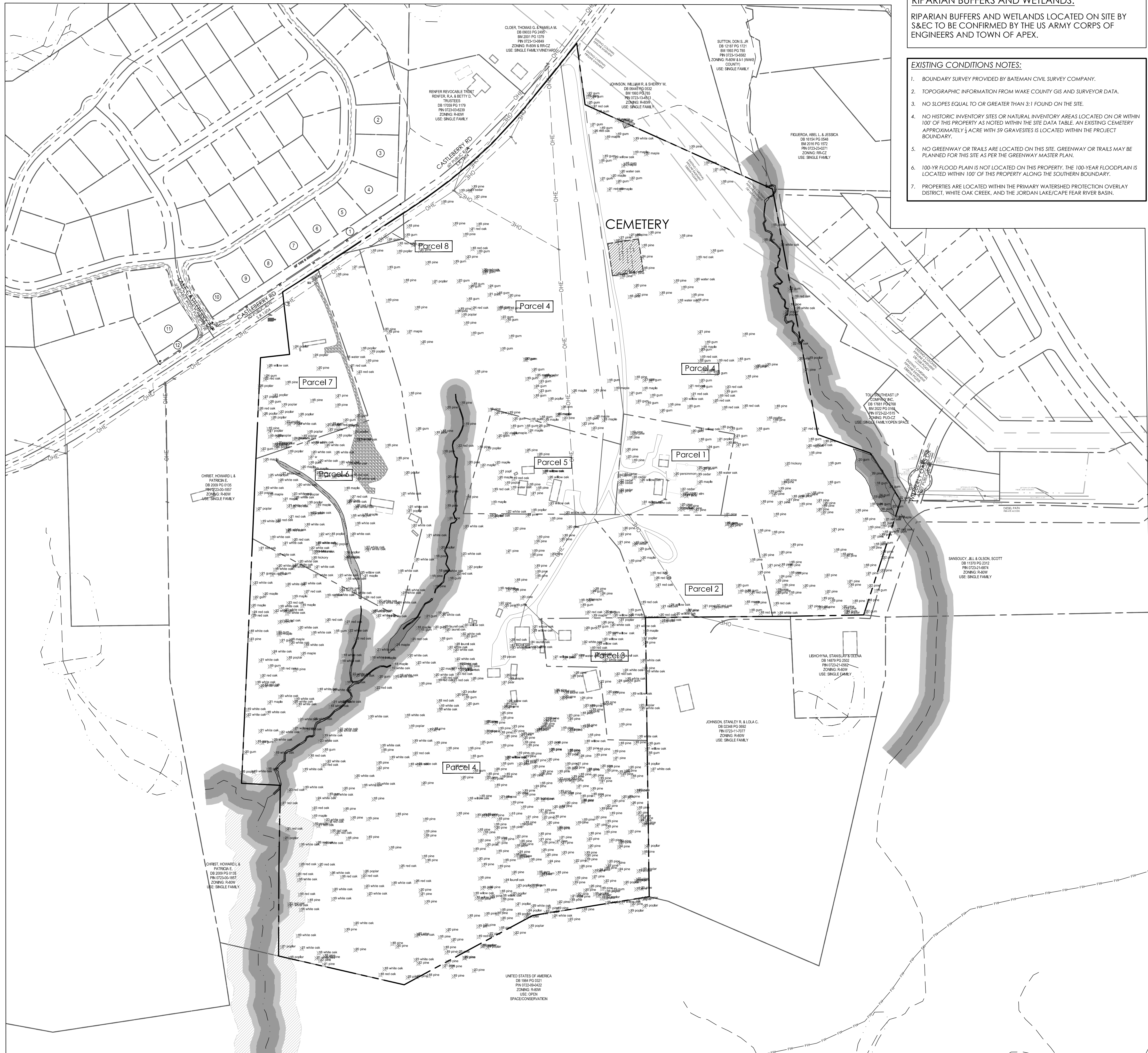
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 FEBRUARY 1, 2023

dwg by: chkd by:  
 FS JR

scale:  
 As Noted

sheet:  
 C001





**RIPARIAN BUFFERS AND WETLANDS:**  
 RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY S&EC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS AND TOWN OF APEX.

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- NO HISTORIC INVENTORY SITES OR NATURAL INVENTORY AREAS LOCATED ON OR WITHIN 100' OF THIS PROPERTY AS NOTED WITHIN THE SITE DATA TABLE. AN EXISTING CEMETERY APPROXIMATELY 1/2 ACRE WITH 59 GRAVESTONES IS LOCATED WITHIN THE PROJECT BOUNDARY.
- NO GREENWAY OR TRAILS ARE LOCATED ON THIS SITE. GREENWAY OR TRAILS MAY BE PLANNED FOR THIS SITE AS PER THE GREENWAY MASTER PLAN.
- 100-YR FLOOD PLAIN IS NOT LOCATED ON THIS PROPERTY. THE 100-YEAR FLOODPLAIN IS LOCATED WITHIN 100' OF THIS PROPERTY ALONG THE SOUTHERN BOUNDARY.
- PROPERTIES ARE LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT, WHITE OAK CREEK, AND THE JORDAN LAKE/CAPE FEAR RIVER BASIN.

**REQUIRED PLAN NOTES:**

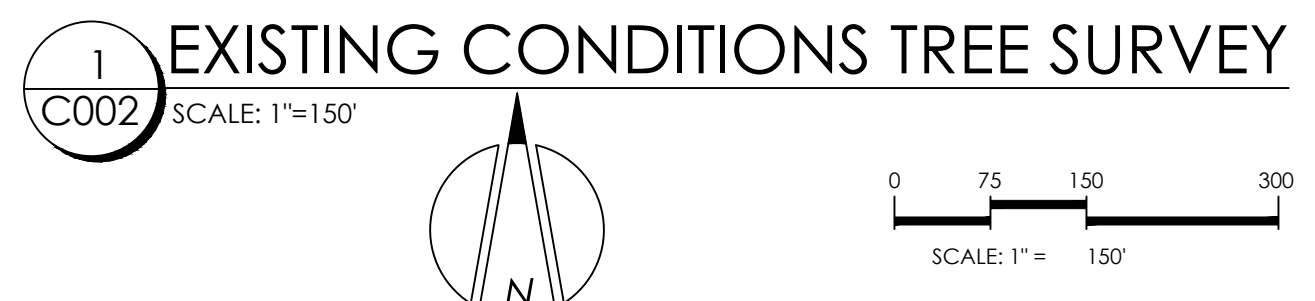
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE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

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

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

**ADJACENT PROPERTIES (LAKE CASTLEBERRY)**

1 LAKE CASTLEBERRY OWNER ASSOC. INC. DB 1754 PG 0545 BM 2017 PG 1573 PIN 0723-02-5914 ZONING: LD-CZ USE: SINGLE FAMILY OPEN SPACE	2 CARONE, MICHAEL & KRISTINA DB 1734 PG 0228 BM 2017 PG 1573 PIN 0723-02-5278 ZONING: LD-CZ USE: SINGLE FAMILY	3 WAHL, JAMES & LAURA DB 1731 PG 2483 BM 2017 PG 1573 PIN 0723-03-5178 ZONING: LD-CZ USE: SINGLE FAMILY	4 REYNOLDS, KATIE C. & ROBERT J. DB 1784 PG 2550 BM 2017 PG 1572 PIN 0723-02-5047 ZONING: LD-CZ USE: SINGLE FAMILY	5 DABADE, PREETAM & JAVKHEDKAR, APURVA DB 1813 PG 2425 BM 2017 PG 1573 PIN 0723-03-4050 ZONING: LD-CZ USE: SINGLE FAMILY	6 LAMBE, MORGAN T. & MATTHEW T. DB 1819 PG 1629 BM 2017 PG 1572 PIN 0723-02-3974 ZONING: LD-CZ USE: SINGLE FAMILY	7 RAMAKRISHNAN, DINESHBABU & KOTHANDARAMAN, MOUSHMI DB 1824 PG 2542 BM 2017 PG 1572 PIN 0723-02-2899 ZONING: LD-CZ USE: SINGLE FAMILY	8 LATORE, JOSEPH A. & ERIN M. DB 1815 PG 2001 BM 2017 PG 1572 PIN 0723-02-2814 ZONING: LD-CZ USE: SINGLE FAMILY	9 JAINWAL, VISHAL S. & SHWETA V. DB 18514 PG 2029 BM 2017 PG 1572 PIN 0723-02-1759 ZONING: LD-CZ USE: SINGLE FAMILY	10 PALAKODETI, ANUPAMA & DINAVAHU, VENKATA C. DB 19127 PG 24869 BM 2017 PG 1572 PIN 0723-02-0744 ZONING: LD-CZ USE: SINGLE FAMILY	11 PATEL, VISHAL & KESHA DB 18382 PG 1555 BM 2016 PG 1289 PIN 07 13-92-8691 ZONING: LD-CZ USE: SINGLE FAMILY	12 LAKE CASTLEBERRY OWNERS ASSOC INC. DB 1754 PG 0543 BM 2016 PG 1289 PIN 07 13-92-9535 ZONING: LD-CZ USE: SINGLE FAMILY OPEN SPACE
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**1 EXISTING CONDITIONS TREE SURVEY**  
 SCALE: 1"=150'



NC License #P-0673

Project: **CASTLEBERRY RESERVE**  
 8639 CASTLEBERRY ROAD  
 WHITE OAK TOWNSHIP  
 APEX, NORTH CAROLINA 27523



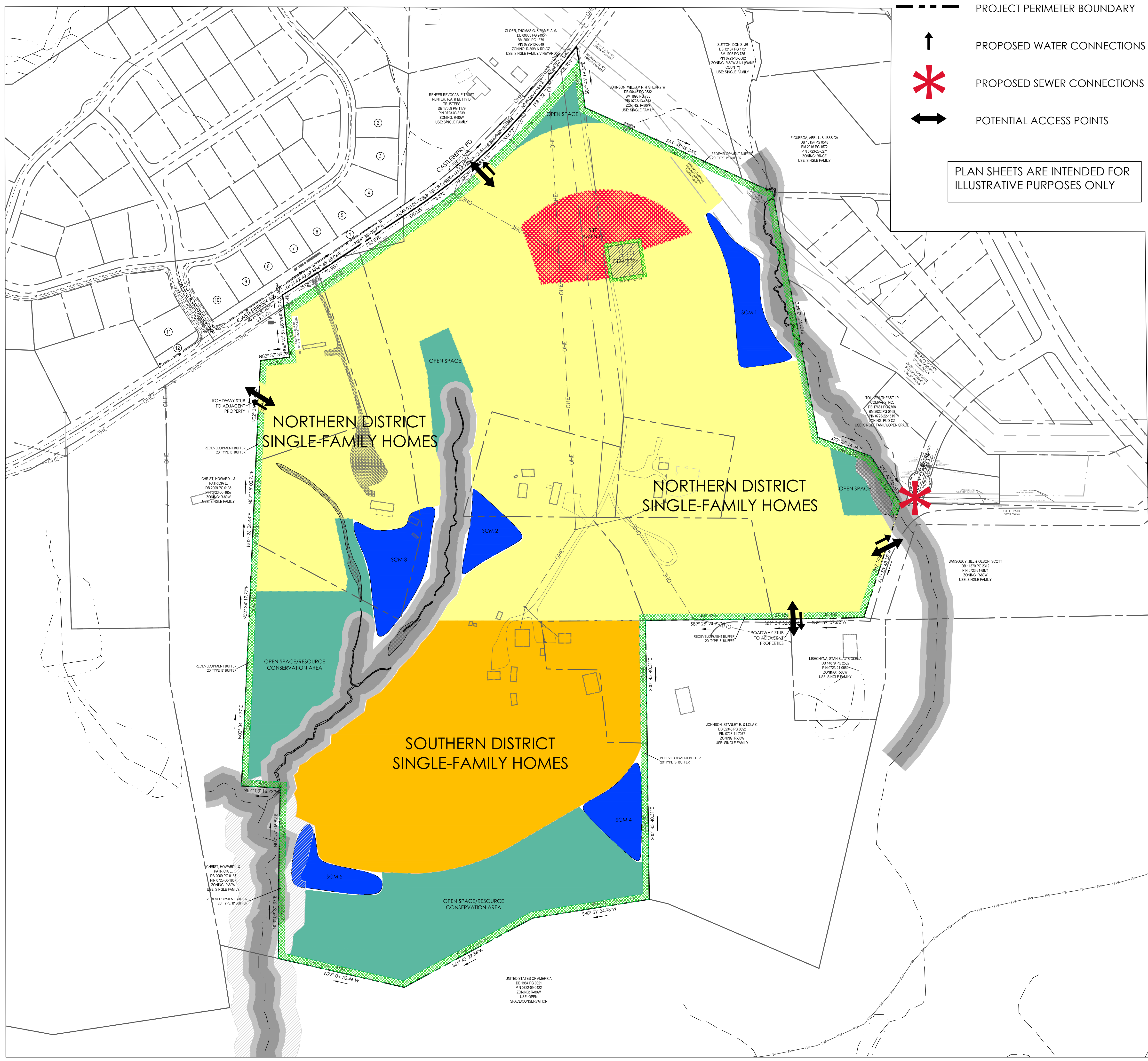
NO.	DATE	REVISION	BY
1	APRIL 9, 2023	TOWN OF APEX - 14 ZONING COMMENTS	JR
2	MAY 2, 2023	TOWN OF APEX - 241 ZONING COMMENTS	JR

title: **EXISTING CONDITIONS TREE SURVEY**

proj #: **220602**  
 date: **FEBRUARY 1, 2023**  
 dwg by: **chkd by: FS JR**  
 scale: **As Noted**

sheet: **C002**  
 (PUD PLAN)



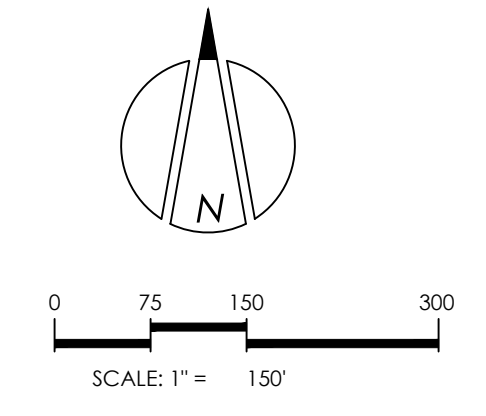


PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

- POSSIBLE SITE AMENITY
- BUFFERS/RCA
- SINGLE FAMILY 6,000 SF MINIMUM
- SINGLE FAMILY 10,000 SF MINIMUM
- EX CEMETERY (~ 0.30 ACRES & 59 GRAVESITES)

- SITE AND UTILITY NOTES:**
- DEVELOPMENT ACCESS AND SUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
  - FINAL RESOURCE CONSERVATION AREA (RCA), OPEN SPACE, AND PLAY LAWN LOCATIONS SHALL BE COORDINATED WITH STAFF AND BUILDER DURING MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
  - ALL ZONING PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS ARE DETERMINED AT MASTER SUBDIVISION PLAN.
  - REFER TO PD TEXT DOCUMENTS FOR A LIST OF ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS FOR THE DEVELOPMENT.
  - ENVIRONMENTAL FEATURES ARE SUBJECT TO FINAL REVIEW CONCURRENCE WITH VARIOUS REGULATING AGENCIES.
  - PUBLIC PEDESTRIAN AND VEHICULAR ACCESS IS SHOWN FOR CONCEPTUAL PURPOSES AND ARE SUBJECT TO REVISIONS DURING THE MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
  - ALL SITE ELEMENTS ARE REQUIRED TO MEET OR EXCEED TOWN OF APEX, NCDOT, OR OTHER REVIEW AUTHORITY STANDARD DESIGN SPECIFICATIONS.
  - PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING TRANSPORTATION, WATER, SEWER, AND GREENWAYS.
  - THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND ELECTRICITY.
  - THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
  - NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
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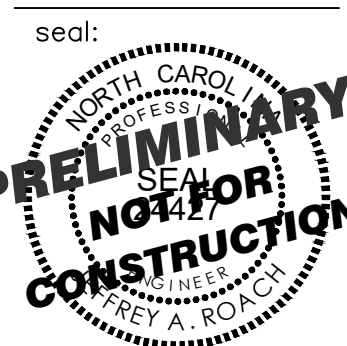
**POTENTIAL ACCESS POINTS:**  
 Potential Access Points shown on the Conceptual Site Plan / Conceptual Utility Plan (C100) are not shown in exact locations but show required connections. Connections can only be removed from the subdivision connectivity requirements of the PUD if the developer shows to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.



**CONCEPTUAL SITE PLAN/  
 CONCEPTUAL UTILITY PLAN**  
 SCALE: 1"=150'

NC License #P-0673

Project:  
**CASTLEBERRY RESERVE**  
 8639 CASTLEBERRY ROAD  
 WHITE OAK TOWNSHIP  
 APEX, NORTH CAROLINA 27523



NO.	DATE	REVISION	BY
1	APRIL 3, 2023	TOWN OF APEX - 1st ZONING COMMENTS	JR
2	MAY 2, 2023	TOWN OF APEX - 2nd ZONING COMMENTS	JR

title:  
**CONCEPTUAL SITE PLAN/  
 CONCEPTUAL UTILITY PLAN**

proj #:  
 220602  
 date:  
**FEBRUARY 1, 2023**  
 dwg by: chkd by:  
 FS JR  
 scale:  
 As Noted

sheet:  
**C100**  
 (PUD PLAN)