

# CASTLEBERRY RESERVE PUD AMENDMENT

Planned Unit Development

Apex, North Carolina

**Original PUD**

Approved September 12, 2023

**First Amendment**

Approved April 9, 2024

**Second Amendment**

Approved \_\_\_\_\_

**Developer**

Inspire Commercial, LLC  
1124 Grogans Mill Drive  
Cary, NC 27519

**Civil Engineer**

McKim & Creed  
4300 Edwards Mill Road  
Suite 200  
Raleigh, NC 27612

**Land Use Attorneys**

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VICINITY MAP



**PROJECT DATA**

**Name of Project:** Castleberry Reserve PUD Amendment

**Property Owners:** See attached **Exhibit B**

**Developer:** Inspire Commercial, LLC  
1124 Grogans Mill Drive  
Cary, NC 27519

**Prepared by:** Matthew J. Carpenter  
Parker Poe Adams & Bernstein LLP  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

**Current Zoning:** Planned Unit Development Conditional Zoning (23CZ04 & 23CZ21) and Residential-80W (R-80W)

**Proposed Zoning:** Planned Unit Development Conditional Zoning (PUD-CZ)

**Current 2045 Land Use Map Designation:** Low Density Residential & Rural Density Residential

**Proposed 2045 Land Use Map Designation** Low Density Residential

**Site Address:** See attached **Exhibit B**

**Property Identification Number:** See attached **Exhibit B**

**Total Acreage:** 104.092 acres

**Area Designated as Mixed Use on LUM** None

**Area Proposed as Non- Residential:** 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 104.092 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.

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, which propose multiple pedestrian connections and commit to preserving a 450-foot undisturbed buffer and 25% of existing tree canopy, 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. The PUD also offers two offsite pedestrian connections that will significantly improve connectivity in the area; a paved sidewalk connection to the American Tobacco Trail along Wimberly Road, and a new sidewalk to connect to Lake Castleberry and fill the existing sidewalk gap along Castleberry Road.

**(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 1.65 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                              | 104.092 acres                                       |
| Maximum Built-Upon Area                         | 45% of gross site acreage                           |
| Maximum Residential Density                     | 170 units   |
| Maximum Residential Density                     | 1.65 units/acre<br>(includes RCA and rights-of-way) |
| <b>Northern District Single-Family Detached</b> |   |
| Minimum Lot Size                                | 8,000 square feet                                   |
| Minimum Lot Width                               | 60 ft.  |
| Minimum Setbacks                                |   |
| Front   | 10 ft.  |
| Front (garage)                                  | 20 ft.  |
| Side  | 5 ft.   |
| Rear  | 10 ft.  |
| Corner Side                                     | 10 ft.  |
| Maximum Building Height                         | 3 stories; 45 ft.                                   |
| Minimum Buffer/RCA Setbacks                     | 10 ft. for buildings<br>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                                     | 10 ft.  |
| Maximum Building Height                         | 3 stories; 45 ft.                                   |
| Minimum Buffer/RCA Setbacks                     | 10 ft. for buildings<br>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<br>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                             | 40 ft. Type B  |
| Along the Property's westernmost boundary adjacent to PIN 0723001857*      | 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 the west side of the Access Parcel as shown on the Concept Plan      | 20 ft. Type B  |
| Along the east side of the Access Parcel shown on the Concept Plan         | 0 ft.  |
| 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 Property's shared property line with PIN 0723210562*             | 20 ft. Type B  |
| Along the Cemetery's Road Frontage   | 0 ft.  |
| Along the Property's southernmost property line adjacent to PIN 0722090422 | 450 ft. undisturbed (the "Southern Game Lands Buffer")**                         |
| Along the Property's easternmost property line adjacent to PIN 0722090422  | Variable width undisturbed. See Concept Plan (the "Eastern Game Lands Buffer")** |

\*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.

\*\*The Southern Game Lands Buffer and the Eastern Game Lands Buffer shall be referred to as the Game Lands Buffer. The Game Lands Buffer shall remain undisturbed in its current natural state and shall not be cleared or graded other than for necessary tree/forestry/open space maintenance and/or installation of passive recreation amenities such as unpaved trails, benches, and natural areas. The Game Lands Buffer shall not require any supplemental plantings.

## AFFORDABLE HOUSING

- The Development shall include a minimum of three (3) 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.

- Prior to issuance of the Master Subdivision Final Plat for the Property, Developer shall make a donation of \$170,000 to the Town of Apex Affordable Housing Fund.

**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                         | ● Decorative trim               |
| ● Bay window                      | ● Decorative shake              |
| ● Recessed window                 | ● Decorative air vents on gable |
| ● Decorative window               | ● Decorative gable              |
| ● Trim around the windows         | ● Decorative cornice            |
| ● Wrap around porch or side porch | ● Column                        |
| ● Two or more building materials  | ● Portico                       |
| ● Decorative brick/stone          | ● 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.

11. Garages on the front façade of homes that face the street shall not exceed 50% of the total width of the house and garage together.

**CONCEPTUAL BUILDING ELEVATIONS**









## **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. The Game Lands Buffer, as defined in the Landscaping, Buffering, and Screening section of this PUD, and as shown on the concept plan, shall qualify as RCA provided it meets the requirements of UDO Section 8.1.2.

### **Floodplain**

The project will not be 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. There is a small floodplain area long the southeastern property line of PIN 0723117077 and the Project will not disturb this area.

### **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 20 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 five (5) 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 nor the Game Lands Buffer (as defined in the Landscaping, Buffering, and Screening section of this PUD), except in the riparian buffer, 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 or the Game Lands 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.
- The project shall preserve at least 25% of existing tree canopy.

## **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 original PUD was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on April 26, 2023 and the First Amendment on January 31, 2024, and a fee-in-lieu of dedication was recommended.

|   |                     |               |
|---|---------------------|---------------|
| Original PUD Single-family detached Units:    | \$ 4,016.66 x 148 = | \$ 594,465.68 |
| First Amendment Single-family detached Units: | \$ 4,165.28 x 22 =  | \$ 91,636.16  |

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 as set forth at the time of Master Subdivision Plan submittal. 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 as set forth at the time of Master Subdivision Plan submittal. 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 the Peak Plan 2030 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 1.65 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 Peak Plan 2030.

- 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.



# PUD AMENDMENT CASTLEBERRY RESERVE

CASTLEBERRY ROAD, APEX, NC

DATE: MAY 8, 2024

REZONING CASE #

(AMENDMENT TO CASE #23CZ04, 23CZ21)

**PREPARED BY:**  
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INSPIRE COMMERCIAL, LLC  
301 FAYETTEVILLE STREET, SUITE 1400, RALEIGH, NC 27601  
PHONE: (919) 835-4032  
CONTACT: matthewcarpenter@parkerpoe.com

**LAND USE ATTORNEY:**  
PARKER, POE, ADAMS, & BERSTEIN LLP  
301 FAYETTEVILLE STREET, SUITE 1400  
PHONE: (919) 835-4032  
CONTACT: matthewcarpenter@parkerpoe.com

**SURVEYOR:**  
BATEMAN CIVIL SURVEY COMPANY  
2524 RELIANCE AVENUE  
APEX, NC 27502  
PHONE: (919) 577-1080

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

**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-2148 for Temple 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-2148 for Temple 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 Biddy and Sonya Jones), and spouse, Steve Ammons  
Owner Address: 8649 Castleberry Road, Apex, NC 27523-9695

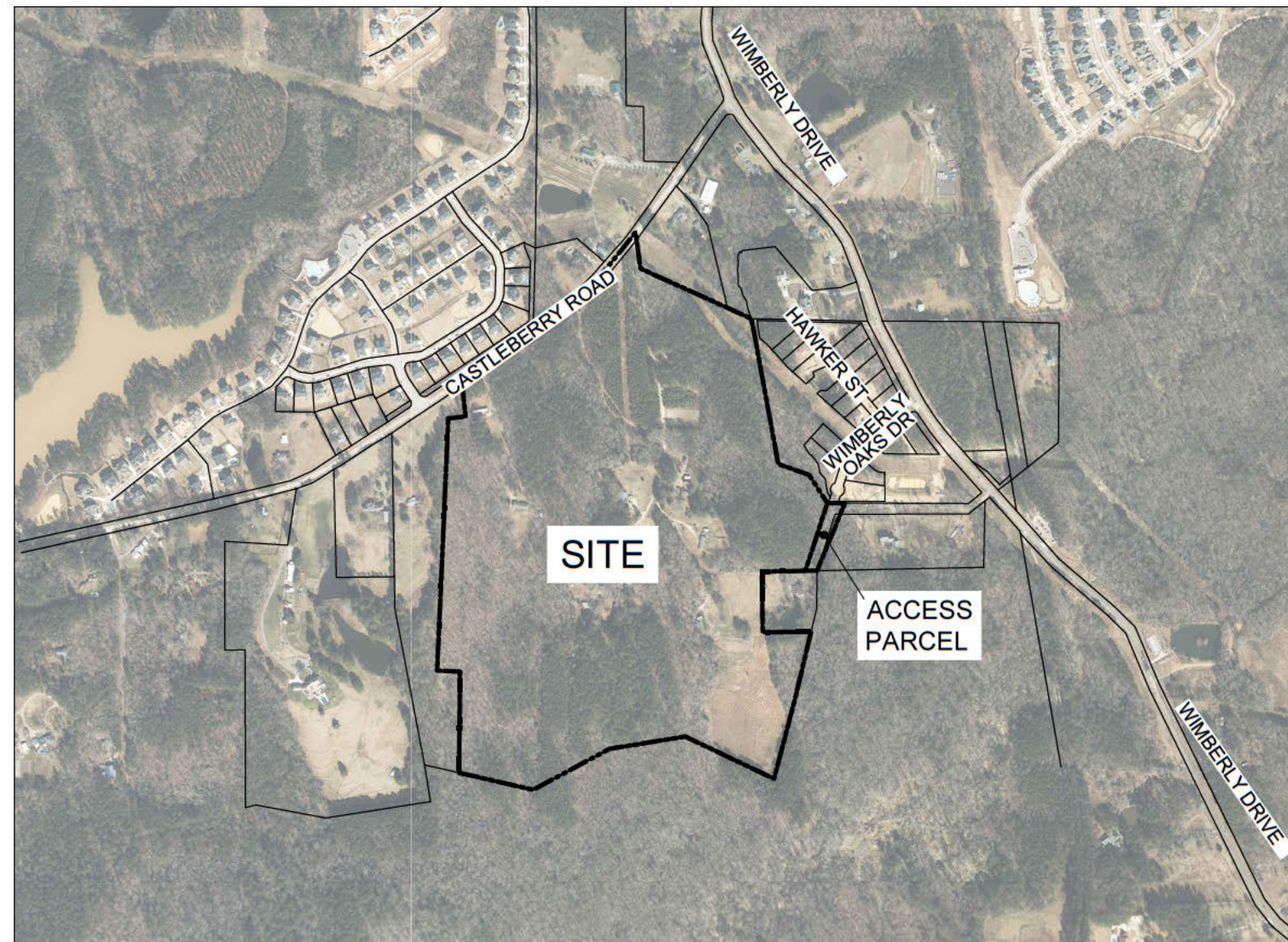
**Parcel 6**  
Site Address: 8709 Castleberry Road  
PIN: 0723024085  
Deed Reference (book/page): 16865/2012  
Acreage: 7.29  
Owner: Thomas Russell Marcom (a/k/a Thomas R. Marcom); and spouse, Nancy Marcom (a/k/a Nancy L. Marcom)  
Owner Address: 2309 7 Lakes S., West End, NC 27376-9601

**Parcel 7**  
Site Address: 8717 Castleberry Road  
PIN: 0723023450  
Deed Reference (book/page): 16865/2012  
Acreage: 2.52  
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

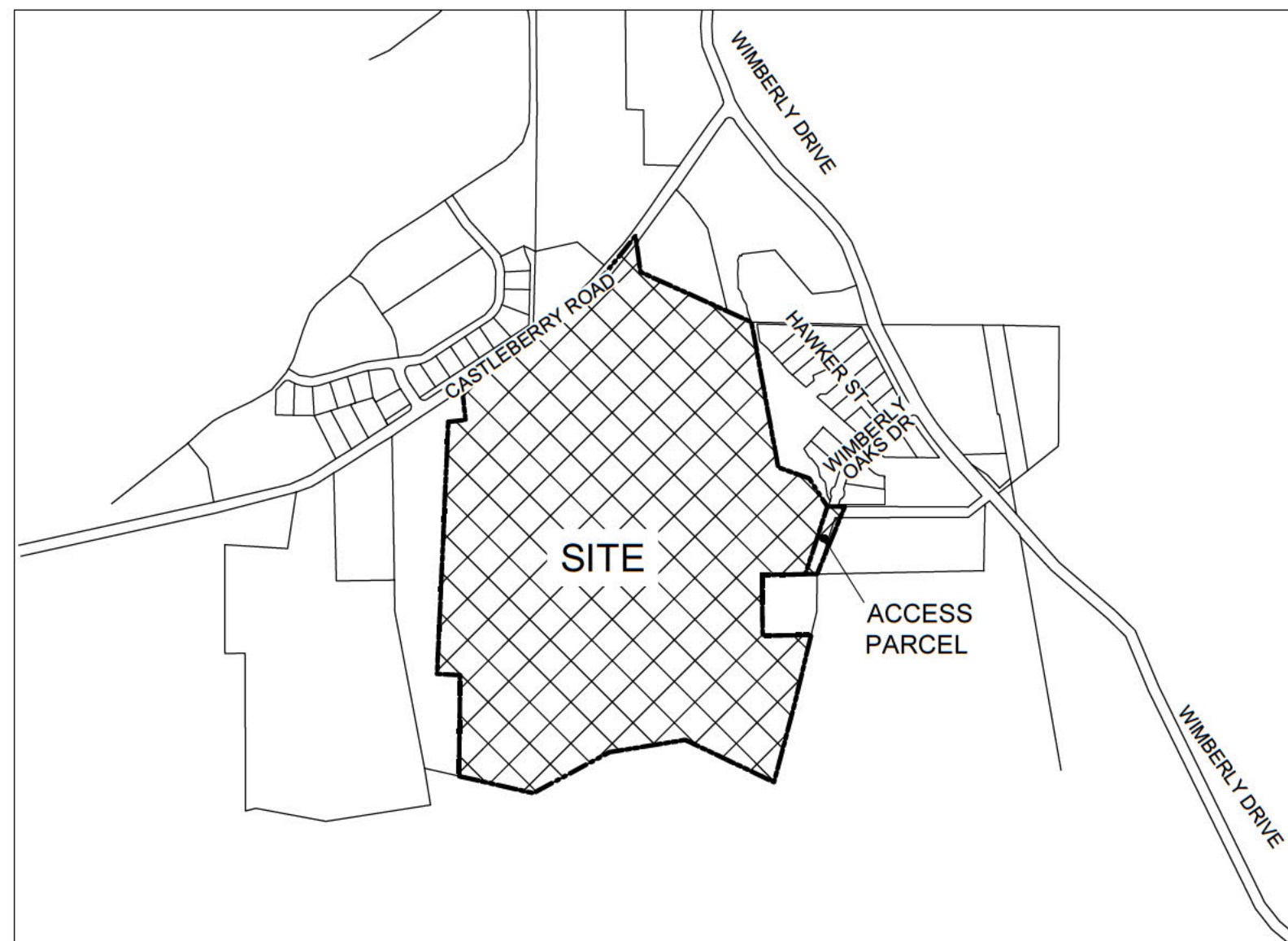
**Parcel 8**  
Site Address: 8705 Castleberry Road  
PIN: 0723026951  
Deed Reference (book/page): Wake County Estate File Number 22-E-2148 for Temple Grace Mills Marcom  
Acreage: 0.19  
Owner: Deborah Kay Marcom Strickland (a/k/a Deborah M. Strickland and Deborah Kay Marcom); Thomas Russell Marcom (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

**Parcel 9**  
Site Address: 8309 Serenity Trail  
PIN: 0723117077  
Deed Reference (book/page): N/A; Estate File  
Acreage: 13.52  
Owner: Timothy C. Johnson, Joshua T. Johnson, and Ethan J. Johnson

**Parcel 10**  
Site Address: 4201 Diesel Path  
PIN: 0723216874 (Portion)  
Deed Reference (book/page): 11370 / 2312  
Acreage: 0.872 (of total 5.95 acres)  
Owner: Jill L. Sansoucy, Scott Olson  
Owner Address: 4201 Diesel Path, Apex, NC, 27523



**AERIAL MAP** SCALE: 1" = 850'



**VICINITY MAP** SCALE: 1" = 850'



**MCKIM & CREED**

1730 Varsity Drive, Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
F-1222

www.mckimcreed.com

| SHEET LIST TABLE |                                     |
|------------------|-------------------------------------|
| C1.0             | COVER                               |
| C2.0             | EXISTING CONDITIONS AND TREE SURVEY |
| C3.0             | SITE AND UTILITY PLAN               |

**SITE DATA:**

**TOWNSHIP:** WHITE OAK TOWNSHIP

**FLOOD ZONE INFORMATION:** FIRM PANEL 3720072300K EFFECTIVE JULY 19, 2022. NO FLOOD ZONE DEVELOPMENT IS PROPOSED.

**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  
ANNEXATION NUMBER: #752 (APPROVED), #771 (APPROVED), AND #783 (PENDING)

**EXISTING ZONING:** R-80W (WAKE COUNTY), AND PUD-CZ (#23CZ04)

**PROPOSED ZONING:** PUD-CZ (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING)

**EXISTING 2045 LAND USE MAP:** RURAL DENSITY RESIDENTIAL(PIN 0723117077) AND LOW DENSITY RESIDENTIAL

**PROPOSED 2045 LAND USE MAP:** LOW DENSITY RESIDENTIAL

**EXISTING USE:** SINGLE-FAMILY RESIDENTIAL AND VACANT

**PROPOSED USES:** SINGLE-FAMILY RESIDENTIAL ACCESSORY APARTMENT  
PARK, ACTIVE GREENWAY  
PARK, PASSIVE RECREATION FACILITY, PRIVATE  
UTILITY, MINOR CEMETERY

\*HOMEOWNERS ASSOCIATION COVENANTS SHALL NOT RESTRICT THE CONSTRUCTION OF ACCESSORY DWELLING UNITS.

**TOTAL PROJECT AREA:** 104.09 ACRES (103.42 AC. SITE + 0.67 AC. ACCESS ROAD)

**MAXIMUM NUMBER OF LOTS:** 170 DWELLING UNITS

**MAXIMUM RESIDENTIAL DENSITY:** 1.65 DWELLING UNITS/ACRE (INCLUDES RCA AND RIGHTS-OF-WAY)

| LOTS:                                     | MIN LOT SIZE | MIN LOT WIDTH | MAX BUILDING HEIGHT |
|---|--------------|---------------|---------------------|
| NORTHERN DISTRICT SINGLE-FAMILY DETACHED: | 8,000 SF     | 60 FEET       | 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):**

|                                     | RESIDENTIAL | PRIVATE RECREATION FACILITY |
|-------------------------------------|-------------|-----------------------------|
| FRONT:                              | 10 FEET     | 10 FEET                     |
| FRONT (GARAGE):                     | 20 FEET     | N/A                         |
| REAR:                               | 10 FEET     | 10 FEET                     |
| SIDE:                               | 5 FEET      | 10 FEET                     |
| SIDE (CORNER LOT):                  | 10 FEET     | N/A                         |
| 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

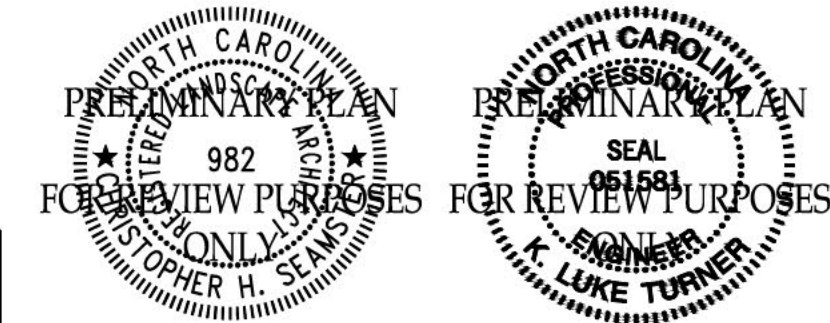
**MAXIMUM BUILT UPON AREA:** 46.53 ACRES OR 45% (PER PLANNED UNIT DEVELOPMENT DESIGN CONTROLS)

**RCA REQUIRED:** PER PUD: 20% RCA

**GRADING:** DEVELOPMENT TO BE 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 FOR MASS GRADING UNDER UDO SECTION 7.2.5.B.8.

**% OF LOTS GRADED PRIOR TO FIRST PLAT:** 50% (LIMITED BY APEX UDO TO A MAXIMUM ACREAGE FOR MASS GRADING)  
MAXIMUM OF 20 ACRES OF CLEARING FOR SINGLE-FAMILY DETACHED DEVELOPMENTS

**% OF PRE-DEVELOPMENT DRAINAGE AREAS PRESERVED WITHIN THEIR NATURAL BASINS:** 90%



**PARKS AND RECREATION DATA TABLE**

DATE REVIEWED BY PRCR ADVISORY COMMISSION: JANUARY 31, 2024

FEE-IN-LIEU: 2023 RATES

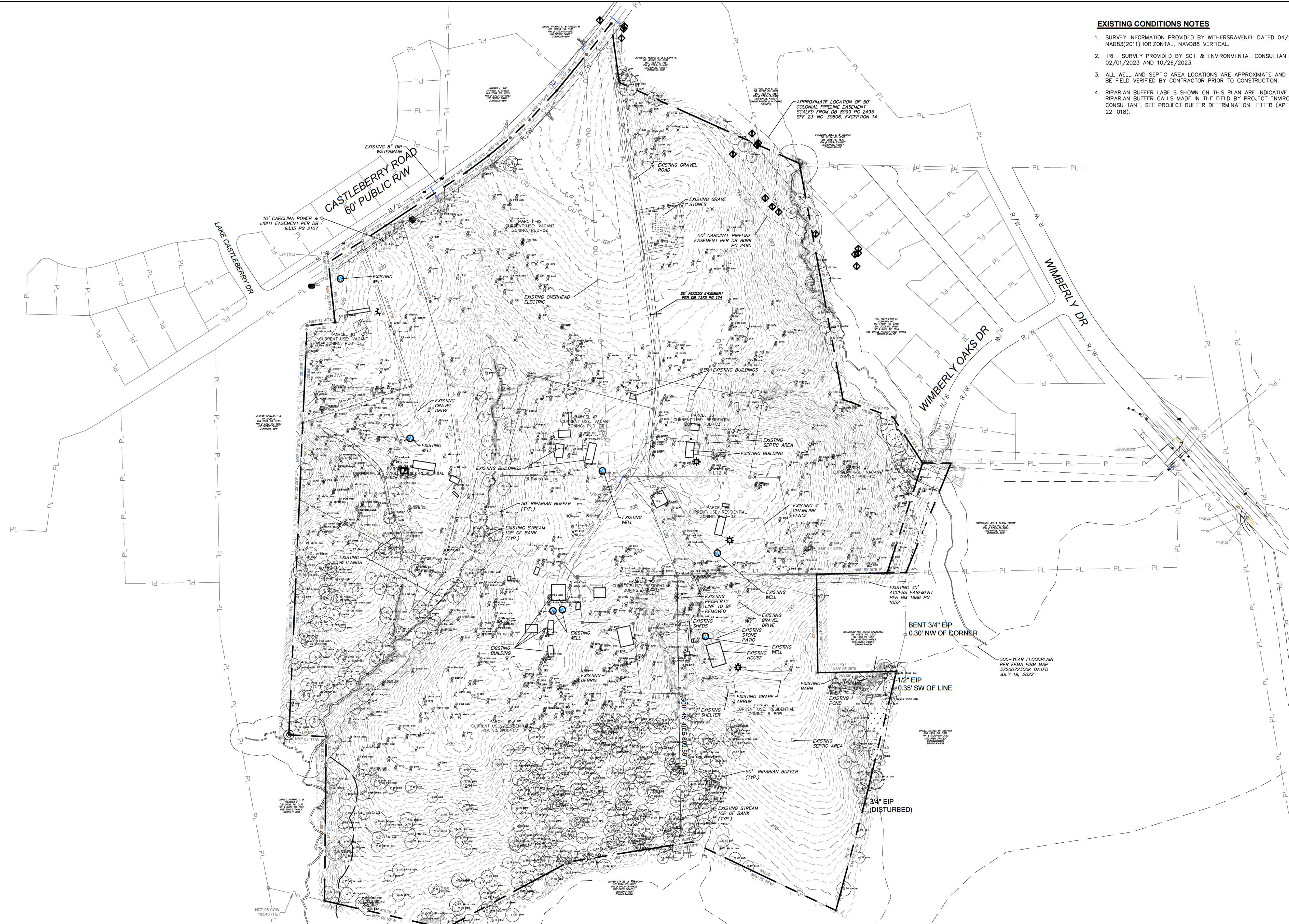
|                              |   |
|------------------------------|---|
| SINGLE-FAMILY DETACHED UNITS | \$4,016.66 / DWELLING UNIT x 148 UNITS = \$594,465.68 |
| SINGLE-FAMILY DETACHED UNITS | \$4165.28/DWELLING UNIT x 22 UNITS = \$91,636.16      |
| SINGLE-FAMILY ATTACHED UNITS | \$0.00 / DWELLING UNIT                                |
| MULTI-FAMILY UNITS           | \$0.00 / DWELLING UNIT                                |

ACERS 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.



J:\09545\0001\ENG-80-DRAWINGS\81-PRODUCTION-SHEETS\5-EXHIBIT-FERMIT\SUB-AMENDMENT\22-0-EXISTING-CONDITIONS-DEMOLITION.DWG 05/09/2024 13:51:28



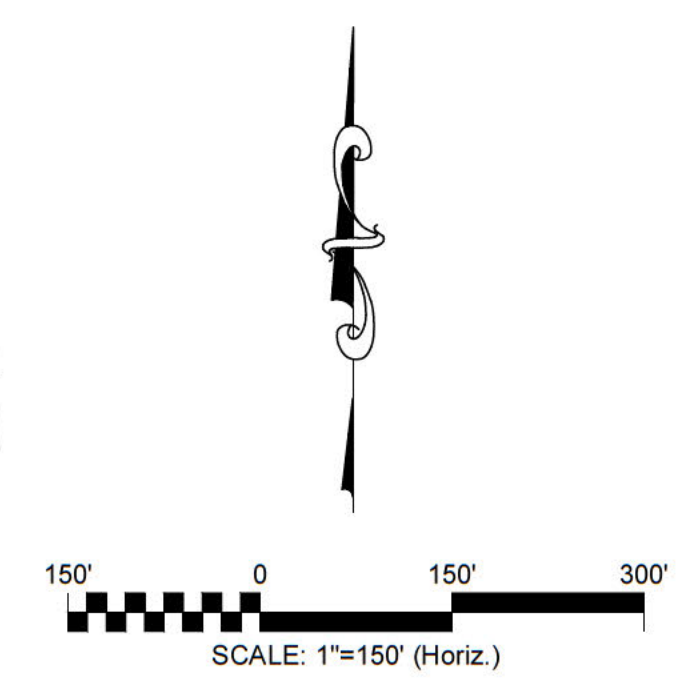
**EXISTING CONDITIONS NOTES**

1. SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL DATED 04/19/23. NAD83(2011) HORIZONTAL, NAVD88 VERTICAL.
2. TREE SURVEY PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS DATED 02/01/2023 AND 10/26/2023.
3. ALL WELL AND SEPTIC AREA LOCATIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
4. RIPARIAN BUFFER LABELS SHOWN ON THIS PLAN ARE INDICATIVE OF THE RIPARIAN BUFFER CALLS MADE IN THE FIELD BY PROJECT ENVIRONMENTAL CONSULTANT. SEE PROJECT BUFFER DETERMINATION LETTER (APEX - 22-018).

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE#      | DIRECTION     | LENGTH  |
| L1         | S89° 28' 25"W | 409.63' |
| L2         | S89° 28' 25"W | 335.00' |
| L3         | S06° 13' 34"E | 155.00' |
| L4         | S88° 58' 34"E | 170.00' |
| L5         | S06° 13' 34"E | 235.00' |
| L6         | S88° 58' 34"E | 128.00' |
| L7         | N76° 02' 08"E | 147.61' |
| L8         | N76° 53' 27"E | 57.38'  |
| L9         | N01° 34' 15"W | 81.30'  |
| L10        | N89° 36' 52"W | 97.96'  |
| L11        | S09° 40' 51"W | 265.35' |
| L12        | N89° 36' 52"W | 340.90' |
| L13        | S79° 43' 20"E | 363.65' |
| L14        | S04° 53' 00"W | 226.83' |
| L15        | N89° 37' 25"W | 420.72' |
| L16        | N15° 24' 40"E | 349.74' |
| L17        | S74° 36' 52"E | 431.11' |
| L18        | S11° 58' 56"E | 332.28' |
| L20        | N20° 49' 26"W | 234.46' |
| L21        | N39° 28' 23"W | 146.49' |
| L22        | N89° 37' 25"W | 68.58'  |
| L23        | S04° 53' 00"W | 98.52'  |
| L24        | N07° 01' 03"W | 33.51'  |

**LEGEND:**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING R/W
- - - EXISTING GAS LINE
- - - OVERHEAD POWERLINE
- - - EXISTING EASEMENT
- - - EXISTING POND
- - - RIPARIAN BUFFER LINE
- - - EXISTING CONTOUR
- EXISTING WETLANDS
- CLEAN OUT
- GUY WIRE
- WELL
- LIGHT POLE



| REV# | DESCRIPTION       | DATE      |
|------|-------------------|-----------|
| 1    | INITIAL SUBMITTAL | 1/01/2023 |
|      |                   |           |
|      |                   |           |
|      |                   |           |
|      |                   |           |

SEAL  
 PRELIMINARY PLAN  
 FOR REVIEW PURPOSES ONLY

SEAL  
 PRELIMINARY PLAN  
 FOR REVIEW PURPOSES ONLY

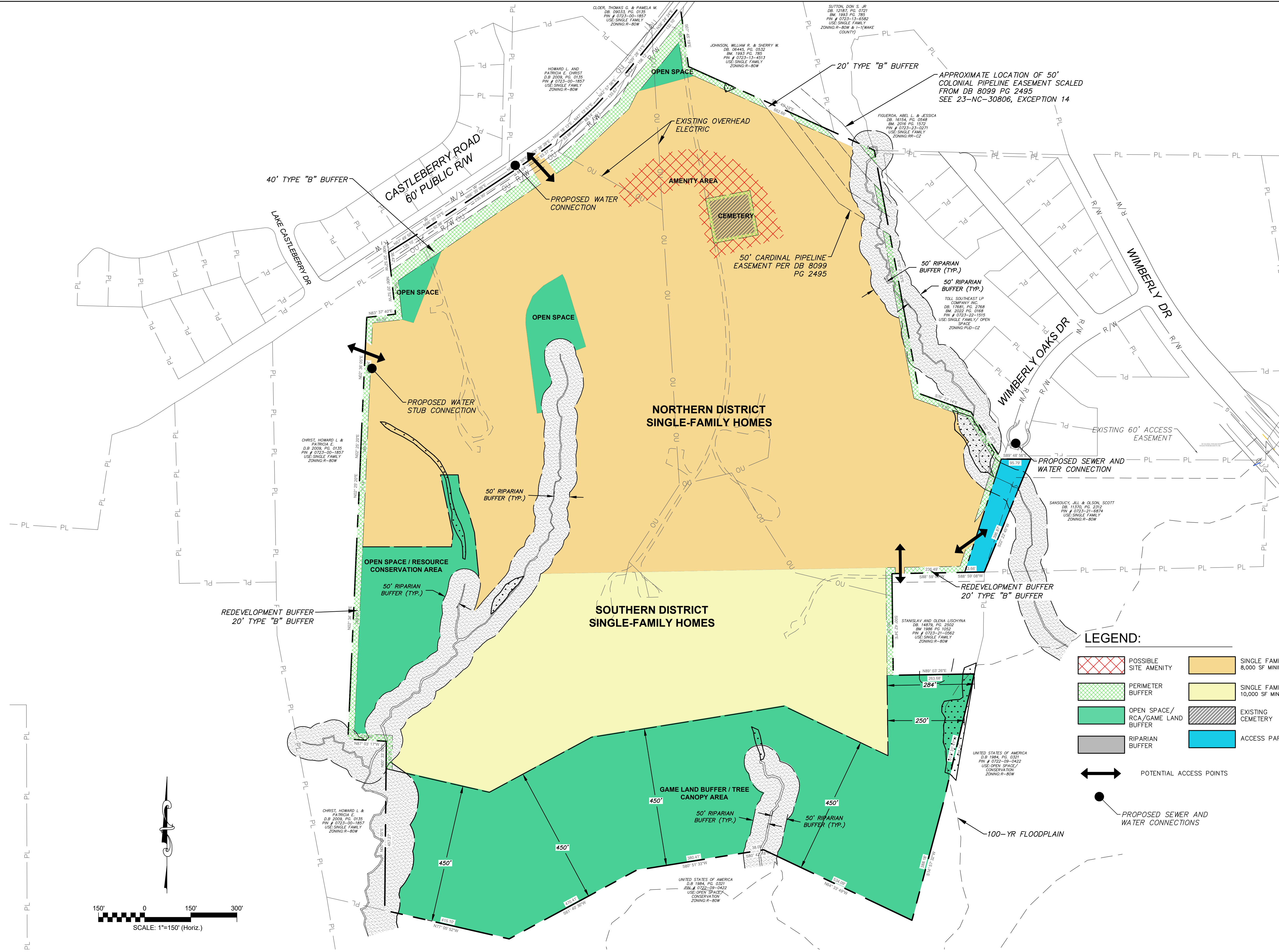
  
 1730 Varsity Drive, Suite 500  
 Raleigh, North Carolina 27606  
 Phone: (919)233-8091, Fax: (919)233-8031  
 F-1222  
 www.mckimcreed.com

**CASTLEBERRY RESERVE**  
**PUD AMENDMENT**  
 EXISTING  
 CONDITIONS & TREE  
 SURVEY

|  |                     |                             |
|--|---------------------|-----------------------------|
| DATE: FEBRUARY 19, 2024                            | SCALE: 1"=150'      | M&C FILE NUMBER: 09545-0001 |
| M&C PROJ.#: 09545-0001                             | HORIZONTAL: 1"=150' | DRAWING NUMBER: C2.0        |
| DRAWN: KLT/CEC                                     | VERTICAL: NA        |                             |
| DESIGNED: KLT                                      |                     |                             |
| CHECKED: PEH/KLT                                   |                     |                             |
| PROJ. MGR: PEH                                     |                     |                             |
| STATUS: <b>PRELIMINARY</b><br>NOT FOR CONSTRUCTION |                     |                             |



MCKIMCREED.COM \NASJUN\DATA\PROJ\095445\0001\ENG\80-DRAWINGS\81-PRODUCTION\_SHEETS\5-EXHIBIT\_PERMIT\_PUD\_AMENDMENT\C3.0-SITE-UTILITY.DWG ----- 06/04/2024 15:06:48



**POTENTIAL ACCESS POINTS**

POTENTIAL ACCESS POINTS SHOWN ON THE CONCEPTUAL SITE PLAN / CONCEPTUAL UTILITY PLAN 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.

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

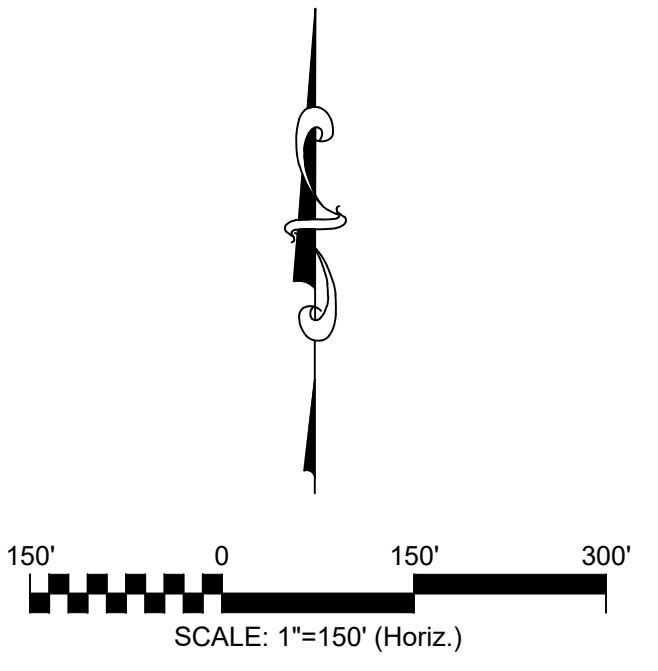
**LEGEND:**

|  |                                 |  |                                 |
|--|---------------------------------|--|---------------------------------|
|  | POSSIBLE SITE AMENITY           |  | SINGLE FAMILY 8,000 SF MINIMUM  |
|  | PERIMETER BUFFER                |  | SINGLE FAMILY 10,000 SF MINIMUM |
|  | OPEN SPACE/RCA/GAME LAND BUFFER |  | EXISTING CEMETERY               |
|  | RIPIARIAN BUFFER                |  | ACCESS PARCEL                   |

POTENTIAL ACCESS POINTS

PROPOSED SEWER AND WATER CONNECTIONS

**NOTE:**  
ALL DEVELOPMENT / REZONING PLANS MUST MEET THE NEW / CURRENT TOWN OF APEX MASTER WATER AND SEWER PLANS. REZONING PLANS DO NOT GUARANTEE THE FINAL UTILITY LOCATION, ALIGNMENTS, AND DESIGN FOR TOWN APPROVAL. UTILITY DESIGNS WILL BE SUBJECT TO CHANGE UNTIL CONSTRUCTION DESIGNS ARE APPROVED.



| REV. NO. | DESCRIPTION   | DATE       |
|----------|---|------------|
| 1        | REVISED TO ADD ACCESS PARCEL FOR FUTURE ROAD CONNECTION | 2024.05.08 |

PRELIMINARY PLAN  
FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAN  
FOR REVIEW PURPOSES ONLY

**MCKIM & CREED**  
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Phone: (919)233-8091, Fax: (919)233-8031  
www.mckimcreed.com

**CASTLEBERRY RESERVE**  
PUD AMENDMENT

**SITE AND UTILITY PLAN**

|                        |                       |  |
|------------------------|-----------------------|--|
| DATE: JUNE 4, 2024     | SCALE: 1" = 150'      | MAC FILE NUMBER: C3.0-SITE-UTILITY.dwg |
| MCE PROJ #: 09545-0001 | HORIZONTAL: 1" = 150' | DRAWING NUMBER: C3.0                   |
| DRAWN: KLT             | VERTICAL: N/A         |  |
| DESIGNED: KLT          |                       |  |
| CHECKED: PEH/KLT       |                       |  |
| PROJ. MGR: KLT         |                       |  |
| STATUS: PRELIMINARY    |                       | REVISION:                              |
| NOT FOR CONSTRUCTION   |                       |  |