

MEMORANDUM

To: Shannon Cox, AICP, Town of Apex
Russell Dalton, P.E., Town of Apex

From: Kevin Dean, P.E., Kimley-Horn and Associates, Inc.

Date: April 2, 2026

Subject: Advance Apex Thoroughfare and Collector Street Plan Amendment:
Penny Road Extension – Realignment Request

Kimley-Horn, on behalf of Foundry Commercial, does hereby request a modification to the Town of Apex Thoroughfare and Collector Street Plan to change the alignment of the proposed extension of Penny Road west of Ten-Ten Road through the Knight's Play Golf Center property (PIN 0751532815) and 2320 Ten-Ten Road (PIN 0751449982). Foundry Commercial is proposing to construct an industrial development on the 2320 Ten-Ten Road site that will be served by a site access on Ten-Ten Road at Arbordale Court. To provide additional site access, the applicant is also proposing the construction of the Penny Road Extension from Ten-Ten Road through the project site. The Advance Apex Thoroughfare and Collector Street Plan currently identifies the extension of Penny Road as a major collector that will run west through Knight's Play and along the property line between the subject properties. The proposed alignment would shift the road north to avoid the existing Knight's Play development. The current and proposed alignments are shown on the attached **Figure 1**.

Modification Justification

As this CTP amendment request does not involve changes to the Town-required street-type or adjacent intersections, no traffic analyses were performed as justification for the request. However, we offer the following justification to support the proposed realignment of the Penny Road Extension.

Constructability of Roadway Extension

The current alignment of the Penny Road Extension west of Ten-Ten Road would have significant impacts on the existing site layout of the Knight's Play Golf Center. While we are unaware of design plans depicting the current alignment, the alignment shown on the Thoroughfare and Collector Street Plan runs through the existing parking lot, clubhouse, multiple playing holes, and more than 1,000 feet of cart path.

The proposed alignment of Penny Road Extension would minimize impacts to the parking lot, would not impact the clubhouse, and would minimize impacts to cart paths/playing areas through the majority of the shared property between the subject property and Knight's Play.

Timing of Extension Construction

It is our understanding that neither the Town, NCDOT, nor Knight's Play have plans to construct the Penny Road Extension as currently identified in the CTP. Given the impacts to Knight's Play that would be necessary to achieve the current alignment, it is unlikely that extension would be constructed in the near future.

Conversely, if this CTP amendment and subsequent site plans are approved through the Town's entitlement processes, the roadway extension would be constructed with this project through the subject property.

Property Owner Support

It is our understanding that Knight's Play is not supportive of construction of the current alignment of the Penny Road Extension given the impacts to site operations and that an alignment on the northern side of the property (as envisioned with this amendment) would be preferred. The Applicant is currently coordinating with Knight's Play representatives on other accommodations (directional signing, monument signs, buffers, etc.) associated with Penny Road Extension. No other properties are expected to be impacted with the proposed change.

Ten-Ten Road Widening Project Accommodations

NCDOT State Transportation Improvement Program (STIP) #U-5825, which is not currently funded for construction, proposes the widening of Ten-Ten Road from Apex Peakway to Kildaire Farm Road. Based on public hearing maps for that project, the existing Penny Road intersection is proposed to be shifted approximately 120 feet to the north. Per Figure 1, the Penny Road Extension is proposed to connect to Ten-Ten Road at the existing Penny Road intersection, but will also accommodate the future alignment of Penny Road with project U-5825 if that reconfiguration was ultimately pursued by NCDOT.

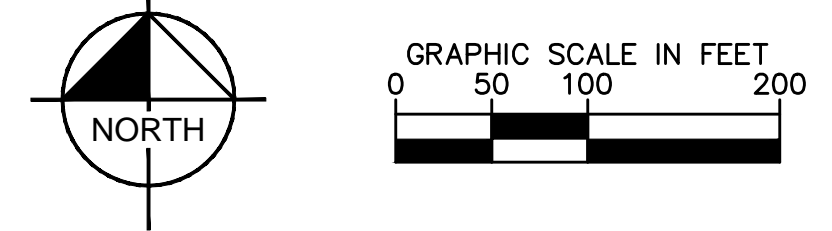
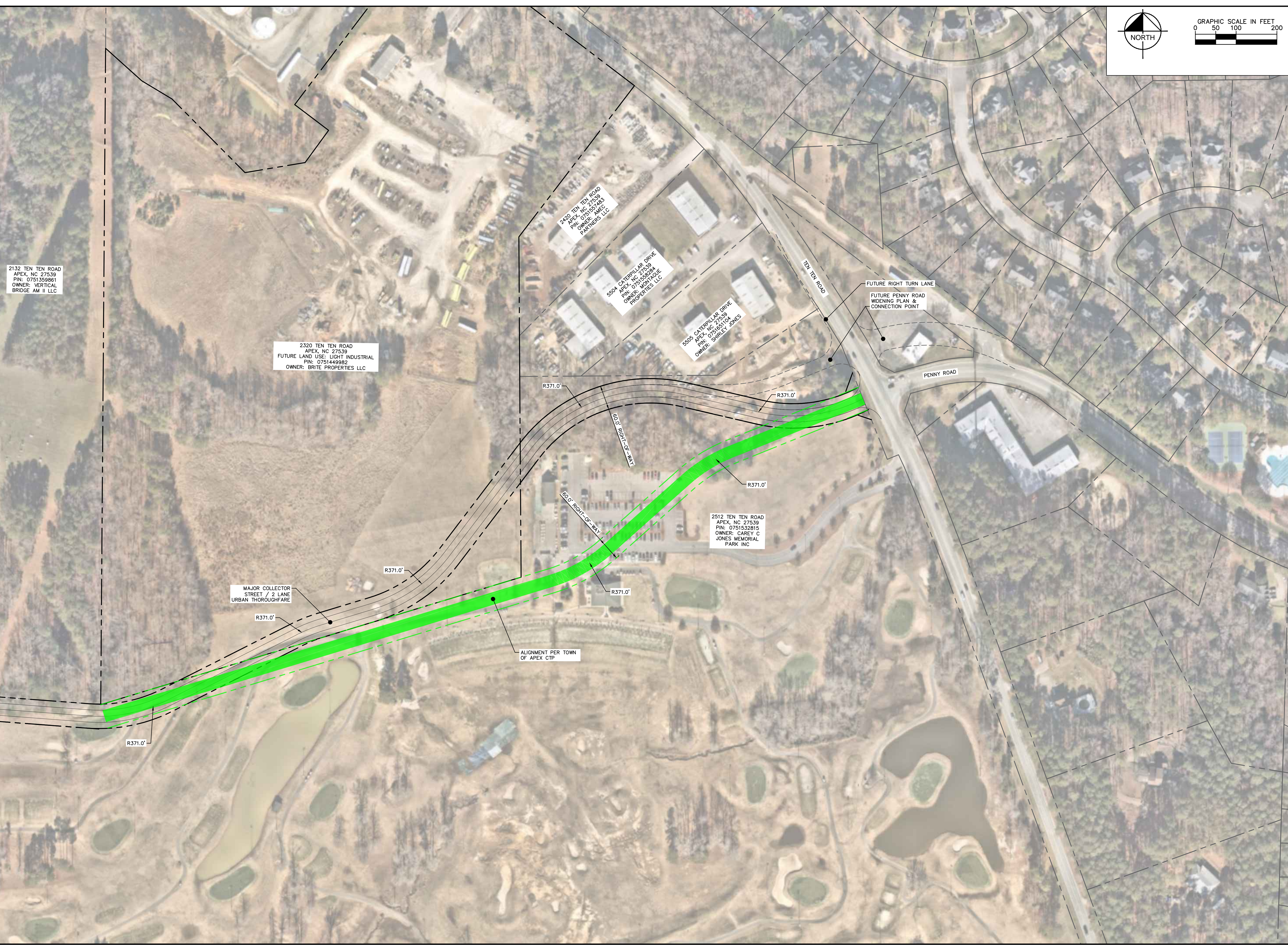
The existing Knight's Play driveway on Ten-Ten Road is proposed to be limited to right-in/right-out only access with Project U-5825. Left-turns into and out of Knight's Play would then be diverted to proposed U-turn bulbs along Ten-Ten Road. The applicant and Knight's Play have both agreed to limit the existing Knight's Play driveway on Ten-Ten Road to right-in/right-out only access if required when the Penny Road Extension is completed as this connection would serve the otherwise-limited movements to/from Knight's Play without the requirement for U-turn bulbs.

Conclusions

As this proposed modification limits impacts to Knight's Play that would otherwise leave it unconstructed for the foreseeable future, we believe that this realignment offers the best opportunity for this extension to be achieved. Further, as proposed, this realignment would intersect Ten-Ten Road at existing Penny Road but would also allow for a realignment to the north in the future with the completion of the Ten-Ten Road widening project. Given that this modification is both constructable in the near-term and flexible for the long-term, we believe there is sufficient justification to support the CTP modification through this property boundary.

Please feel free to contact me at 919-678-4185 or kevin.dean@kimley-horn.com with any questions or comments.

Plotted By: Benno, Jacob Sheet Set: kha Layout: PRELIMINARY SITE PLAN January 26, 2026 04:18:54pm \\kimley-horn.com\CL\RALLY\RAL_D\EA\13082013_TenTenRoad_Industrial\08_CAD_Files\Exhibits\01_Conceptual_Site_Plan_2023-12-11_Penny_Road_Ten-Ten_Road-Industrial-CSP_Penny_Road-CTP_Amendment_2024-07-01.dwg
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2132 TEN TEN ROAD
 APEX, NC 27539
 PIN: 0751359861
 OWNER: VERTICAL
 BRIDGE AM II LLC

2320 TEN TEN ROAD
 APEX, NC 27539
 FUTURE LAND USE: LIGHT INDUSTRIAL
 PIN: 0751449982
 OWNER: BRITE PROPERTIES LLC

2420 TEN TEN ROAD
 APEX, NC 27539
 PIN: 0751557483
 OWNER: MGC
 PARTNERS LLC

5504 CATERPILLAR DRIVE
 APEX, NC 27539
 PIN: 0751557483
 OWNER: MGC
 PARTNERS LLC

5505 CATERPILLAR DRIVE
 APEX, NC 27539
 PIN: 0751557483
 OWNER: MGC
 PARTNERS LLC

2512 TEN TEN ROAD
 APEX, NC 27539
 PIN: 0751532815
 OWNER: CAREY C
 JONES MEMORIAL
 PARK INC

MAJOR COLLECTOR
 STREET / 2 LANE
 URBAN THOROUGHFARE

ALIGNMENT PER TOWN
 OF APEX CTP

FUTURE RIGHT TURN LANE
 FUTURE PENNY ROAD
 WIDENING PLAN &
 CONNECTION POINT

No.	REVISIONS	DATE	BY

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 #F-0102

KHA PROJECT	013082013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	ACP
DRAWN BY	ADC
CHECKED BY	ACP

**PENNY ROAD
 EXTENSION**

**TEN-TEN ROAD
 INDUSTRIAL**
 PREPARED FOR
FOUNDRY COMMERCIAL
 TOWN OF APEX
 NORTH CAROLINA

SHEET NUMBER
PSP-01