

Lawrence Property PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted: August 1, 2024

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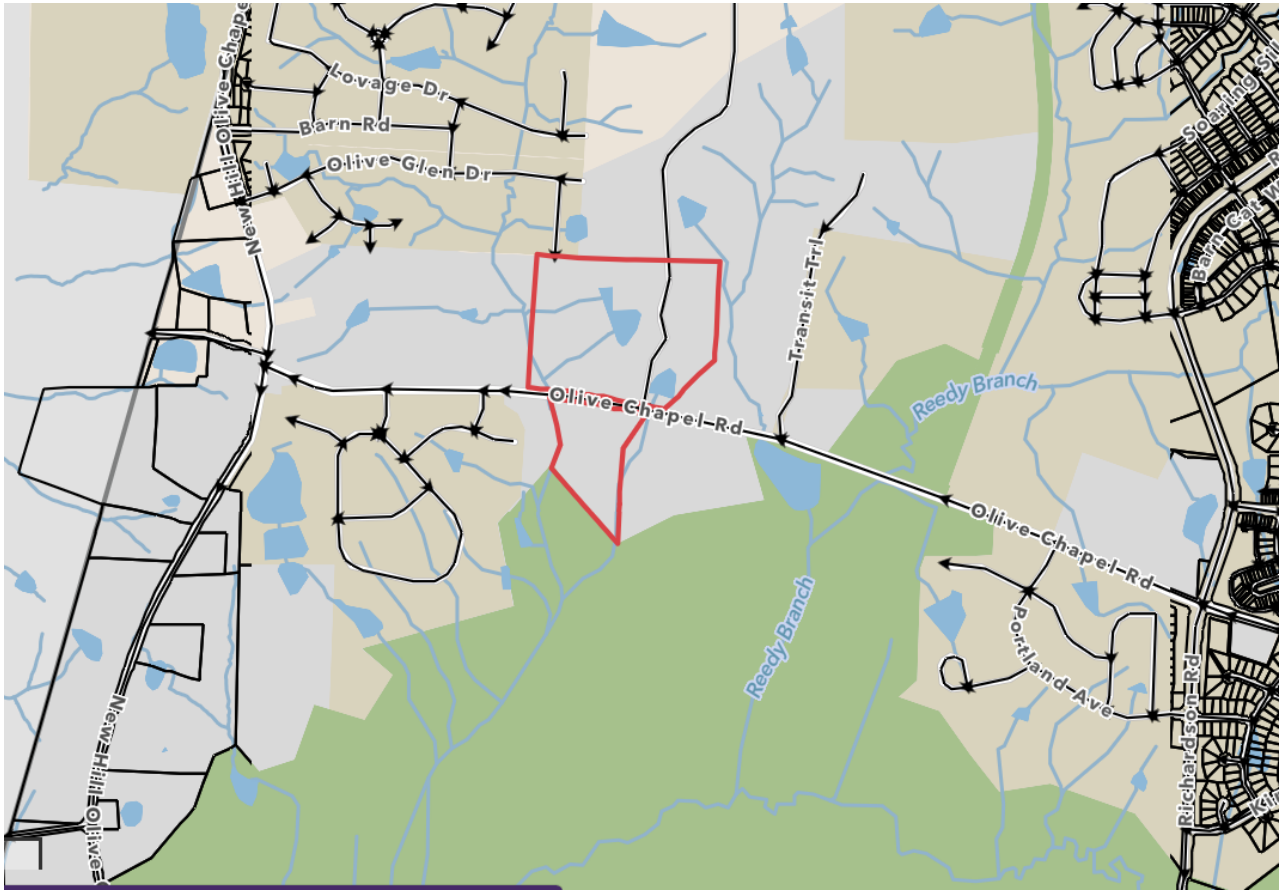
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Section 2: Vicinity Map



The Lawrence Property PUD is located in the White Oak Township and is anticipated to be developed within the Town of Apex. The property is divided by Olive Chapel Road and is situated between the intersections: New Hill Olive Chapel Road to the west and Richardson Road to the east.

The portion of the property located north of Olive Chapel Road is surrounded by single family development (Deer Creek) to the northwest and rural developments on large lots to the north, west, and east.

The portion of the parcel located south of Olive Chapel Road is surrounded by single family large lot to the west, rural developments on large lots to the east, and federal land to the south.

Section 3: Project Data

A. Name of Project:

LAWRENCE PROPERTY PUD

B. Property Owners:

James L. Lawrence
Katherine L. Chalk
1502 Chip Shot Drive
Morehead City, NC 28557-4918

Prepared By:
Jason Barron/Leticia Shapiro
Morningstar Law Group
434 Fayetteville St | Ste 2200
Raleigh, NC 27601

C. Current Zoning Designation:

R-80W (Wake County)

D. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

E. Current 2045 Land Use Map Designation:

Rural Density Residential

F. Proposed 2045 Land Use Map Designation:

Northern Area: Low Density Residential
Southern Area: Rural Transitional Residential

G. Proposed Use

Single family detached homes

H. Size of Project

A total of +/-41.02 acres

Section 4: Purpose Statement

The Lawrence Property PUD provides a unique development opportunity to provide a residential development at appropriate density that blends well with the existing area, and preserves the rural character of Olive Chapel Road area by setting the single family lots back from the road and providing a wide buffer. In addition, the PUD will provide construction of a north-south collector street.

The PUD proposes to relocate a home of historical significance from the northern section (north of Olive Chapel Road) to the southern section (south of Olive Chapel Road) and include a permanent preservation of open space for the area surrounding the historic house adjacent to existing federal lands.

This concept is consistent with the Town's stated PUD goals to provide site-specific, high-quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Preserve an existing home of historical significance and relocate the historic home to the south area of Olive Chapel Road with permanent open space adjacent to federal lands/protected open space.
- Maintain the rural character of Olive Chapel Road by locating new homes a significant distance from the road.
- The PUD includes construction of a Town major collector street through the northern site area.
- Provide preservation of existing environmentally sensitive areas.
- Provide appropriate buffering from the proposed use to the existing residential areas.
- Provide a high-quality community that is linked by a network of connected streets, pedestrian sidewalks, and sidepaths that promotes connectivity, walkability, and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval

All site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ) District*, except as provided for herein. The proposed PUD will provide a development density that is consistent with principles found throughout *Advance Apex 2045*.

Section 5: Permitted Uses

The subject property may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO, except as modified herein. 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. Specifically, the permitted uses include:

A maximum of 57 single family residential units shall be permitted upon the property.

- Single family detached homes
- Recreation facility, private
- Accessory apartment
- Park, active
- Park, passive
- Utility, minor

Section 6: Proposed Design Controls

A. Residential Densities and Design Controls

Maximum Density:	1.6 Units/ Acre (includes RCA and rights-of-way)
Maximum Number of Units:	57
Maximum Built-Upon Area:	25%
Minimum Lot Size:	7,500 SF
Proposed Building Height:	35 feet, no more than 2 stories

Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Minimum Building Setbacks:

	Single family detached (feet)	Recreational Facility (feet)
Front	20	10
Side	5	10
Side (corner)	10	10
Rear	20	10
Building-to-buffer/RCA	10	10
Parking-to-buffer/RCA	5	5

B. Buffers

Buffer Location	Buffer Width and Type
Perimeter buffers	20' Type B
Thoroughfare buffer (Olive Chapel Road)	50' Type B
Thoroughfare buffer (Olive Chapel Road) along the historic house parcel	50' Type E

Thoroughfare buffer (Olive Chapel Road) adjacent to the play lawn area as shown on the PUD site plan	30' Type B
Major Collector buffer	10' Type A

Section 7: Proposed Architectural Controls

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Master Subdivision submittal. The following conditions shall apply:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. A minimum of three of the following features shall be used on each building:
 - a. decorative shake
 - b. board and batten
 - c. decorative porch railing/posts
 - d. shutters
 - e. decorative/functional air vents on roof or foundation
 - f. recessed windows
 - g. decorative windows
 - h. decorative brick/stone
 - i. gables
 - j. decorative cornices
 - k. tin/metal roof
5. 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 shake
Bay window	Decorative air vents on gable
Recessed window	Decorative gable
Decorative window	Decorative cornice
Trim around the windows	Column
Wrap around porch or side porch	Portico
Two or more building materials	Balcony
Decorative brick/stone	Dormer
Decorative trim	

6. Garage doors shall include windows, decorative details, or carriage-style adornments on them.
7. Windows that are not recessed must be trimmed.

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8. Street facing garages that protrude more than 1 foot out from the front façade and front porch will have a trellis above the garage door or doors.
9. Street facing garages shall not protrude more than 5 feet out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
10. 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.
11. House entrances shall have a covered porch area leading to the front door.
12. Front porches shall be a minimum of 5 feet deep.
13. Garage doors on the front façade of homes that face the street shall not exceed 50% of the total width of the house and garage together.
14. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

CONCEPTUAL BUILDING ELEVATIONS



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Section 8: Parking and Loading

Parking for the development shall meet requirements of UDO Section 8.3.

Section 9: Signage

All signage for this PUD shall comply with Apex UDO Section 8.7, *Signs*, of the Town of Apex UDO.

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within 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.

B. Resource Conservation Areas (RCA) – Required and Provided

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*. The project shall provide 40% RCA (14.35 acres).

C. Historic Structures

In coordination with Capital Area Preservation, the PUD proposes to move the existing historic home across Olive Chapel Road to the area designated “Historic Property Relocation” as shown on sheet C100 of the PUD Map. The North Carolina State Historic Preservation Office (SHPO) shows the property (WA1047 - H.T. Lawrence Farm) was placed on the State Study for the National Register of Historic Places in 1991. In coordination with Capital Area Preservation (CAP) and SHPO, the PUD proposes to preserve, relocate, and donate the historic resources pending determination by SHPO and/or CAP and include a donation agreement prior to Construction Plan Approval.”

Section 11: Stormwater Management

Development shall meet all stormwater requirements listed in the UDO, in accordance with Section 6.1.7.

Section 12: Parks and Recreation

Lawrence PUD #24CZ16 was reviewed at the January 29, 2025, PRCR Advisory Commission. The Commission unanimously recommended a fee-in-lieu of dedication for a maximum of 57 Single Family units. The Fee-in-lieu rate will be set at the time of Town Council action on the Rezoning and run for the life of the project,

Future Greenway indicated on the Preliminary Site Layout will be dedicated by plat as a 20ft Public Greenway Easement.

Section 13: 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 according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

- **Transportation Improvements**

The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site as required by the UDO.

Refer to sheet C100 of the PUD plan for proposed access points, stub street extensions, and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Master Subdivision Plan review and approval.

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All proposed driveway access and improvements on state-maintained roadways are subject to NCDOT review and approval. Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has not been performed as part of this PUD rezoning.

Developer shall dedicate right-of-way and construct minimum improvements along the Olive Chapel Road property frontage based on a Rural 2-lane Thoroughfare with 6-foot paved shoulders planned for future bike lanes on 110-foot right-of-way according to the Apex Transportation Plan, with 10-foot side path along the north side and 5-foot sidewalk along the south side of Olive Chapel Road.

Developer shall provide an eastbound left turn lane on Olive Chapel Road at the Major Collector Street with a minimum storage length of 100 feet plus 50-foot deceleration length and 100-foot taper and required transitions subject to Apex and NCDOT review and approval.

Development shall propose an intersection within 100 to 150 feet of the existing terminus of Adirondack Way where drivers will be required to turn and/or stop subject to review and approval by the Town of Apex.

The applicant shall work with the property owner of PIN 0712826330 to provide a minimum 20-foot wide gravel road connection from the Major Collector stub street to the existing Lawson Lane, prior to construction plan approval. This connection will be made once construction of the Major Collector is complete. At no time prior to reconnection will access to Lawson Lane be completely cut off to a public road.

Transportation Plan Amendment

The applicant has requested a Transportation Plan Amendment regarding the location of the major collector street shown on the Town's Comprehensive Transportation Plan. This request includes a shift of the major collector street to the west as the historic structures located on the property will be relocated to the area south of Olive Chapel Road.

Compliance with Comprehensive Transportation Plan and Bicycle Plan

Development plans submitted pursuant to this rezoning shall comply with the adopted Comprehensive Transportation Plan in effect at the time of the development plan submittal, as provided for in the Unified Development Ordinance. Further, development of the property shall be consistent with the Town's adopted Bicycle and Pedestrian Plan in effect at the time of the development plan submittal.

- **Water and Sanitary Sewer**

All development within the project shall be served by the Town of Apex water and sanitary sewer facilities. The utility design will be finalized at the time of development plan review and approval upon available facilities adjacent to the site at that time. A

conceptual utility plan is included in the PUD plan for reference. All utility infrastructure shall meet current Town water and sewer master plans.

- **Other Utilities**

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Section 14: Phasing Plan

This PUD and all improvements required to support the uses contemplated by the PUD, including without limitation infrastructure and public facilities, may be completed in multiple phases, with construction anticipated to begin in 2026. Project phasing will be planned to ensure the points of access, RCA, stormwater controls and other design standards are met in accordance with the UDO. A final phasing plan will be incorporated within the Master Subdivision Plans (MSP) for review and approval through the Technical Review Committee.

Section 15: Environmental Zoning Conditions

1. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
2. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or sidepaths. If there are fewer than 25 homes, a least one (1) pet waste station shall be installed.
3. The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type or pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.
4. The project shall provide 40% RCA (14.35 acres). Where the project abuts adjacent developments, special effort shall be taken to locate preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.
5. The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree for each large tree removed or 1 small tree for each small tree removed. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department with the submittal of the Master Subdivision Plan.
6. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.
7. To improve energy efficiency, the project shall plant evergreen trees on the

- northern side of all buildings to act as a windbreak.
8. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
 9. Preserve and protect existing species, existing ponds shall be preserved if structurally sound.
 10. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
 11. To reduce irrigation requirements, the project shall select and plant only warm season grasses.
 12. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.
 13. The project shall be designed to meet the requirements for one of the green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.
 14. The project shall ensure that 60% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
 15. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of 80% of the species selected shall be native or a native of North Carolina.
 16. The project shall plant at least 1 native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA.
 17. The development shall increase perimeter and street front buffers as noted in the buffer table on page 4.
 18. All homes shall be pre-configured with conduit for a solar energy system.
 19. No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.

Section 16: 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.
- 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.

Section 17: Compliance with the 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). Any deviations from UDO requirements have been specifically defined within this document. No deviations from the UDO are currently anticipated with the project zoning documents.

Section 18: Consistency with the 2045 Land Use Map

While the development proposes greater density than recommended by the Rural Residential Land Use Map Designation, it is generally consistent with the Town of Apex's 2045 Land Use Map and the goals of the Peak Plan 2030. The Rural Residential designation recommends "single family residential uses that provide "a transition from the Protected Open Spaces around Jordan Lake..." The proposed development is ideal for single family residential and is consistent with the character of the surrounding land uses. The proposed density of 1.6 units per acre is consistent with the proposed Low Density Residential, as defined in the Comp. Plan. The proposed development and conditions of the PUD will provide low density single family housing that respects adjacent Protected Open Space to the south, preserves/relocates historic structures on the property, and provides pedestrian and vehicular connections. In all, the proposed development is consistent with the goals of the 2045 Land Use Map and Peak Plan 2030 by amending the northern area of the property to Low Density Residential and the southern area of the property to Rural Transitional Residential. These designations will preserve historic resources, protect environmental and natural resources, provide a variety of housing types available to a range of incomes and maintains low density residential uses as a transition to rural areas and protected open space areas.

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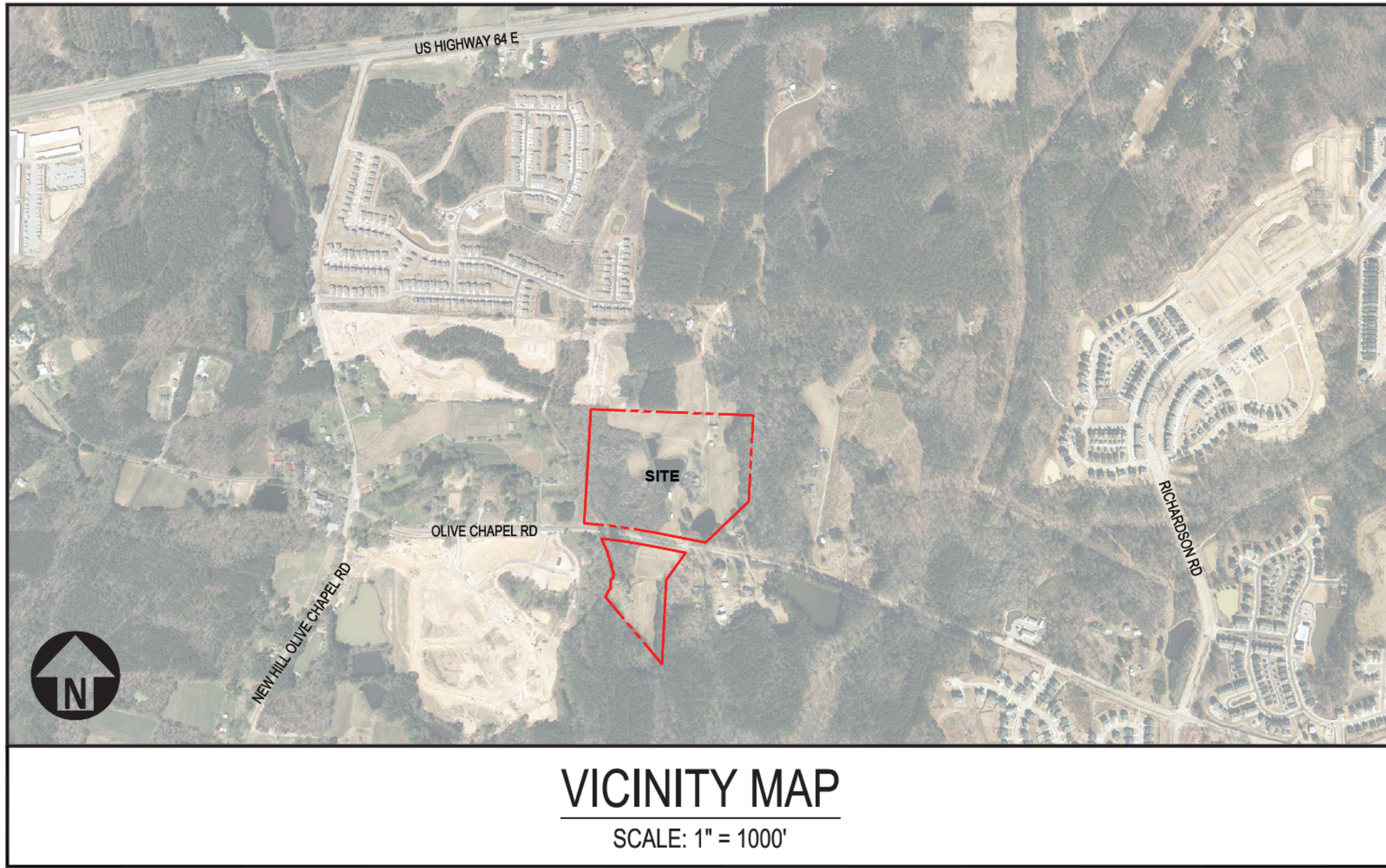
PLANNED DEVELOPMENT PLAN FOR PUD-CZ LAWRENCE PROPERTY

OLIVE CHAPEL ROAD APEX, NORTH CAROLINA

FIRST SUBMITTAL: AUGUST 1, 2024
SECOND SUBMITTAL: DECEMBER 2, 2024
THIRD SUBMITTAL: JANUARY 3, 2025
FOURTH SUBMITTAL: FEBRUARY 7, 2025
FIFTH SUBMITTAL: MARCH 7, 2025
SIXTH SUBMITTAL: APRIL 4, 2025
SEVENTH SUBMITTAL: APRIL 23, 2025

SITE DATA TABLE		
DEVELOPER	BAKER RESIDENTIAL OF THE CAROLINAS, LLC. 7001 WESTON PARKWAY, SUITE 150 CARY, NORTH CAROLINA 27513	
PARCELS	0712810293	
SITE AREA	GROSS	36.84 ACRES
	R/W DEDICATION	0.95 ACRES
	NET	35.89 ACRES
EXISTING ZONING	R-80W (WAKE COUNTY)	
PROPOSED ZONING	PUD-CZ	
RIVER BASIN	CAPE FEAR	
WATERSHED OVERLAY	JORDAN LAKE	
HISTORIC STRUCTURES	STRUCTURE UNDER INVESTIGATION	
MAX BUILT UPON AREA (IMPERVIOUS)	8.97 ACRES (25%)	
2045 LAND USE MAP (LUM) DESIGNATION	RURAL DENSITY RESIDENTIAL	
AREA DESIGNATED AS MIXED-USE ON 2045 LUM	NONE	
AREA OF MIXED-USE PROPOSED AS NON-RESIDENTIAL	NONE	
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL	
MAXIMUM DENSITY	57 LOTS / 1.58 UNITS PER ACRE (INCLUDES 2 POSSIBLE NEW LOTS ON THE SOUTH SIDE OF OLIVE CHAPEL ROAD TO CONTAIN EXISTING AND/OR RELOCATED HOUSE)	
BUFFER CALL IDENTIFICATION NUMBER	APEX 23-006	
EXISTING SF OF BUILDINGS	10,869 SF	
MINIMUM LOT SIZE	7,500 SF	
PROPOSED BLDG HEIGHT	35 FEET (TWO (2) STORIES)	
REQUIRED PARKING SPACES	2 SPACES PER DWELLING UNIT	
REQUIRED RESOURCE CONSERVATION AREA	NONE (DENSITY LESS THAN 2 DWELLING UNITS PER ACRE)	
PROVIDED RESOURCE CONSERVATION AREA	14.35 ACRES (40%)	
SETBACKS	FRONT	20 FEET
	SIDE	5 FEET
	CORNER	10 FEET
	REAR	20 FEET

OWNERS
PIN: 0712810293 JAMES L. LAWRENCE AND KATHERINE L. CHALK 1502 CHIP SHOT DRIVE MOREHEAD CITY, NC 28557-4918



VICINITY MAP
SCALE: 1" = 1000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
CO-0	COVER SHEET
C1-0	EXISTING CONDITIONS
C1-1	PRELIMINARY LAYOUT/ UTILITY PLAN
C1-2	CONCEPTUAL BUILDING ELEVATIONS

REZONING CONDITIONS

ARCHITECTURAL CONDITIONS:

- VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS, AND TRIM ARE PERMITTED.
- REAR AND SIDE ELEVATIONS OF UNITS THAT HAVE RIGHT-OF-WAY FRONTAGE SHALL HAVE TRIM AROUND THE WINDOWS.
- EAVES SHALL PROJECT AT LEAST 12-INCHES FROM THE WALL OF THE STRUCTURE.
- A MINIMUM OF THREE (3) OF THE FOLLOWING FEATURES SHALL BE USED ON EACH BUILDING:
 - DECORATIVE SHAKE
 - BOARD AND BATTEN
 - DECORATIVE PORCH RAILING/POSTS
 - SHUTTERS
 - DECORATIVE/FUNCTIONAL AIR VENTS ON ROOF OR FOUNDATION
 - RECESSED WINDOWS
 - DECORATIVE WINDOWS
 - DECORATIVE BRICK/STONE
 - GABLES
 - DECORATIVE CORNICES
 - TIN/METAL ROOF
- THE VISIBLE SIDE OF THE HOME ON A CORNER LOT FACING THE PUBLIC STREET SHALL CONTAIN AT LEAST THREE (3) DECORATIVE ELEMENTS SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING ELEMENTS:

WINDOWS	DECORATIVE SHAKE
BAY WINDOW	DECORATIVE AIR VENTS ON GABLE
RECESSED WINDOW	DECORATIVE GABLE
DECORATIVE WINDOW	DECORATIVE CORNICE
TRIM AROUND THE WINDOWS	COLUMN
WRAP AROUND PORCH OR SIDE PORCH	PORTICO
TWO OR MORE BUILDING MATERIALS	BALCONY
DECORATIVE BRICK/STONE	DORMER
DECORATIVE TRIM	
- GARAGE DOORS SHALL INCLUDE WINDOWS, DECORATIVE DETAILS, OR CARRIAGE-STYLE ADORNMENTS ON THEM.
- WINDOWS THAT ARE NOT RECESSED MUST BE TRIMMED.
- IF EXISTING HOUSE LOCATED NORTH OF OLIVE CHAPEL ROAD IS DETERMINED TO BE HISTORICALLY SIGNIFICANT BY CAPITAL AREA PRESERVATION INC., IT WILL BE RELOCATED TO THE SOUTH SIDE OF OLIVE CHAPEL ROAD. SEE SHEET C-1.1 FOR LOCATION.
- STREET FACING GARAGES THAT PROTRUDE MORE THAN 1 FOOT OUT FROM THE FRONT FAÇADE AND FRONT PORCH WILL HAVE A TRELLIS ABOVE THE GARAGE DOOR OR DOORS. STREET FACING GARAGES SHALL NOT PROTRUDE MORE THAN 5 FEET OUT FROM THE FRONT FAÇADE OR FRONT PORCH. LIVING SPACE ABOVE A GARAGE SHALL NOT BE CONSIDERED PART OF THE FRONT FAÇADE.
- 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.
- HOUSE ENTRANCES SHALL HAVE A COVERED PORCH AREA LEADING TO THE FRONT DOOR.
- FRONT PORCHES SHALL BE A MINIMUM OF 5 FEET DEEP.
- GARAGE DOORS ON THE FRONT FAÇADE OF HOMES THAT FACE THE STREET SHALL NOT EXCEED 50% OF THE TOTAL WIDTH OF THE HOUSE AND GARAGE TOGETHER.
- NO MORE THAN 25% OF LOTS MAY BE ACCESSED WITH J-DRIVEWAYS. THERE SHALL BE NO MORE THAN 3 SUCH HOMES IN A ROW ON ANY SINGLE BLOCK. ANY LOTS ELIGIBLE FOR A J-DRIVEWAY HOME SHALL BE IDENTIFIED ON THE FINAL PLAT.

TRANSPORTATION CONDITIONS:

- DEVELOPER SHALL DEDICATE RIGHT-OF-WAY AND CONSTRUCT MINIMUM IMPROVEMENTS ALONG THE OLIVE CHAPEL ROAD PROPERTY FRONTAGE BASED ON A RURAL 24-LANE THOROUGHFARE WITH 6-FOOT PAVED SHOULDERS PLANNED FOR FUTURE BIKE LANES ON 110-FOOT RIGHT-OF-WAY ACCORDING TO THE APEX TRANSPORTATION PLAN, WITH 10-FOOT SIDE PATH ALONG THE NORTH SIDE AND 5-FOOT SIDEWALK ALONG THE SOUTH SIDE OF OLIVE CHAPEL ROAD.
- DEVELOPER SHALL PROVIDE AN EASTBOUND LEFT TURN LANE ON OLIVE CHAPEL ROAD AT THE MAJOR COLLECTOR STREET WITH A MINIMUM STORAGE LENGTH OF 100 FEET PLUS A 50-FOOT DECELERATION LENGTH AND 100-FOOT TAPER AND REQUIRED TRANSITIONS SUBJECT TO APEX AND NCDOT REVIEW AND APPROVAL.
- DEVELOPMENT SHALL PROPOSE AN INTERSECTION WITHIN 100 FEET OF THE EXISTING TERMINUS OF ADIRONDACK WAY WHERE DRIVERS WILL BE REQUIRED TO TURN AND/OR STOP SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF APEX.

ENVIRONMENTAL CONDITIONS:

- THE PROJECT SHALL INSTALL ONE (1) SIGN PER SCM TO REDUCE PET WASTE AND PROHIBIT FERTILIZER TO REDUCE PET WASTE AND PROHIBIT FERTILIZER, IN LOCATIONS THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ADJACENT TO AMENITY CENTERS, SIDEWALKS, GREENWAYS, OR SIDE PATHS.
- THE PROJECT SHALL UTILIZE PERVIOUS PAVEMENT WHEN CONSTRUCTING THE DRIVEWAYS FOR RESIDENTIAL UNITS. THE SPECIFIC TYPE OR PERVIOUS PAVEMENT SYSTEM SHALL BE REVIEWED AND APPROVED BY THE WATER RESOURCES DEPARTMENT AT SITE OR SUBDIVISION PLAN REVIEW. THE SELECTED SYSTEM SHALL BE MAINTAINED BY THE DEVELOPER AND/OR OWNERS ASSOCIATION.
- THE PROJECT SHALL PROVIDE 40% RCA (14.35 ACRES), WHERE THE PROJECT ABUTS ADJACENT DEVELOPMENTS, SPECIAL EFFORT SHALL BE TAKEN TO LOCATE PRESERVED TREES ADJACENT TO AREAS OF PRESERVED OPEN SPACE, INCLUDING BUT NOT LIMITED TO, RCA, PERIMETER LANDSCAPE BUFFERS, RIPARIAN BUFFERS, AND/OR HOA MAINTAINED OPEN SPACES.
- THE PROJECT SHALL REPLACE ANY LARGE TYPE TREES, THAT MEASURE 18-INCHES IN CALIPER SIZE OR LARGER, AND SMALL TYPE TREES, THAT MEASURE 6-INCHES IN CALIPER SIZE OR LARGER, THAT ARE REMOVED AS A PART OF THE DEVELOPMENT. THE RATIO OF REPLACEMENT SHALL BE 1 LARGE TREE FOR EACH LARGE TREE REMOVED OR 1 SMALL TREE FOR EACH SMALL TREE REMOVED. THE UDO'S REQUIRED LANDSCAPING MAY BE USED TO SATISFY THIS REQUIREMENT, TO DETERMINE THE NUMBER OF TREES THAT MUST BE REPLACED, A TREE SURVEY FOR THE FULL PROPERTY SHALL BE PROVIDED TO THE PLANNING DEPARTMENT WITH THE SUBMITTAL OF THE MASTER SUBDIVISION PLAN.
- TO IMPROVE ENERGY EFFICIENCY, A COMBINATION OF LARGE AND SMALL DECIDUOUS SHADE TREES SHALL BE PLANTED ON THE SOUTHERN SIDE OF ANY BUILDINGS.
- TO IMPROVE ENERGY EFFICIENCY, THE PROJECT SHALL PLANT EVERGREEN TREES ON THE NORTHERN SIDE OF ALL BUILDINGS TO ACT AS A WINDBREAK.
- IN ORDER TO SUPPORT WILDLIFE AND POLLINATORS, HOA COVENANTS SHALL NOT REQUIRE THAT FALLEN LEAVES DORMANT PLANTS BE REMOVED DURING THE WINTER ON AREAS WITHOUT TURF GRASS, INCLUDING INDIVIDUAL HOMES AND HOA OWNED COMMON AREAS.
- PRESERVE AND PROTECT EXISTING SPECIES, EXISTING PONDS SHALL BE PRESERVED IF STRUCTURALLY SOUND.
- NO SINGLE SPECIES OF NATIVE OR ADAPTIVE VEGETATION SHALL CONSTITUTE MORE THAN 20% OF THE PLAT MATERIAL OF ITS TYPE WITHIN A SINGLE DEVELOPMENT SITE.
- TO REDUCE IRRIGATION REQUIREMENTS, THE PROJECT SHALL SELECT AND PLANT ONLY WARM SEASON GRASSES.
- THE PROJECT SHALL INSTALL SIGNAGE ADJACENT TO WOODED OR NATURAL CONDITION RESOURCE CONSERVATION AREA. THE SIGNAGE SHALL INDICATE THAT THE AREA IS RCA AND IS TO BE PRESERVED IN PERPETUITY AND NOT DISTURBED.

- THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS FOR ONE OF THE GREEN BUILDING CERTIFICATIONS, SUCH AS LEED, ENERGY STAR, BREEAM, GREEN GLOBES, NGBS GREEN, OR GREENGUARD. A THIRD-PARTY CONSULTANT SHALL BE HIRED TO EVALUATE THE PROJECT AND CERTIFY TO THE TOWN OF APEX THAT THE PROJECT MEETS THE STANDARDS FOR THE CERTIFICATION. THE APPLICANT SHALL FORWARD A COPY OF THE CERTIFICATION APPLICATION TO THE TOWN OF APEX PLANNING DEPARTMENT TO VERIFY THAT THE APPLICATION HAS BEEN SUBMITTED.
- THE PROJECT SHALL ENSURE THAT 60% OF THE LANDSCAPING SHALL BE NATIVE SPECIES, WHICH SHALL PROVIDE DIVERSE AND ABUNDANT POLLINATOR AND BIRD FOOD SOURCES. SPECIAL ATTENTION SHALL BE PAID TO PROVIDING DIVERSE AND ABUNDANT POLLINATOR AND BIRD FOOD SOURCES, INCLUDING PLANTS THAT BLOOM IN SUCCESSION FROM SPRING TO FALL. LANDSCAPING SHALL BE COORDINATED WITH AND APPROVED BY THE PLANNING DEPARTMENT AT SITE OR SUBDIVISION REVIEW.
- THE PROJECT SHALL INCREASE BIODIVERSITY WITHIN PERIMETER BUFFERS, COMMON OWNED OPEN SPACE, AND OTHER LANDSCAPE AREAS BY PROVIDING A VARIETY OF NATIVE AND ADAPTIVE SPECIES FOR THE CANOPY, UNDERSTORY AND SHRUB LEVELS. A MINIMUM OF 80% OF THE SPECIES SELECTED SHALL BE NATIVE OR A NATIVE OF NORTH CAROLINA.
- THE PROJECT SHALL PLANT AT LEAST 1 NATIVE POLLINATOR DEMONSTRATION GARDEN WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL COORDINATE WITH A LOCAL OR STATE AGENCY THAT SPECIALIZES IN THE DESIGN OR CERTIFICATION OF SUCH GARDENS. INFORMATIONAL SIGNAGE REGARDING THE PURPOSE OF THE GARDEN AND SELECTED VEGETATION SHALL BE PROVIDED. THE POLLINATOR GARDEN SHALL BE MAINTAINED BY THE DEVELOPER OR HOA.
- THE DEVELOPMENT SHALL INCREASE PERIMETER AND STREET FRONT BUFFERS AS NOTED IN THE BUFFER TABLE ON PAGE 4.
- ALL HOMES SHALL BE PRE-CONFIGURED WITH CONDUIT FOR A SOLAR ENERGY SYSTEM.
- NO CLEARING OR LAND DISTURBANCE SHALL BE PERMITTED WITHIN THE RIPARIAN BUFFER, EXCEPT THE MINIMUM NECESSARY TO INSTALL REQUIRED SEWER INFRASTRUCTURE AND SCM OUTLETS. THE SCM WATER STORAGE AND TREATMENT AREA SHALL NOT BE PERMITTED WITHIN THE RIPARIAN BUFFER. THE SEWER SHALL BE DESIGNED TO MINIMIZE IMPACTS TO THE RIPARIAN BUFFER.
- THE PROJECT SHALL INSTALL AT LEAST ONE (1) PET WASTE STATION PER 25 RESIDENTIAL UNITS THROUGHOUT THE COMMUNITY IN LOCATIONS THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ADJACENT TO AMENITY CENTERS, SCMS, SIDEWALKS, GREENWAYS, OR SIDEPATHS, IF THERE ARE FEWER THAN 25 HOMES, AT LEAST ONE (1) PET WASTE STATION SHALL BE INSTALLED.

AFFORDABLE HOUSING CONDITIONS:

- 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, HOMEOWNERS INSURANCE, HOMEOWNERS 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.
- 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.



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RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397

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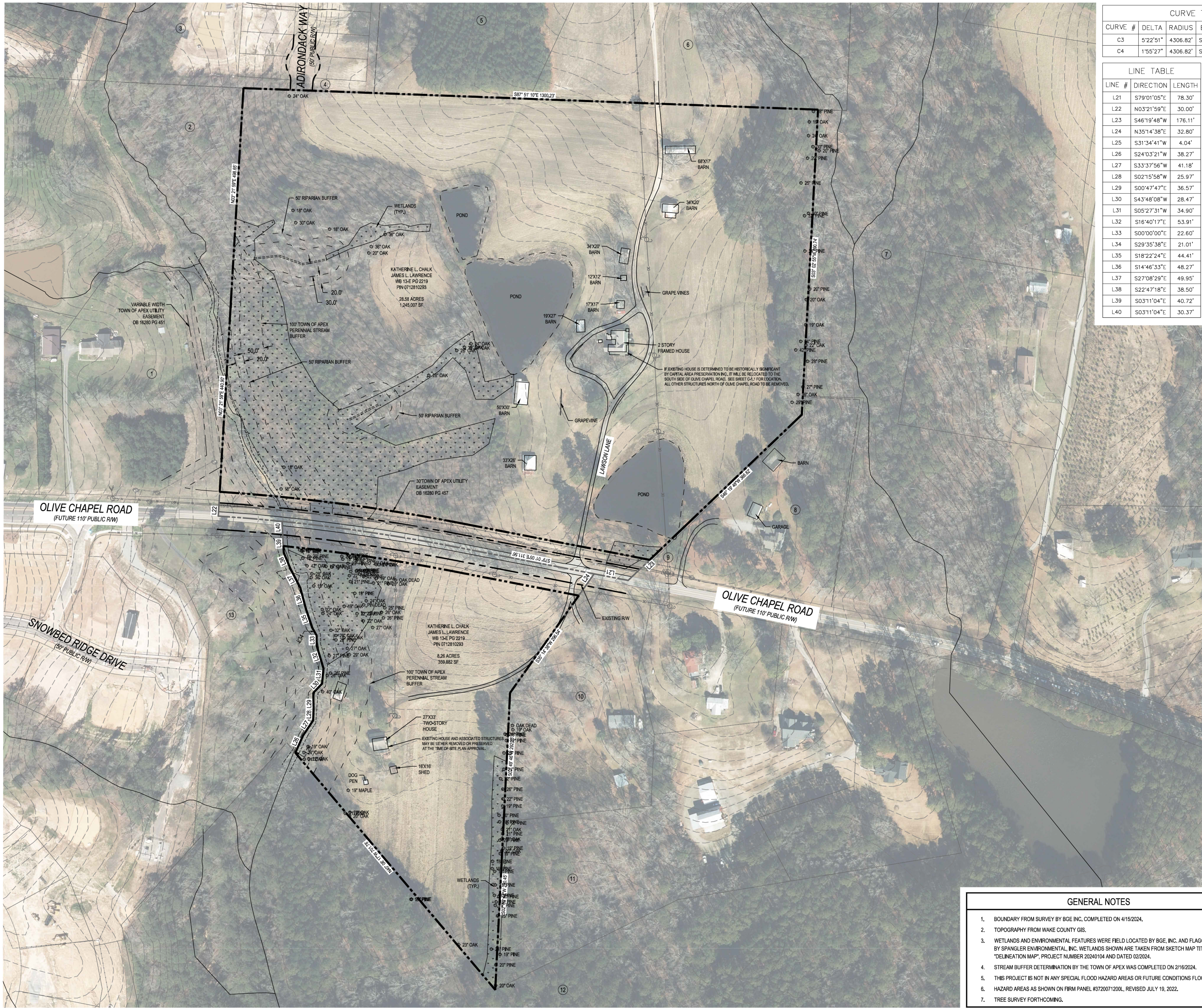
CONTACT:
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(984) 212-8825

DEVELOPER:
BAKER RESIDENTIAL OF THE
CAROLINAS, LLC.
7001 WESTON PARKWAY,
SUITE 150
CARY, NC 27513
PHONE: (919) 398-3371



PUD-CZ DRAWINGS
FOR:
**LAWRENCE
PROPERTY**
3228 OLIVE
CHAPEL ROAD
APEX, NC 27502-6785

FILE NUMBER:
12746-00

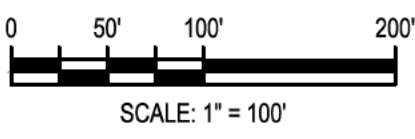


CURVE TABLE					
CURVE #	DELTA	RADIUS	BEARING	CHORD	LENGTH
C3	5°22'51"	4306.82'	S81°34'49"E	404.31'	404.46'
C4	1°55'27"	4306.82'	S85°13'58"E	144.63'	144.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S79°01'05"E	78.30'
L22	N03°21'59"E	30.00'
L23	S46°19'48"W	176.11'
L24	N35°14'38"E	32.80'
L25	S31°34'41"W	4.04'
L26	S24°03'21"W	38.27'
L27	S33°37'56"W	41.18'
L28	S02°15'58"W	25.97'
L29	S00°47'47"E	36.57'
L30	S43°48'08"W	28.47'
L31	S05°27'31"W	34.90'
L32	S16°40'17"E	53.91'
L33	S00°00'00"E	22.60'
L34	S29°35'38"E	21.01'
L35	S18°22'24"E	44.41'
L36	S14°46'33"E	48.27'
L37	S27°08'29"E	49.95'
L38	S22°47'18"E	38.50'
L39	S03°11'04"E	40.72'
L40	S03°11'04"E	30.37'

- ADJACENT PROPERTY OWNER INFORMATION:**
- PIN: 0712713207
DB: 019208 PG. 00371
JAMES WARREN HARDY AND TERESA GOODWIN (TRUSTEE)
3312 OLIVE CHAPEL ROAD
APEX, NC 27502-8517
PIN: 0712816775
 - DB: 017529 PG. 02614
SANDRA OAK AND ALFRED KENT GOODWIN (TRUSTEE)
274 MAY FARM ROAD
PITTSBORO, NC 27312-5738
PIN: 0712829311
 - DB: 019496 PG. 00425
RETREAT AT CEDAR CROSSING COMMUNITY ASSOCIATION
4700 HOMEWOOD COURT, SUITE 380
RALEIGH, NC 27609-5732
PIN: 0712717864
 - DB: 019241 PG. 02442
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4700 HOMEWOOD COURT, SUITE 380
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 - DB: 019493 PG. 01288
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1805 LAWSON LANE
APEX, NC 27502-9325
PIN: 0712826330
 - DB: 018483 PG. 01288
CLARA'S LEGACY, LLC.
1805 LAWSON LANE
APEX, NC 27502-9325
PIN: 0712823071
 - DB: 002741 PG. 00474
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0712807938
 - DB: 08-E PG. 726
MARTHA S. CLEMENT
3200 OLIVE CHAPEL ROAD
APEX, NC 27502-6785
PIN: 0712804988
 - DB: 002741 PG. 00474
MARTHA S. CLEMENT
3200 OLIVE CHAPEL ROAD
APEX, NC 27502-6785
PIN: 0712802593
 - DB: 008401 PG. 01099
BENNETT C. FOWLER
3205 OLIVE CHAPEL ROAD
APEX, NC 27502-6785
PIN: 0712805207
 - DB: 015124 PG. 01623
BRIAN D AND ROBIN T HOLLAND
3133 OLIVE CHAPEL ROAD
APEX, NC 27502-5710
PIN: 0711668880
 - DB: 001932 PG. 00120
UNITED STATES OF AMERICA
310 NEW BERN AVENUE
RALEIGH, NC 27601-1441
PIN: 0712705757
 - DB: 019630 PG. 00168
HOPE MILLS HOMES, LLC.
2101 DELLA COURT
APEX, NC 27502-8970

- GENERAL NOTES**
- BOUNDARY FROM SURVEY BY BGE INC. COMPLETED ON 4/15/2024.
 - TOPOGRAPHY FROM WAKE COUNTY GIS.
 - WETLANDS AND ENVIRONMENTAL FEATURES WERE FIELD LOCATED BY BGE, INC. AND FLAGGED BY SPANGLER ENVIRONMENTAL, INC. WETLANDS SHOWN ARE TAKEN FROM SKETCH MAP TITLED "DELINEATION MAP", PROJECT NUMBER 20240104 AND DATED 02/2024.
 - STREAM BUFFER DETERMINATION BY THE TOWN OF APEX WAS COMPLETED ON 2/16/2024.
 - THIS PROJECT IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD
 - HAZARD AREAS AS SHOWN ON FIRM PANEL #3720071200L, REVISED JULY 19, 2022.
 - TREE SURVEY FORTHCOMING.



RESPONSE TO COMMENTS

04-23-2025

RESPONSE TO COMMENTS

04-04-2025

RESPONSE TO COMMENTS

03-07-2025

RESPONSE TO COMMENTS

02-07-2025

RESPONSE TO COMMENTS

01-03-2025

DATE

DESCRIPTION

DESIGNED BY:

CM

DRAWN BY:

CM

REVIEWED BY:

RF



5438 WADE PARK BLVD, SUITE 420
RALEIGH, NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397

BAKER RESIDENTIAL OF
THE CAROLINAS, LLC.

7001 WESTON PARKWAY, SUITE 150
CARY, NC 27513

LAWRENCE
PROPERTY

APEX, NORTH CAROLINA 27502-6785

EXISTING CONDITIONS



FILE NUMBER:

12746-00

DATE: 08/01/2024

C1-0

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "STATE OF" at the bottom. Inside the ring, the words "PROFESSIONAL ENGINEER" are written in a semi-circle. In the center, the word "SEAL" is at the top, followed by the number "039756". Below the number, the name "RYAN S. FISHER" is written in a semi-circle. The seal is stamped over a document that includes a "PRELIMINARY" watermark and a "NOT FOR CONSTRUCTION" stamp.