

**STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 14.86 ACRES LOCATED AT 1533 WIMBERLY ROAD AND 7912, 8000 AND 8016 JENKS ROAD FROM RURAL RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)**

**#21CZ09**

**WHEREAS**, Jessie Hardesty for McAdams Co., owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 1<sup>st</sup> day of April 2021 (the "Application"). The proposed conditional zoning is designated #21CZ09;

**WHEREAS**, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #21CZ09 before the Planning Board on the 12<sup>th</sup> day of July 2021;

**WHEREAS**, the Apex Planning Board held a public hearing on the 12<sup>th</sup> day of July 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #21CZ09. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #21CZ09;

**WHEREAS**, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #21CZ09 before the Apex Town Council on the 27<sup>th</sup> day of July 2021;

**WHEREAS**, the Apex Town Council held a public hearing on the 27<sup>th</sup> day of July 2021. Shelly Mayo, Planner II, presented the Planning Board's recommendation at the public hearing;

**WHEREAS**, all persons who desired to present information relevant to the application for #21CZ09 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

**WHEREAS**, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates the site as Mixed Use: High Density Residential/Office Employment/Commercial Services. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development-Conditional Zoning (PUD-CZ). The applicant is requesting a rezoning to PUD-CZ with a maximum density of 7.5 dwelling units per acre, consistent with the Medium/High Density Residential designation. Located in close proximity to major commercial areas and transportation corridors, the proposed rezoning to Planned Unit Development-Conditional Zoning will have a maximum of 78 dwelling units and designates approximately 4.46 acres (30%) of the site as non-residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

**WHEREAS**, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will permit allow this property to develop in a way that is consistent with the surrounding areas, to build side paths along Jenks Road and Wimberly Road, to build sidewalks along both sides of internal streets, and provide improved environmental conditions over the UDO requirements. The rezoning will encourage compatible development of the property and increase the tax base; and

**WHEREAS**, the Apex Town Council unanimously approved Application #21CZ09 rezoning the subject tracts located at 1533 Wimberly Road and 7912, 8000, and 8016 Jenks Road from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ).

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX**

**Section 1:** The lands that are the subject of the Ordinance are those certain lands described in

**Ordinance Amending the Official Zoning District Map #21CZ09**

Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

**Section 2:** The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

**Section 3:** The Director of Planning and Community Development is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

**Section 4:** The "Rezoned Lands" are subject to the conditions in Attachment "B" Alderwood PUD which are imposed as part of this rezoning.

**Section 5:** The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

**Section 6:** This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member \_\_\_\_\_

Seconded by Council Member \_\_\_\_\_

With \_\_\_\_ Council Member(s) voting "aye."

With \_\_\_\_ Council Member(s) voting "no."

This the \_\_\_\_ day of \_\_\_\_\_ 2021.

**TOWN OF APEX**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
Town Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Town Attorney

Attachment A:

LEGAL DESCRIPTION

TRACT 1 (LOT1) - 0722780191

BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF TRACT 8A AS RECORDED IN BOOK OF MAPS 1987, PAGE 1291, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°11'29" WEST A DISTANCE OF 537.66 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°57'45" EAST A DISTANCE OF 563.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAP 1987, PAGE 104.5 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 13°40'47" WEST A DISTANCE OF 519.22 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°40'29" WEST A DISTANCE OF 420.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 32°15'40" WEST A DISTANCE OF 59.96 FEET THE POINT OF BEGINNING, CONTAINING 6.2201 ACRES.

TRACT 2 (LOT2) - 0722784193

BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13°40'47" EAST A DISTANCE OF 519.22 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°55'55" EAST A DISTANCE OF 261.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAP 1987, PAGE 104.5 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 06°14'23" EAST A DISTANCE OF 406.87 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°40'29" WEST A DISTANCE OF 442.49 FEET THE POINT OF BEGINNING, CONTAINING 3.5482 ACRES.

TRACT 3 (LOT3) - 0722788252

BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 06°14'87" WEST A DISTANCE OF 406.87 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°59'37" EAST A DISTANCE OF 544.19 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2017, PAGE 183, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°37'53" EAST A DISTANCE OF 61.09 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD

N.C.S.R 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 37°26'17" WEST A DISTANCE OF 57.99 FEET THE POINT; THENCE SOUTH 38°20'35" WEST A DISTANCE OF 51.98 FEET THE POINT; THENCE SOUTH 40°23'52" WEST A DISTANCE OF 52.61 FEET THE POINT; THENCE SOUTH 45°23'52" WEST A DISTANCE OF 50.80 FEET A POINT; THENCE SOUTH 50°36'52" WEST A DISTANCE OF 51.72 FEET A POINT; THENCE SOUTH 54°31'47" WEST A DISTANCE OF 56.84 FEET A POINT; THENCE SOUTH 56°57'00" WEST A DISTANCE OF 50.16 FEET A POINT; THENCE SOUTH 58°50'33" WEST A DISTANCE OF 53.70 FEET A POINT; THENCE SOUTH 61°32'10" WEST A DISTANCE OF 54.37 FEET A POINT; THENCE SOUTH 65°47'22" WEST A DISTANCE OF 52.80 FEET A POINT; THENCE SOUTH 69°41'04" WEST A DISTANCE OF 53.91 FEET A POINT; THENCE SOUTH 173°31'36" WEST A DISTANCE OF 44.67 FEET THE POINT OF BEGINNING, CONTAINING 3.4109 ACRES.

TRACT 4 (TRACT 8A) - 0722687241

BEGINNING AT A POI ITT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°11'29" EAST A DISTANCE OF 61.82 FEET TO A POI ITT LOCATED ON THE CENTERLINE OF WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID CENTERLINE NORTH 32°01'55" WEST A DISTANCE OF 51.05 FEET TO A POINT; THENCE NORTH 32°01'55" WEST A DISTANCE OF 179.43 FEET TO A POINT; THENCE NORTH 22°06'24" WEST A DISTANCE OF 425.44 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 87°59'52" EAST A DISTANCE OF 32.91 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603, AND THE SOUTHWESTERN PROPERTY CORNER TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°58'10" EAST A DISTANCE OF 247.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°11'29" EAST A DISTANCE OF 537.66 FEET THE POI ITT OF BEGINNING, CONTAINING 2.1233 ACRES.



**Attachment B:**



**ALDERWOOD  
PLANNED UNIT DEVELOPMENT  
REZONING CASE 21CZ09**

Wimberly Road & Jenks Road  
Apex, North Carolina | PD PLAN



# ALDERWOOD

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**Planned Unit Development**  
**Prepared for The Town of Apex, North Carolina**  
**Rezoning Case 21CZ09**

## **Submittal Dates**

First Submittal:	April 1, 2021
Second Submittal:	May 14, 2021
Third Submittal:	June 11, 2021
Fourth Submittal:	June 25, 2021
Fifth Submittal:	July 21, 2021
Council Approval:	July 27, 2021

## **Developer**

Taylor Morrison  
15501 Weston Parkway Suite 100  
Cary NC 27513



## **Planner, Engineer, Landscape Architect**

McAdams  
2905 Meridian Parkway  
Durham NC 27113



MCADAMS

## **Environmental Consultant**

Spangler Environmental  
4338 Bland Road  
Raleigh NC 27609



**SPANGLER**  
ENVIRONMENTAL, INC.

## **Traffic Engineer**

Kimley Horn  
300 Morris Street, Suite 200,  
Durham, NC 27701

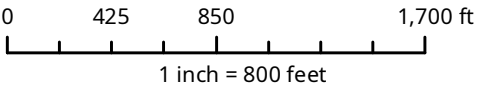


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VICINITY MAP



## PROJECT DATA

Name of Project:	Alderwood
Applicant Owner/Developer:	Taylor Morrison 15501 Weston Parkway Suite 100 Cary NC 27513 919-407-1232
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000  Morningstar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601 919-590-0371
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Mixed Use - High Density, Office Employment, Commercial Services
Proposed 2045 Land Use Map Designation:	Mixed Use - Medium/High Density, Office Employment, Commercial Services
Proposed Use:	Mixed-used development with townhomes, commercial, office, and park space
Size of Project:	14.86 acres
Area Designated as Mixed Use on 2045 LUM:	14.86 acres
Area of Mixed Use Proposed as Non-residential:	4.46 acres (30% of total acreage)
Property Identification Numbers:	0722687241, 0722780191, 0722784193, 0722788252



## PURPOSE STATEMENT

The purpose of the Alderwood PUD is to provide a mixed-use development containing townhomes along with neighborhood scaled retail, restaurant, and/or office uses that will be highly complementary to the existing built environment as well as planned future developments in the vicinity of the subject property. The proposed development will set aside required resource conservation areas throughout the 14.86-acre property. Alderwood's concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
  - » **The uses permitted within the Alderwood PUD are permitted per §4.2.2 of the Town of Apex UDO.**
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the 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 on 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.*
  - » **Alderwood is a mixed-used development containing a maximum of:**
    - **78 townhomes**
    - **30,000 square feet of non-residential floor area, including retail, restaurant, and office space**

This mix of uses provides a minimum of 30% of the site for non-residential land uses.

- *The dimensional standards in §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.*
  - » **The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.**
- *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 Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*
  - » **Public sidewalks will be constructed along the both sides of all streets, going above the Town of Apex UDO standards. Additionally, a public access easement will be provided on**

the northern end of the property that could ultimately provide a connection to the proposed greenway north of the property.

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
  - » Alderwood will create a walkable neighborhood of residential and non-residential uses connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.
- *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.*
  - » The property is consistent with surrounding land uses however, a change is requested on The Town of Apex's Future Land Use Map. Current zoning surrounding the development includes PUD-CZ developments to the immediate north and south and RR to the east and west. The Future Land Use Map designates the property as Mixed Use to include High Density Residential, Office Employment, Commercial Services and Medium/High Density Residential. The land south of the subject property shares this FLUM designation and the land to the north is designated as Medium/High Density Residential. The High Density Residential designation is requested to change to Medium/High Density Residential (see **Consistency with Land Use Plan**).
- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a 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.*
  - » All townhomes and commercial buildings will be of a higher quality construction than the typical residential or commercial development. Architectural controls for non-residential uses as well as sample elevations illustrating the high-quality appearance of the townhomes and non-residential buildings are included with the PUD-CZ application.

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts and in the Design Controls section of this document.

## PERMITTED USES

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

### Residential Area:

- Townhomes
- \*Accessory apartment
- Utility, minor
- Greenway
- Park, active
- Park, passive
- Recreation Facility, private

### Non-Residential Area:

- Utility, minor
- Greenway
- Entertainment, indoor
- Assembly hall, non-profit
- Assembly hall, for-profit
- Church or place of worship
- Day care facility
- Drop-in or short-term day care
- Government Services
- Restaurant, general
- Medical or dental clinic or office
- Office, business or professional
- Publishing Office
- Artisan studio
- Barber and beauty shop
- Book Store
- Convenience store
- Convenience Store with gas sales
- Dry cleaners or laundry service
- Farmer's market
- Financial institution
- Floral shop
- Grocery, general
- Grocery, specialty
- Health/fitness center or spa
- Newsstand or gift shop
- Personal service
- Pharmacy
- Printing and copying service
- Real estate sales
- Repair services, limited
- Retail sales, general
- Studio for art
- Tailor shop
- Upholstery shop
- Pet services
- Microbrewery
- Microdistillery

### \*Permitted Uses Subject to Limitations:

Accessory apartment - No covenant shall be placed on the property which prohibits accessory apartment as a use.



## AFFORDABLE HOUSING

The project is committed to helping the Town of Apex advance their Affordable Housing Plan to welcome and attract a diverse population with moderate to low incomes and of different age groups. As such, the developer will contribute \$215.00 per lot to the Apex Affordable Housing Fund, to be paid at plat.

## DESIGN CONTROLS

**Total Project Area:** 14.86 acres

### Apex 2045 Land Use Plan - Community Mixed-Use Calculation

- Total Project Area within Community Mixed-Use Designation: 14.86 acres
  - » Required Non-Residential Land Area: 4.46 acres (30%)
  - » Proposed Gross Non-Residential Land Area: 4.46 acres (30%)

### Overall Density Limitations:

- Maximum number of Townhomes: 78
- Maximum Non-Residential Floor Area: 30,000 SF
- Maximum Built-Upon Area: 70%

### Townhomes

- Minimum Lot Width: 22 feet
- Minimum Lot Depth: 65 feet
- Maximum Building Height: 45 feet (3 stories); Maximum building height adjacent to northern property boundary and west of sanitary sewer is 2 stories.
- Minimum Building Setbacks:
  - » Front (façade or front porch): 8 feet
  - » Front (Garage): 20 feet
  - » Rear: 10 feet
  - » Corner: 8 feet
  - » Building separation: 10 feet

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

## Non-Residential Design Controls

- Maximum Building Height: 50 feet
- Minimum Building Setbacks:
  - » From Required Buffers: 10 feet
  - » When there are no buffers:
    - > Front: 20 feet
    - > Side: 20 feet
    - > Rear: 20 feet

## Landscaping, Buffering, and Screening

All landscaping for this PUD shall comply with Section 8.2 Landscaping, of the Town of Apex UDO, except for the following provisions (Section 8.2.4 A):

- Landscaping requirements for townhomes shall be permitted on townhome lots and/or HOA owned common areas.

The following buffers are provided in accordance with the UDO:

- Along Jenks Rd: 30' Type B
- Along Wimberly Rd: 30' Type B
- Northern property boundary (non-residential portion): 20' Type A
- Northern property boundary (residential portion): 15' Type A
  - » At the time of site/subdivision plan and in order to meet the opacity requirements of the rezoning, the northern buffer of the residential pod (Pod B) adjacent to the existing residential shall include either: (a) a 6-foot tall privacy fence as permitted in UDO Sec. 8.2.6.B.5.a, provided the fence shall not be required adjacent to the private community park, within utility and/or pedestrian access easements, or within the Colonial and Cardinal gas pipeline easements; or (b) supplemental evergreen plantings. In order to minimize damage and impacts to the existing vegetation, any fence installed pursuant to this condition shall be installed along the interior side of the Alderwood buffer.
  - » The 15-foot Type A buffer along the northern property line of the residential pod shall be undisturbed west of the sanitary sewer easement.
  - » Any townhomes adjacent to the northern property line and west of the sanitary sewer line shall be a maximum of 2 stories tall.

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

## ARCHITECTURAL STANDARDS

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

Residential areas envisioned for Alderwood will be comprised of attached townhome units. The project will offer a variety of distinct residential elevations - see examples located at the end of this document. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, a number of common threads will link the neighborhood, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development in order to meet the Community Amenities requirement of the UDO. A key terminus point will be the community park, which is to contain a National Wildlife Federation certified butterfly garden.

### **Residential Design Guidelines (all product types):**

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front-facing garage doors shall have at least one of the following: windows, decorative details or carriage-style adornments.
3. The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
4. On townhomes, roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, every other unit.
5. House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
6. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.

7. Four of the following decorative elements shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
8. A varied color palette shall be utilized on townhome units throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.
9. Solar conduit will be provided on all homes to accommodate the future installation of solar panels.

### **Proposed Residential Materials and Styles**

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

### **Non-Residential Design Guidelines:**

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details as well as landscaping shall be incorporated to add visual interest. Large expanses of blank walls, greater than 25' in length or height, shall be broken up with windows or other architectural features to reduce visual impacts.
2. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.

**Non-residential exteriors shall incorporate variation in materials. The primary (front) façade and other façades located along a public right-of-way may include:**

- Brick and/or stone masonry
- Decorative concrete block (integral color or textured)
- Stone accents
- Aluminum storefronts with anodized or pre-finished colors
- EIFS cornices, and parapet trim
- EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
- Precast concrete
- Soffit and fascia materials to be considered include EIFS with crown trim elements
- Cementitious siding

Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.

**Exterior materials not allowable as part of the residential or non-residential development are as follows:**

- Vinyl siding
- Painted, smooth faced concrete block
- Metal Walls

## PARKING AND LOADING

All parking for this PUD will comply with Section 8.3 Off-Street Parking and Loading, of the Town of Apex UDO.

On-street parallel parking stalls may be used to satisfy guest parking requirements.

## SIGNAGE

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

# NATURAL RESOURCES AND ENVIRONMENTAL DATA

## River Basins and Watershed Protection Overlay Districts

This project is located within the Beaver Creek Drainage Basin, which is within the Cape Fear River Basin. The site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

## 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 PUD will provide a minimum of 25% of the gross project area as a Resource Conservation Area (RCA). The calculation of the RCA areas required for the development shall be as per the standards contained in the Unified Development Ordinance as of the effective date of the rezoning for the Alderwood PUD. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway trails.

## Floodplain

The project site does not sit within a designated current or future 100 year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720072200J, dated May 2, 2006.

## Tree Canopy

The Apex 2045 Land Use Plan designates the majority of this property as Mixed-Use. This land use designation prescribes a mix of High Density Residential, Office Employment and Commercial uses. In order to implement this mix of uses in compliance with the land use plan, it will be necessary to remove some tree canopy outside of environmentally protected areas.

Tree canopy areas will be primarily concentrated around the wetland areas, perimeter buffers and the community park. Where trees cannot be preserved, as part of the implementation of this community, the project will re-establish a new tree canopy within the public rights-of-way, along with vegetated perimeter buffers, and open space areas.

To further illustrate the project's commitment to preserving and replacing tree canopy, at the time of first subdivision or site plan submittal the developer will provide a donation to a local non-profit organization with a mission towards tree preservation in the amount of \$3,000.

## Historic Structures

As confirmed by the North Carolina State Historic Preservation Office and Capital Areas Preservation, Inc. there are no historic structures present within the project boundary.

## Environmental Commitments Summary

The following environmental conditions shall apply to the development:

- Install educational signage (minimum two signs) about wetlands and near environmental sensitive areas in order to:
  - » Reduce pet waste; and
  - » Eliminate fertilizer.
- Install two pet waste stations.
- Provide a public access easement for privately-maintained sidewalk connectivity at the northern end of the subject properties as shown on the PUD plans.
- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- Seek National Wildlife Federation certification of the community park.
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals.
  - » A minimum of 70% of the species provided shall be native or a nativar of North Carolina.
  - » No invasive species shall be permitted.
  - » No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

## STORMWATER MANAGEMENT

This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

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

The project was reviewed by the PRCR Advisory Commission on May 26th, 2021 meeting. The Advisory Commission unanimously recommended a fee-in-lieu for the project.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
78	Townhomes	\$2,354.05	<b>\$183,615.90</b>

\*Final unit count will be determined at the time of Master Subdivision.

\*\*Fees are based upon approval date and runs with project with exception of the increase in total unit count.

## PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in the Apex Unified Development Ordinance (UDO), Advance Apex: The 2045 Transportation Plan, and the Standard Specifications and Details. Roadway, pedestrian, and utility infrastructure shall be as follows:

### General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan in effect as of the effective date of the rezoning for the Alderwood PUD unless otherwise stated below. 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, sealed 3/26/2021:

- Developer shall construct full-movement access to Jenks Road across from Hutch Lane and restripe the existing two-way left turn lane to provide 100 feet of eastbound left turn storage.
- Developer shall construct right-in/right-out only access to Jenks Road approximately 500 feet east of the intersection of Wimberly Road, and as generally depicted on PUD Sheet C2.00, including a westbound right turn lane on Jenks Road with 50 feet of full width deceleration, 100 feet of taper, and provide a monolithic concrete median on Jenks Road extending from the east to west ends of the intersection radius and right turn lane to prevent left turns.
- Developer shall provide minimum typical frontage widening on Jenks Road from the centerline based on a 41-foot 3-lane curb and gutter roadway on 80 feet of right-of-way (40 feet from centerline).
- Developer shall construct full-movement access to Wimberly Road approximately 500 feet north of Jenks and as generally depicted on PUD Sheet C2.00.



- Developer shall provide minimum typical frontage widening on Wimberly Road from the centerline based on a 35-foot 2-lane curb and gutter roadway on 60 feet of right-of-way (30 feet from centerline).
- No additional points of vehicular access to Jenks Road or Wimberly Road shall be proposed or permitted within the boundaries of the PUD.

### **Walkability**

The following facilities will be provided to contribute to a walkable community within and surrounding Alderwood development:

- Developer shall construct five-foot wide public sidewalks along both sides of all internal streets.
- Developer shall construct six-foot wide private walking trail(s) in the community park area.
- Developer shall construct a ten-foot wide Side Path along both the Jenks Road and Wimberly Road frontages of the subject properties.
- Developer shall provide a public access easement for privately-maintained sidewalk connectivity at the northern end of the subject properties as shown on the PUD plans.

### **Water and Sanitary Sewer**

All lots within the project will be served by Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of master subdivision 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.

### **Other Utilities and Facilities**

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

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context. Other features may include markers, bollards, and unique paving patterns.

## PRIVATE AMENITIES

A community park, approximately 1.65 acres, will be designed at the northeast corner of the property. The developer will seek National Wildlife Federation certification, which includes ensuring key habitat elements are incorporated into the landscape, including but not limited to specific plants and supplemental feeders, water, wildlife shelter, and sustainable practices.

The developer will also install educational signage (minimum 2 signs) in the neighborhood near wetland areas and signage near environmentally sensitive areas in order to reduce pet waste and eliminate fertilizer. Similarly, pet waste stations (minimum 2 stations) will be installed strategically throughout the community.

## PHASING PLAN

This PUD will be completed in up to 3 phases. Location of phases will be determined at the time of Master Subdivision Review and Approval.

## CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019 if the requested Land Use Map amendment is approved.

The Future Land Use Map the property as Mixed Use, which encompasses High Density Residential, Office Employment, and Commercial Services. A Future Land Use Map Amendment is requested to allow for Medium/High Density Residential.

## 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). 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, sealed 3/26/2021:

## TRANSPORTATION IMPROVEMENTS

The following zoning condition represents the recommendations by Apex staff and NCDOT based on a review of the TIA prepared for the Alderwood plan:

### Jenks Road

- Developer shall provide minimum typical frontage widening on Jenks Road from the centerline based on a 41-foot 3-lane curb and gutter roadway on 80 feet of right-of-way (40 feet from centerline).

### Jenks Road - East Site Drive

- Developer shall construct full-movement access to Jenks Road across from Hutch Lane and restripe the existing two-way left turn lane to provide 100 feet of eastbound left turn storage.

### Jenks Road - West Site Drive

- Developer shall construct right-in/right-out only access to Jenks Road approximately 500 feet east of the intersection of Wimberly Road, and as generally depicted on PUD Sheet C2.00, including a westbound right turn lane on Jenks Road with 50 feet of full width deceleration, 100 feet of taper, and provide a monolithic concrete median on Jenks Road extending from the east to west ends of the intersection radius and right turn lane to prevent left turns.

### Wimberly Road

- Developer shall provide minimum typical frontage widening on Wimberly Road from the centerline based on a 35-foot 2-lane curb and gutter roadway on 60 feet of right-of-way (30 feet from centerline).

### Wimberly Road - Site Drive

- Developer shall construct full-movement access to Wimberly Road approximately 500 feet north of Jenks and as generally depicted on PUD Sheet C2.00.

No additional points of vehicular access to Jenks Road or Wimberly Road shall be proposed or permitted within the boundaries of the PUD.

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Sample Residential Elevations



**Taylor Morrison Townhomes  
Alderwood**

03.29.21



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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GMD-GA 13031.3





taylor  
morrison  
*Homes Inspired by You*



## Taylor Morrison Townhomes Alderwood

03.29.21

gmd  
design  
group  
of georgia

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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GMD-GA13031.3





## Taylor Morrison Townhomes Alderwood

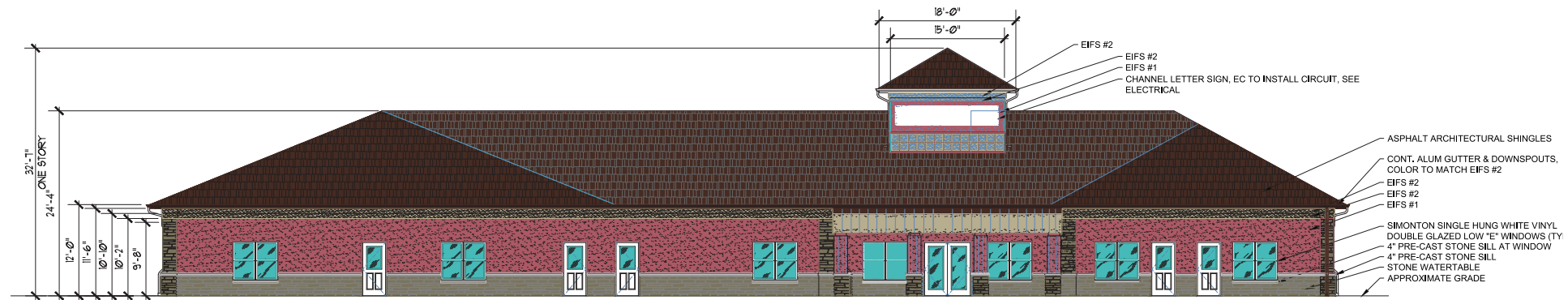
03.29.21



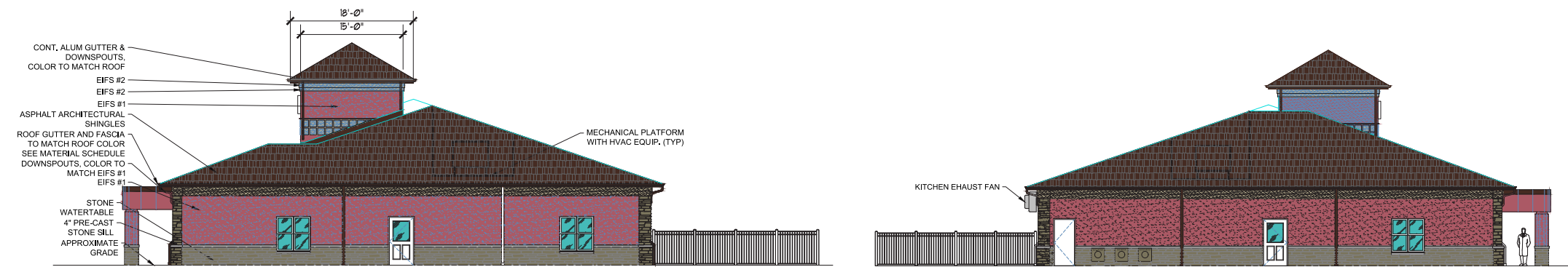
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)  
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GMD-GA13031.3



Sample Non-Residential Elevations

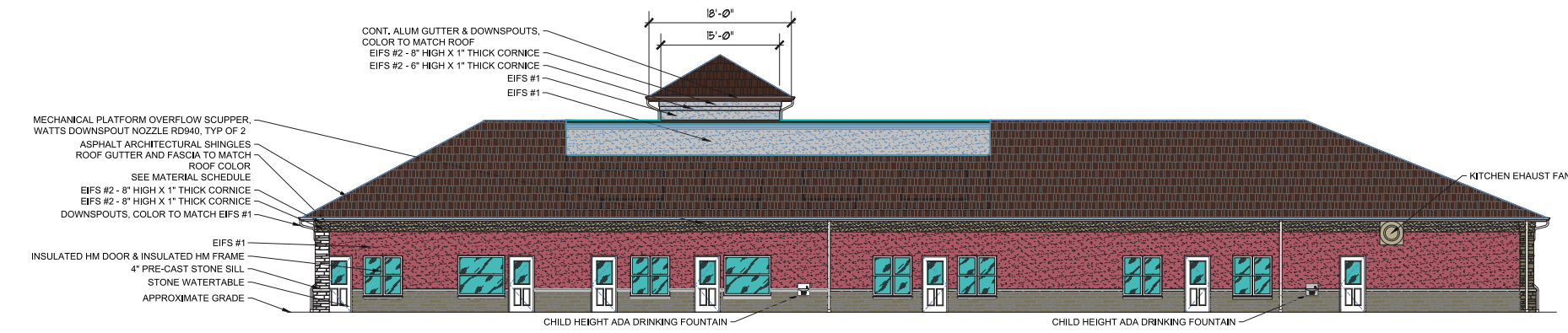


1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

3 LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

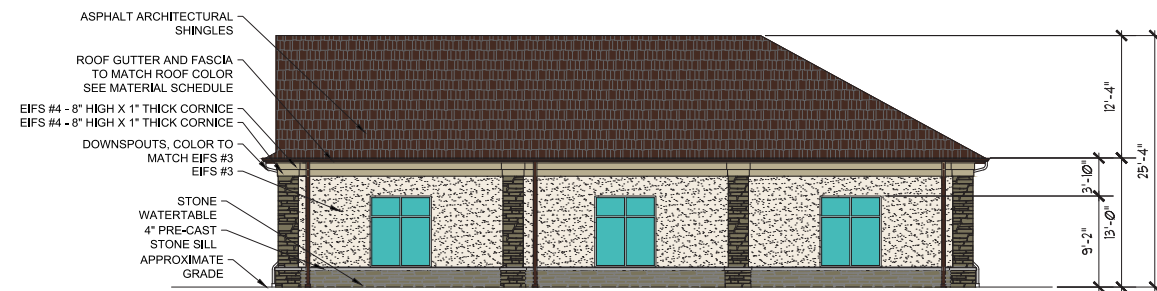


4 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

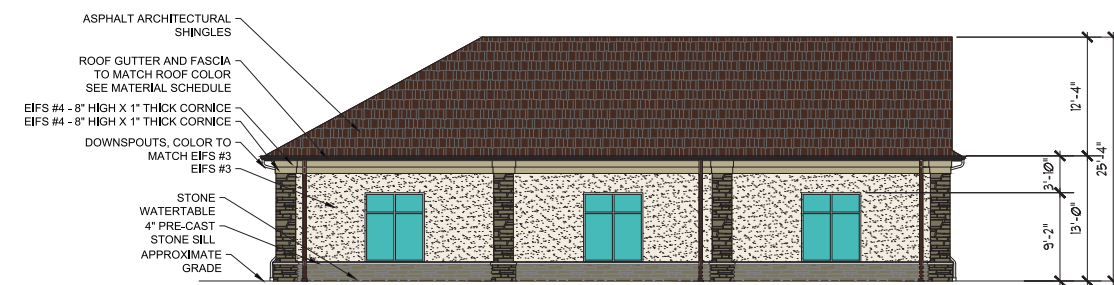




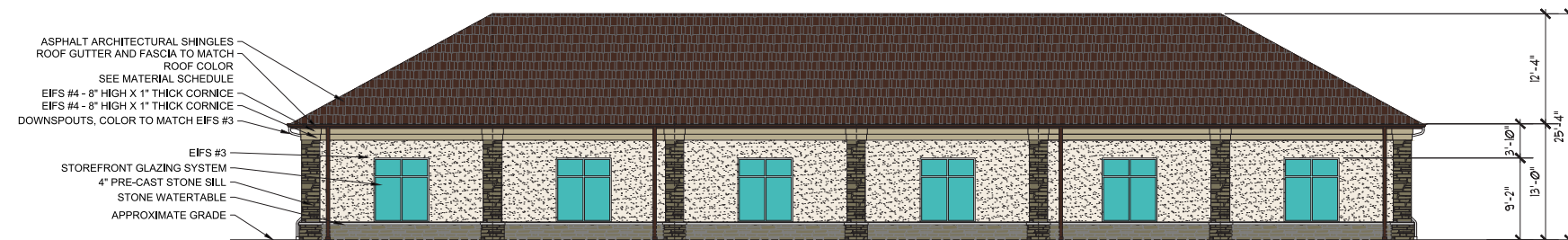
1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

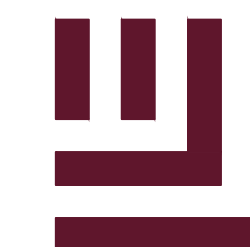


3 LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/8" = 1'-0"





**McADAMS**

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**CONTACT**

JESSIE HARDESTY  
hardesty@mcadamsco.com  
PHONE: 919. 361. 5000

**CLIENT**

TAYLOR MORRISON  
15501 WESTON PARKWAY SUITE 100  
CARY, NC 27513  
PHONE: 919. 380. 7223

TaylorMorrison.

# ALDERWOOD

WIMBERLY ROAD & JENKS ROAD  
APEX, NORTH CAROLINA

## PLANNED DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2020110080

DATE: JULY 02, 2021



### VICINITY MAP & AERIAL IMAGE

N.T.S.

LOT #1  
PIN: 0722687241  
RICHARD & TRISHA HINESLEY  
4070 RANEY WAY DRIVE  
STEM, NC, 27581-9561  
DB 14798, PG 1865  
1.68 AC

LOT #2  
PIN: 0722780191  
TERESA L. KIRKPATRICK  
591 BENT OAK TRAIL  
CONCORD, NC, 28027-9715  
DB 15327, PG 769  
6.22 AC

LOT #3  
PIN: 0722784193  
CHARLES, FRANCIS J., KENNETH LEWIS  
323 SCENIC MOUNTAIN DRIVE  
SPARTA, NC, 28675-9434  
DB 4310, PG 469  
3.55 AC

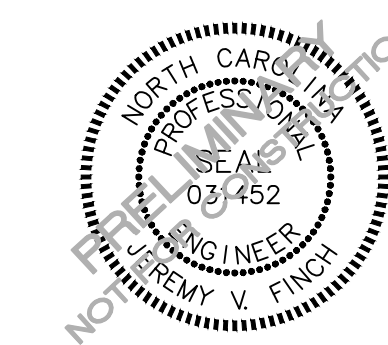
LOT #4  
PIN: 0722788252  
MICHAEL, DUANE, ALISON N CLEARY  
7912 JENKS ROAD  
APEX, NC 27523-7821  
DB 5072, PG 62  
3.41 AC

### SHEET INDEX

C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY LAYOUT PLAN

### SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	0722687241, 0722780191, 0722784193, 0722788252	
EXISTING ZONING	RR	
PROPOSED ZONING	PUD-CZ	
CURRENT 2045 LAND USE MAP DESIGNATION	MIXED USE - HIGH DENSITY, OFFICE EMPLOYMENT, COMMERCIAL SERVICES	
PROPOSED 2045 LAND USE MAP DESIGNATION	MIXED-USE - MEDIUM/HIGH DENSITY, OFFICE EMPLOYMENT, COMMERCIAL SERVICES	
AREA DESIGNATED AS MIXED USE ON 2045 LUM	14.86 AC	
PERCENT OF MIXED USE AREAS PROPOSED AS NON-RESIDENTIAL	30%	
SITE AREA	APPROX. 15.30 AC - GROSS APPROX. 0.55 - INSIDE R/W APPROX. 14.86 AC - NET	
EXISTING USE	SINGLE FAMILY LOTS	
PROPOSED USE	MIXED USE: TOWNHOMES AND COMMERCIAL	
DENSITY	MAXIMUM	78 UNITS / 14.86 AC = 5.24 DU/AC 30,000 SF NON-RESIDENTIAL FLOOR AREA
<b>TOWNHOMES</b>		
LOT SIZE	MINIMUM	1,430 SF
LOT WIDTH	MINIMUM	22'
LOT DEPTH	MINIMUM	65'
BUILDING HEIGHT	MAXIMUM	45' (3 STORIES)
SETBACKS	FRONT	20' TO GARAGE, 8' TO BUILDING FACADE OR FRONT PORCH
	SIDE	5' (10' BUILDING SEPARATION)
	REAR	10'
	ALLEY	5'
	CORNER	8'
PARKING	REQUIRED	78 UNITS x 2/UNIT = 156 SPACES
	PROPOSED	156 SPACES(RESIDENTIAL)
<b>NONRESIDENTIAL</b>		
BUILDING HEIGHT	MAXIMUM	45' (3 STORIES)
SETBACKS FROM REQUIRED BUFFERS	FRONT	10'
	SIDE	20'
	REAR	20'
	ALLEY	5'
	CORNER	8'
PARKING	REQUIRED	UDO SEC 8.3.2
	PROPOSED	WILL COMPLY WITH UDO SEC 8.3.2
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM	10.40 AC (70%)
RESOURCE CONSERVATION AREA	MINIMUM	3.72 AC (25%)
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION DISTRICT	
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720072200I, EFFECTIVE 05/02/2006)	
HISTORIC STRUCTURES	NONE	



### REVISIONS

NO.	DATE	DESCRIPTION
1	05.14.2021	PER TOWN OF APEX COMMENTS
2	06.11.2021	PER TOWN OF APEX COMMENTS
3	06.25.2021	PER TOWN OF APEX COMMENTS
4	07.02.2021	UPDATED WETLANDS ADDED

### PLANNED DEVELOPMENT PLAN FOR:

ALDERWOOD  
APEX, NC 27523  
PROJECT NUMBER: 2020110080





McADAMS

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phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TAYLOR MORRISON 15501 WESTON PARKWAY SUITE 100 CARY, NC 27513 PHONE: 919.380. 7223

TaylorMorrison logo

ALDERWOOD PLANNED DEVELOPMENT PLAN WIMBERLY ROAD & JENKS ROAD APEX, NC, 27523

REFERENCES: DB. 5072 PG. 62 DB. 4310 PG. 469 DB. 15327 PG. 789 DB. 14786 PG. 1665 BM. 1987 PG. 1291 BM. 1987 PG. 1048

LEGEND: CP = CALCULATED POINT, EIP = EXISTING IRON PIPE, W = WELL, GUY WIRE, POWER POLE, WATER MANHOLE, ELECTRIC TRANSFORMER, SANITARY SEWER MANHOLE, WATER VALVE, MAILBOX, TELEPHONE PEDESTAL, PROPANE TANK, SEPTIC TANK, STORM MANHOLE, RIGHT-OF-WAY, DENOTES ADDRESS, OVERHEAD ELECTRIC, STORMLINE, FENCE LINE, FIBER OPTIC LINE, SANITARY SEWER LINE

OWNERS: MICHAEL DUANE CLEARY ALISON N. CLEARY 7912 JENKS RD APEX NC 27523-7821

CHARLES KENNETH LEWIS FRANCES JOHNSON DR 323 SCENIC MOUNTAIN RD SPARTA NC 28675-9434

TERESA L. KIRKPATRICK 591 BENT OAK TRL CONCORD NC 28027-9715

TRISHA S. HINESLEY RICHARD L. HINESLEY 4070 RANEY WAY DR STEM NC 27581-9651

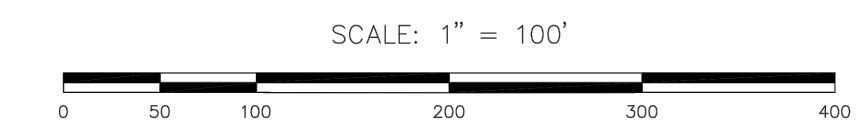
REVISIONS

Table with 4 columns: Revision number, Date, Description, Author/Checked by

PLAN INFORMATION

PROJECT NO. 2020110080 FILENAME 2020110080-XC1 CHECKED BY JH DRAWN BY JAR SCALE 1"=100' DATE 04. 01. 2021 SHEET

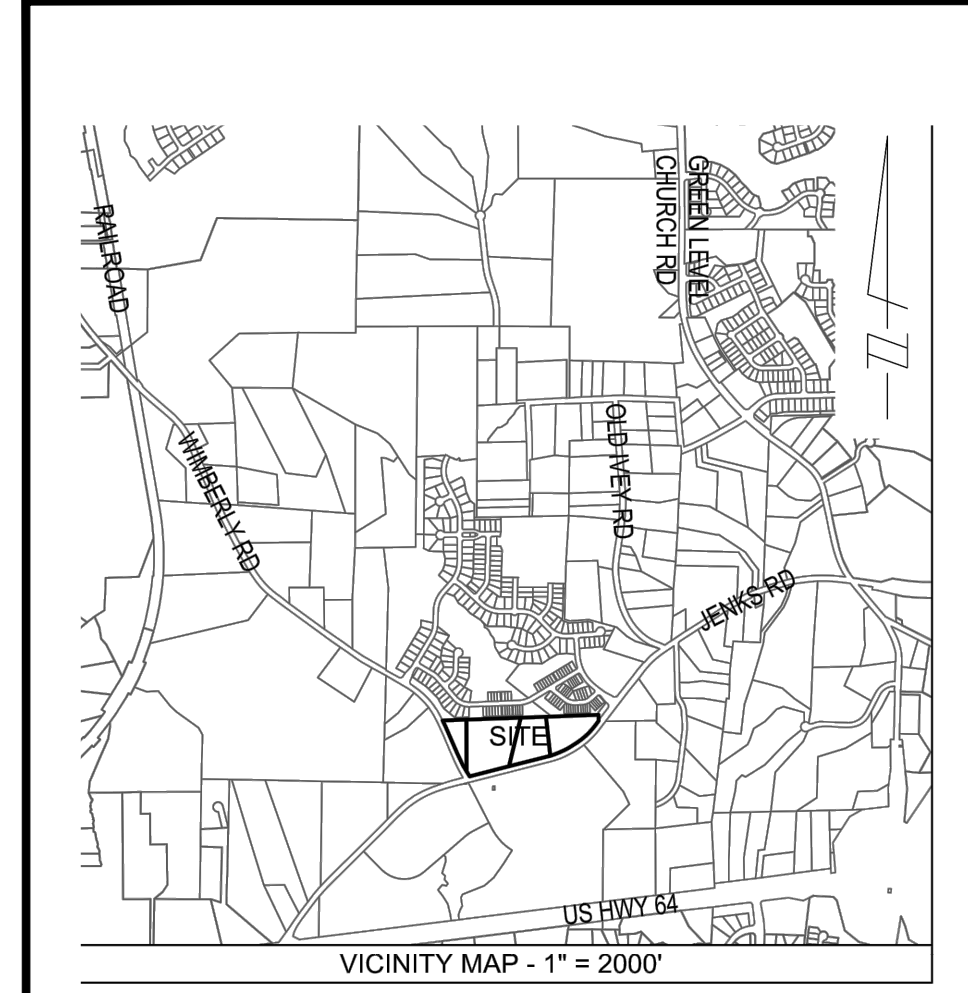
EXISTING CONDITIONS C1.00



BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607 TELEPHONE: (919)851-4422 or (800)354-1879 FAX: (919)851-8968 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

TOPOGRAPHY FROM TOWN OF APEX LIDAR, 2FT INTERVALS WETLANDS FIELD LOCATED BY McADAMS EXISTING TREES 18" DBH & LARGER PROVIDED BY BNK ALTA SURVEY BY BASS, NIXON, & KENNEDY, INC CONSULTING ENGINEERS, 3-20-2019

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



NOTE: 1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE. 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE. 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTIES. 5. NO GCS MONUMENT WITH 200 FEET OF PROPERTIES. 6. NO FEMA FLOOD HAZARD AREAS PER FIRN NUMBER 3720072200J DATED MAY 2, 2006. 7. PROPERTIES ARE ZONED RR. 8. PROPERTIES ARE WITHIN THE JORDAN LAKE WATERSHED AND ARE SUBJECT TO THE TOWN OF APEX'S (TOWN) UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 6.1.1.1 - RIPARIAN BUFFERS. 9. A FIELD DETERMINATION FOUND THAT STREAMS SUBJECT TO RIPARIAN BUFFERS START OFF-SITE AS DEPICTED IN THE SITE PLANS. A DETERMINATION REQUEST FROM THE TOWN OF APEX IS UNDERWAY. THE TOWN OF APEX BUFFER DETERMINATION LETTER AND BUFFER CALL NUMBER WILL BE PROVIDED UPON RECEIPT. 10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (COORD 98) POSITIONS AND NORTH AMERICAN VERTICAL DATUM 88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY. 0.033 FT POSITIONAL ACCURACY. VRS FIELD PROCEDURE. GEODATA UNITS IN FEET. 11. ITEM 6(A)/B) - NO ZONING REPORT FURNISHED AT THIS TIME. 12. ITEM 16 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN PROCESS OF CONDUCTING THE FIELDWORK. 13. ITEM 17 - NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 14. ITEM 18 - NO FIELD LOCATION OF EXISTING GAS LINES AT TIME OF SURVEY. APPROXIMATE EASEMENTS SHOWN BASED ON DEEDS AND PLATS OF RECORD DUE TO UNDERGROUND NATURE OF GAS LINES AND ARE SUBJECT TO ADJUSTMENT UPON FIELD LOCATION OF GAS LINES. 15. PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES STRUCTURES SHOULD BE VERIFIED.

Table with columns: LINE, DISTANCE, CURVE, CURVE TABLE (CURVE, RADIUS, LENGTH, CHORD DIRECTION, CHORD DISTANCE)

PROPERTY DESCRIPTION (RECORD)

- TRACT 1: BEING ALL OF LOT 1 OF SUNNYBROOK FARMS, SECTION 1 RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY.
TRACT 2: BEING ALL OF LOT 2 OF SUNNYBROOK FARMS, SECTION 1 RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY
TRACT 3: BEING ALL OF LOT 3 OF SUNNYBROOK FARMS, SECTION 1 RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY
TRACT 4: BEING ALL OF TRACT BA, 2.10 ACRES (1.68 ACRES NET OF RIGHT OF WAY OF S.R. 1603) AS RECORDED IN BOOK OF MAPS 1987, PAGE 1291, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION.

PROPERTY DESCRIPTION (FIELD)

- TRACT 1 (LOT 1) BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF TRACT BA AS RECORDED IN BOOK OF MAPS 1987, PAGE 1291, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°12'29" WEST A DISTANCE OF 537.68 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°57'45" EAST A DISTANCE OF 563.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAP 1987, PAGE 1048 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 13°40'47" WEST A DISTANCE OF 519.22 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°42'29" WEST A DISTANCE OF 420.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 32°15'40" WEST A DISTANCE OF 59.96 FEET THE POINT OF BEGINNING, CONTAINING 8.2201 ACRES.
TRACT 2 (LOT 2) BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 15°40'47" EAST A DISTANCE OF 519.22 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°57'45" EAST A DISTANCE OF 261.89 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAP 1987, PAGE 1048 WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 13°40'47" EAST A DISTANCE OF 406.87 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 75°42'29" WEST A DISTANCE OF 424.48 FEET THE POINT OF BEGINNING, CONTAINING 3.5482 ACRES.
TRACT 3 (LOTS) BEGINNING AT A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601 AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°12'29" WEST A DISTANCE OF 406.87 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°57'45" EAST A DISTANCE OF 544.19 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°37'53" EAST A DISTANCE OF 61.09 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF JENKS ROAD N.C.S.R. 1601; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 32°28'17" WEST A DISTANCE OF 57.99 FEET TO A POINT; THENCE SOUTH 38°28'35" WEST A DISTANCE OF 51.88 FEET TO THE POINT; THENCE SOUTH 49°22'52" WEST A DISTANCE OF 52.81 FEET TO THE POINT; THENCE SOUTH 45°23'52" WEST A DISTANCE OF 50.80 FEET TO A POINT; THENCE SOUTH 50°36'52" WEST A DISTANCE OF 51.72 FEET TO A POINT; THENCE SOUTH 54°31'47" WEST A DISTANCE OF 56.84 FEET TO A POINT; THENCE SOUTH 59°57'07" WEST A DISTANCE OF 50.16 FEET TO A POINT; THENCE SOUTH 58°50'33" WEST A DISTANCE OF 53.70 FEET TO A POINT; THENCE SOUTH 61°12'10" WEST A DISTANCE OF 52.72 FEET TO A POINT; THENCE SOUTH 65°47'22" WEST A DISTANCE OF 52.62 FEET TO A POINT; THENCE SOUTH 69°41'04" WEST A DISTANCE OF 53.81 FEET TO A POINT; THENCE SOUTH 73°31'38" WEST A DISTANCE OF 44.67 FEET THE POINT OF BEGINNING, CONTAINING 3.4109 ACRES.
TRACT 4 (TRACT BA) BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603 AND ALSO BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°12'29" EAST A DISTANCE OF 424.48 FEET TO A POINT LOCATED ON THE CENTERLINE OF WIMBERLY ROAD N.C.S.R. 1603; THENCE ALONG AND WITH SAID CENTERLINE NORTH 32°01'55" WEST A DISTANCE OF 51.05 FEET TO A POINT; THENCE NORTH 32°01'55" WEST A DISTANCE OF 179.43 FEET TO A POINT; THENCE NORTH 22°08'24" WEST A DISTANCE OF 426.44 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 87°57'45" EAST A DISTANCE OF 22.91 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF WIMBERLY ROAD N.C.S.R. 1603; AND THE SOUTHWESTERN PROPERTY CORNER TAYLOR MORRISON OF CAROLINAS, LLC AS RECORDED IN BOOK OF MAPS 2019, PAGE 62, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 87°58'10" EAST A DISTANCE OF 247.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 1987, PAGE 1048, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°12'29" EAST A DISTANCE OF 537.68 FEET THE POINT OF BEGINNING, CONTAINING 2.1233 ACRES.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER: 154007724 COMMITMENT DATE: JANUARY 2, 2019 AT 08:00 AM

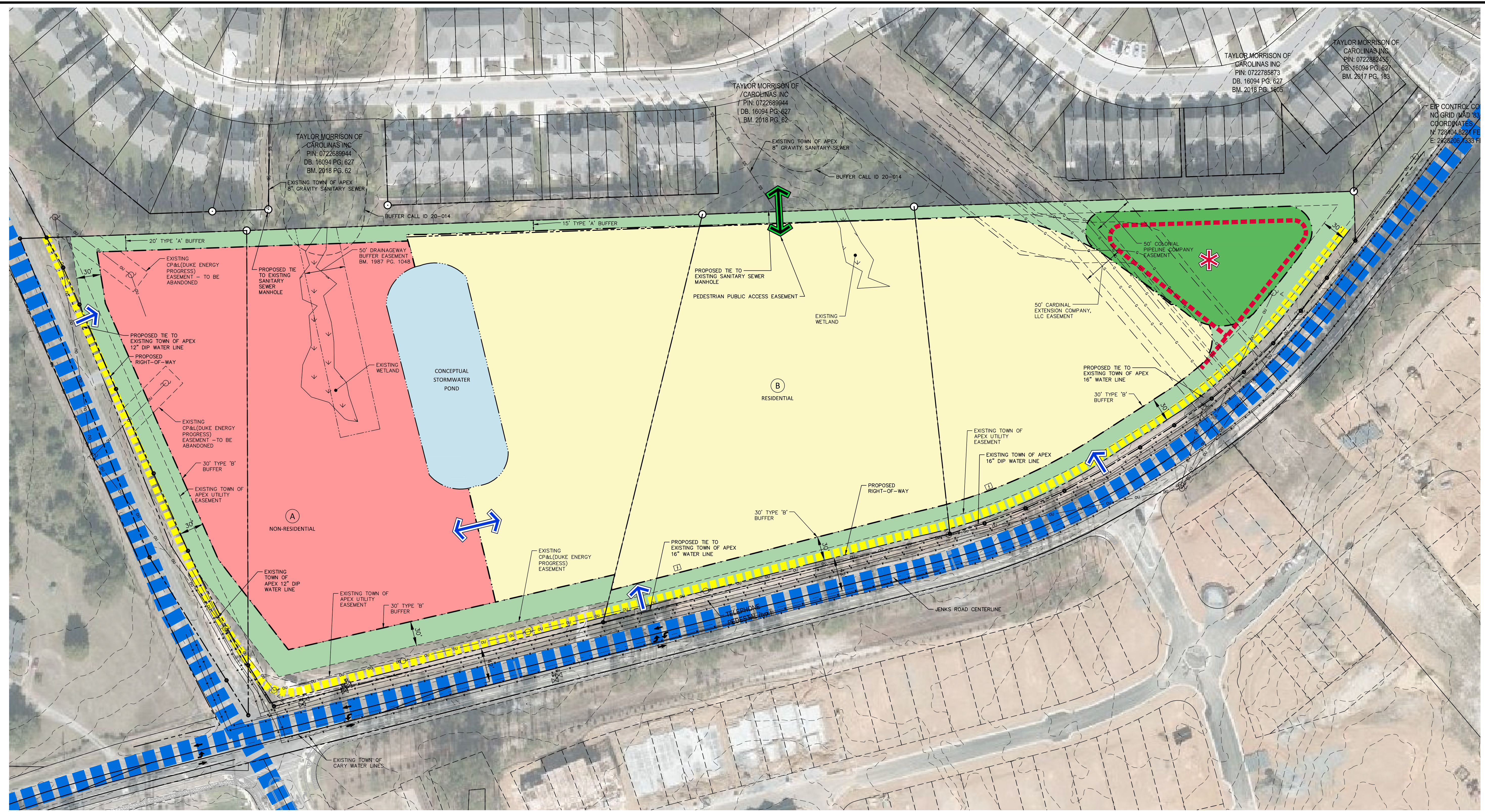
SCHEDULE B - SECTION II EXCEPTIONS

- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1987, PAGE 1048. (SHOWN ON SURVEY)
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN INSTRUMENTS FILED FOR RECORD IN BOOK 4310, PAGE 466, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR OR RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (NO LONGER AFFECTS PROPERTY)
RIGHT OF WAY AGREEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4670, PAGE 847, (AS TO TRACT 1) (SHOWN ON SURVEY)
ALTERNATIVE SEWAGE DISPOSAL SYSTEM MAINTENANCE SCHEDULE RECORDED IN BOOK 6444, PAGE 305, (AS TO TRACT 1) (NOT PLOTTABLE)
RIGHT OF WAY GRANT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 5389, PAGE 111, (AS TO TRACT 1) (SHOWN ON SURVEY)
DEED OF EASEMENT RECORDED IN BOOK 15972, PAGE 169, (AS TO TRACT 1) (SHOWN ON SURVEY)
DEED OF EASEMENT RECORDED IN BOOK 16058, PAGE 12, (AS TO TRACT 2) (SHOWN ON SURVEY)
RIGHT OF WAY EASEMENT OPTION RECORDED IN BOOK 1560, PAGE 501, (AS TO TRACT 2) (DOES NOT AFFECT PROPERTY)
CATHODIC PROTECTION FACILITY EASEMENT RECORDED IN BOOK 1757, PAGE 17, (AS TO TRACTS 2 & 3) (BLANKET EASEMENT, NOT PLOTTABLE)
ALTERNATIVE SEWAGE DISPOSAL SYSTEM MAINTENANCE SCHEDULE RECORDED IN BOOK 4401, PAGE 847, (AS TO TRACT 2) (NOT PLOTTABLE)
ALTERNATIVE SEWAGE DISPOSAL SYSTEM MAINTENANCE SCHEDULE RECORDED IN BOOK 5070, PAGE 546, (AS TO TRACT 3) (NOT PLOTTABLE)
DEED OF EASEMENT RECORDED IN BOOK 15972, PAGE 165, (AS TO TRACT 3) (SHOWN ON SURVEY)
RIGHT OF WAY AGREEMENT IN FAVOR OF CARDINAL EXTENSION COMPANY, LLC RECORDED IN BOOK 8250, PAGE 1600, (AS TO TRACT 3) (SHOWN ON SURVEY. TEMPORARY EASEMENTS NOT SHOWN, SURVEYOR ASSUMES THEY NO LONGER AFFECT PROPERTY AS CONSTRUCTION APPEARS TO BE COMPLETE.)
RIGHT OF WAY EASEMENT OPTION RECORDED IN BOOK 1560, PAGE 501, (AS TO TRACT 3) (SHOWN ON SURVEY)
ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1987, PAGE 1291, (AS TO TRACT 4) (SHOWN ON SURVEY)
RIGHT OF WAY GRANT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 5389, PAGE 113, (AS TO TRACT 4) (SHOWN ON SURVEY)
RIGHT OF WAY AGREEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4670, PAGE 846, (AS TO TRACT 4) (SHOWN ON SURVEY)
DEED OF EASEMENT RECORDED IN BOOK 16088, PAGE 1278, (AS TO TRACT 4) (SHOWN ON SURVEY)

BNK TREE TYPE ABBREVIATIONS: APPLE, ASH, BEECH, BLACK WALNUT, BRACKENPINE, CATALPA, CEDAR, COTTONWOOD, CRABAPPLE, CREPE MYRTLE, CHERRY, DOGWOOD, ELM, GUM, HAWTBERRY, HICKORY, HOLLY, BUCKWOOD, LOCUST, MADONNA, MAPLE, NURSIA, MULBERRY, PEAR, PEGAN, PERSIMMON, PINE, FORNAX, REDBUD, RED OAK, RED TIP, SOUTHWOOD, SWEETGUM, SYCAMORE, WALNUT, WALKERHOLE, WHITE OAK, WALNUT, YALOW

Table with 4 columns: EXISTING TREES, listing NUMBER, CALIPER (DBH IN INCHES), TREE TYPE, and a second set of columns with the same structure.





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PHONE: 919.380.7223

**TaylorMorrison.**

**ALDERWOOD**  
PLANNED DEVELOPMENT PLAN  
WIMBERLY ROAD & JENKS ROAD  
APEX, NC, 27523



**REVISIONS**

1	05.14.2021	PER TOWN OF APEX COMMENTS
2	06.11.2021	PER TOWN OF APEX COMMENTS
3	06.25.2021	PER TOWN OF APEX COMMENTS
4	07.02.2021	UPDATED WETLANDS ADDED

**PLAN INFORMATION**

PROJECT NO.	2020110080
FILENAME	
CHECKED BY	JH
DRAWN BY	JAR
SCALE	
DATE	04.01.2021
<b>SHEET</b>	

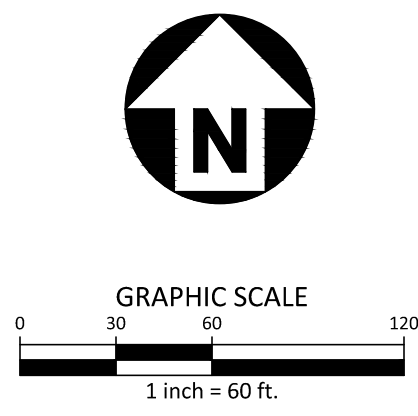
**PRELIMINARY LAYOUT PLAN**  
**C2.00**

**LEGEND**

	RESIDENTIAL CONCEPTUAL DEVELOPMENT BLOCK
	ACTIVE RECREATION / POCKET PARKS
	PASSIVE OPEN SPACE (STREAM BUFFERS/ WETLANDS/PONDS/PERIMETER BUFFERS)
	STORMWATER MANAGEMENT CONCEPTUAL DEVELOPMENT ENVELOPE
	WETLAND
	NON-RESIDENTIAL CONCEPTUAL DEVELOPMENT ENVELOPE
	CONCEPTUAL PUBLIC VEHICULAR ACCESS
	CONCEPTUAL VEHICULAR INTERPARCEL ACCESS
	CONCEPTUAL 5' PRIVATE WALKING TRAIL
	CONCEPTUAL 10' SIDEPATH
	PUBLIC VEHICULAR CIRCULATION (EXTERIOR)

NOTE: LOCATIONS OF VEHICULAR AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED AT THE TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.

- GENERAL NOTES**
- REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
  - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
  - SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PAVING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
  - NO SIGNS ARE APPROVED AS PART OF THE PUD-C2 PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
  - EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
  - EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
  - INTERNAL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF APEX. ROAD STUB-OUTS SHALL BE PROVIDED PER THE TOWN OF APEX REQUIREMENTS.
  - ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
  - PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
  - PUBLIC AND PRIVATE VEHICULAR ACCESS AND WALKING TRAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.



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