

STAFF REPORT

Rezoning #21CZ15 Chapel Ridge Towns PUD

August 24, 2021 Town Council Meeting



All property owners and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 1400, 1401, 1408, & 1409 Barnside Lane; 1412 Olive Chapel Road

Applicant/Agent: Toll Brothers, Inc. / Brendie Vega and Ed Tang, WithersRavenel

Owners: Gasiorowski Properties LLC, Kenneth G. and Erica Bunn, Paul A. and Anne H. Cain, Warren R. and Dianne B. Hinson, and Benjamin Arnold and Lesley Ballard Hoch

PROJECT DESCRIPTION:

Acreage: ±21.60 acres

PINs: 0732333570, 0732337537, 0732347080, 0732345135, 0732430661

Current Zoning: Rural Residential (RR)

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

2045 Land Use Map Designation: Medium Density Residential

Town Limits: ETJ & Inside

Adjacent Zoning & Land Uses:

| | Zoning | Land Use |
|---------------|---|--|
| North: | Rural Residential (RR) | Single Family Residential (Chapel Ridge) |
| South: | Medium Density Conditional Use; Medium Density Residential | Olive Chapel Road; Single Family Residential (Ashley Downs, Ruchdeschel) |
| East: | Rural Residential (RR) | Single Family Residential (large lot single-family) |
| West: | Rural Residential (RR), Office & Institutional – Conditional Zoning | Single Family Residential (Chapel Ridge), Office Park (Olive Chapel Professional Park) |

EXISTING CONDITIONS:

The site consist of five (5) parcels on the north side of Olive Chapel Road totaling ±21.60 acres. The site has five single family residences, several outbuildings, and Barnside Lane right-of-way.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on March 29, 2021. The neighborhood meeting report is attached.

WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School

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expansion or construction within the next five years is not anticipated to address concerns. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

2045 LAND USE MAP:

The 2045 Land Use Map designates the properties as Medium Density Residential. The proposed PUD is consistent with the Land Use Map designation.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

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:

- Single Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential:

- Utility, minor
- Park, active
- Park, passive

Proposed Design Controls:

Maximum Density: 5.5 units per acre

Maximum Building Height: 45 feet, 3 stories

Maximum Built-Upon Area: 70%

Setbacks

| | | Proposed PUD-CZ minimum setbacks | MD zoning district minimum setbacks |
|---------------|-------------|--|--|
| Single-family | Front | 19' from garage to lot line and 20' from garage to back of sidewalk | 25' |
| | Side | 5' | 6' min/16' total |
| | Rear | 10' | 20' |
| | Corner side | 8' | 15' |
| | | | |

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| | | | HDSF zoning district minimum setbacks |
|----------------------------|-------------|---|--|
| Townhouse, front loaded | Front | 19' from garage to lot line and 20' from garage to back of sidewalk | 15' |
| | Side | 5' | 0' (8' between buildings) |
| | Rear | 10' | 15' |
| | Corner side | 8' | 15' |

Buffers

The proposed PUD meets or exceeds the buffers required by the UDO.

| Perimeter Buffers: | UDO Required | Proposed |
|----------------------------|--------------|-------------|
| Northern property boundary | 20' Type B | 20' Type A |
| Eastern property boundary | 20' Type B | 20' Type B |
| Western property boundary | None | 20' Type B* |
| Southern property boundary | 30' Type B | 30' Type B |

*Additional Buffer Conditions for West Buffer along Chapel Ridge Road

- North and South of the proposed access points, the buffer will be increased to a 20' Type A buffer. No buffer will be provided along the Colonial Pipeline easement due to planting restrictions.
- Between the two access points, an opaque fence will be placed either along the buffer or aligned with backs of units.

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. 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 submittal. The following conditions shall apply:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap-around porch or side porch
 - Two or more building materials

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- Decorative brick/stone
- Decorative trim
- Decorative shake
- Decorative air vents on gables
- Decorative gable
- Decorative cornice
- Column
- Portico
- Balcony
- Dormer

Affordable Housing:

If the Town of Apex has a fund or other mechanism in place to receive donations to construct, subsidize, or participate in the development of affordable housing units (the "Fund"), the developer will contribute \$215 per lot to this Fund prior to the first residential Certificate of Occupancy. In the event the Fund has not been established by the Town of Apex, the money will be conveyed to a local non-profit working on affordable housing initiatives. The developer will work with the Town of Apex to identify a mutually acceptable local non-profit organization to receive these funds.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

Resource Conservation Area

The Chapel Ridge Towns PUD is north and east of NC 540 and outside of Apex Peakway and is therefore required to provide 20% of the gross site as RCA. If any mass grading occurs in the PUD, that portion of the project will be required to provide an additional 5% RCA. They propose to meet these requirements.

Tree Replanting

Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

Parking

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

Public Facilities

All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Public facilities include:

Water/Sanitary Sewer:

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase. Water extension along the frontage will be required. Currently, there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

Other Utilities:

Electric and gas service currently existing on-site and will be improved. Telephone and cable shall be provided by the builder as coordinated with the appropriate utility companies.

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Stormwater Management

The properties in the PUD are located in the Primary Watershed Overlay District and the Beaver Creek Basin. The properties do not contain any FEMA designated 100-year flood plain. This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. The following conditions shall apply:

1. The Developer will provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6' bike lane, constructing curb and gutter along with 5' sidewalk, and ROW dedication for half of the ultimate 110' ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
2. There will be a deceleration taper at the site access on westbound Olive Chapel Road with 50' of full width deceleration lane and 50' taper.
3. The Developer will provide frontage improvements on Chapel Ridge Road based on a minimum 27' curb and gutter roadway with 5' sidewalks and ROW dedication a minimum of 30' from roadway centerline.

Pedestrian Facilities

1. The development plan will incorporate sidewalk infrastructure along Olive Chapel Road and Chapel Ridge Road as well as on both sides of the internal street network.

ENVIRONMENTAL ADVISORY BOARD

The Environmental Advisory Board held a meeting with the applicant on February 18, 2021 and accepted the following recommendations as proposed by the applicant.

| EAB Suggested Condition | Applicant's Response |
|--|----------------------|
| The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods. | Included |
| Install signage near environmentally sensitive areas | Included |
| Increase biodiversity | Included |
| Implement green infrastructure | Included |
| Include landscaping that requires less irrigation and chemical use | Included |
| Include solar conduit in building design | Included |
| The homebuilder will provide EV charging outlets as an upgrade option to individual units | Included |
| Install pet waste stations | Included |
| Include energy efficient lighting in building design | Included |

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PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed this item at their May 26, 2021 meeting and unanimously recommended a fee-in-lieu for the project. The fee rate will be set at the time of Town Council approval and is based on 127 single family attached units.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a Public Hearing on August 9, 2021 and unanimously voted to recommend approval of the rezoning with the conditions offered by the applicant.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of rezoning #21CZ15 Chapel Ridge Towns PUD with the conditions as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map designates the site as Medium Density Residential. The proposed PUD is consistent with that land use classification.

Approval of the rezoning is reasonable and in the public interest because the site provides increased perimeter buffers, higher planting standards, and sidewalk infrastructure along Olive Chapel Road.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

1. Planned Unit Development (PUD-CZ) District

In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

a) Development parameters

- (i)*** The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
- (ii)*** The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.



- (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
 - (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.
 - (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
 - (vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
 - (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.
- b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.
- c) RCA. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component; (ii) An overall density of 7 residential units per acre or more; or (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number



- or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
- b. The installation of a geothermal system for a certain number or percentage of units within the development; or
 - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) *Landscaping.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
 - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
 - (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
 - (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open*



Space and Sec. 7.3.1 Privately-owned Play Lawns if there is a residential component in the PUD-CZ.

- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
- h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
- j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.



Legislative Considerations

The Town Council shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



Rezoning #21CZ15

Beckett Crossing

Clark Farm Rd

Chapel Ridge

Chapel Ridge

Barnside Ln

Olive Chapel Professional Park

540 Flex and Business Park

Chapel Ridge Rd

Olive Chapel Rd

Ashley Downs

Pearson Farms

Olde Walker Mill Rd

Chenworth Dr

Patterson Grove Rd

Ashbark Ct

Ashley Downs Dr

PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 21CZ15
Fee Paid: \$ paid

Submittal Date: 5-3-21
Check #: Credit Card

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Chapel Ridge Towns
Address(es): 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road
PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661
Acreage: 21.6

Current Zoning: RR Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Medium Density Residential
Requested 2045 LUM Designation: Medium Density Residential
See next page for LUM amendment

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: Acreage: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Toll Bros, Inc
Address: 900 Perimeter Park Drive, Suite B3
City: Morrisville State: NC Zip: 27560
Phone: 919-801-6851 E-mail: jwestmoreland@tollbrothers.com

Owner Information

Name: See Attached, Multiple
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: WithersRavenel
Address: 115 Mackenan Dr
City: Cary State: NC Zip: 27511
Phone: 919-535-5212 E-mail: bvega@withersravenel.com
Other contacts: Ed Tang, etang@withersravenel.com
Jason Barron, jbarron@morningstarlawgroup.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 21CZ15

Submittal Date: 5-3-21

2045 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

N/A None requested

Current 2045 Land Use Classification: _____

Proposed 2045 Land Use Classification: _____

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

#21CZ15

Owner Information

| PIN | ADDRESS | OWNER | ACREAGE |
|-------------------|---|--|---------|
| 0732333570 | 1121 PEMBERTON HILL RD APEX NC 27502-4280 | GASIOROWSKI PROPERTIES LLC | 6.10 |
| 0732337537 | 1401 BARNSIDE LN APEX NC 27502-8501 | CAIN, PAUL A CAIN, ANNE H | 4.01 |
| 0732347080 | 1400 BARNSIDE LN APEX NC 27502-8501 | HINSON, WARREN R HINSON, DIANNE B | 3.26 |
| 0732345135 | 1408 BARNSIDE LN APEX NC 27502-8501 | BUNN, KENNETH G. BUNN, ERICA CHRISTINE | 3.33 |
| 0732430661 | 1412 OLIVE CHAPEL RD APEX NC 27502-8511 | HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD | 4.46 |
| BARNSIDE LANE R/W | | NCDOT | .40 |

AGENT AUTHORIZATION FORMApplication #: 21CZ15Submittal Date: 5-3-2021

Warren Hinson and Dianne Hinson is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☒ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1400 Barnside Lane, Apex NC, 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:

Warren HinsonWarren Hinson

Type or print name

4/30/2021

Date

DocuSigned by:

Dianne HinsonDianne Hinson

Type or print name

4/30/2021

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORMApplication #: 21CZ 15Submittal Date: 5-3-2021

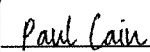
Paul Cain and Anne Cain is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☒ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1401 Barnside Lane, Apex NC, 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agentAgent Name: WithersRavenel, Brendie Vega/ Ed TangAddress: 137 S Wilmington St, Ste 200, Raleigh, NC 27601Telephone Number: 919-656-8976E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:



305C9148A24B4BC...

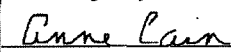
Paul Cain

Type or print name

4/29/2021

Date

DocuSigned by:



88141A3A871E43D...

Anne Cain

Type or print name

4/29/2021

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORMApplication #: 21CZ15Submittal Date: 5-3-2021

Kenneth Bunn and Erica Bunn is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☒ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1408 Barnside Lane, Apex NC, 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

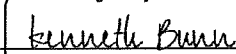
Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:



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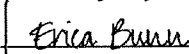
Kenneth Bunn

Type or print name

4/29/2021

Date

DocuSigned by:



31125224F5972477...

Erica Bunn

Type or print name

4/29/2021

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORMApplication #: 21CZ15Submittal Date: 5-3-2021

John Gasiorowski is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☒ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1409 Barnside Lane, Apex, NC 27502

The agent for this project is: WithersRavenel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

John Gasiorowski

893B6C0675DA4B8...

4/28/2021

Type or print name

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORMApplication #: 21 C2 15Submittal Date: 5-3-2021

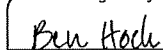
Ben Hoch and Lesley Hoch is the owner* of the property for which the attached application is being submitted:

- ☐ Land Use Amendment
- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☒ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 1412 Olive Chapel Road, Apex, NC 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agentAgent Name: WithersRavenel, Brendie Vega/ Ed TangAddress: 137 S Wilmington St, Ste 200, Raleigh, NC 27601Telephone Number: 919-656-8976E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)*

DocuSigned by:



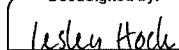
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4/28/2021

Type or print name

Date

DocuSigned by:



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4/28/2021

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: # 21C215

Submittal Date: 5/3/21

The undersigned, Brendie Vega (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated _____, and recorded in the Wake County Register of Deeds Office on _____, in Book _____ Page _____.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on _____, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on _____, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 3 day of May, 2021.

Brendie Vega
Brendie Vega

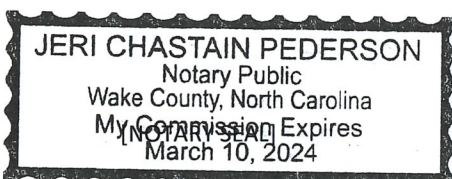
(seal)

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Brendie Vega, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Jeri Chastain Pederson
Notary Public
State of North Carolina
My Commission Expires: 3/10/2024

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: #21CZ15

Submittal Date: 5/3/21

Insert legal description below.

See attached

#21CZ15 Legal Description

Beginning at an existing iron pipe on the eastern right of way of Chapel Ridge Rd (50' Public R/W), said pipe having NC grid coordinates (NAD 83 – 2011) of N=724,296.53, E=2,033,345.72, thence from said beginning point South 83°24'52" East 567.88 feet to an existing iron pipe, thence South 83°21'57" East 99.74 feet to an existing iron pipe, thence South 06°32'09" West 153.92 feet to an existing iron pipe, thence South 73°20'32" East 112.24 feet to an existing iron pipe, thence South 51°49'45" East 259.77 feet to an existing iron pipe, thence South 17°49'15" West 448.39 feet to an existing iron pipe, thence South 06°52'59" West 114.60 feet to an existing iron pipe on the northern right of way of Olive Chapel Road (SR 1160) (Public Variable R/W), thence with said right of way South 81°11'19" West 253.55 feet to an existing iron pipe, thence South 81°09'09" West 256.96 feet to an existing iron pipe, thence South 81°34'12" West 538.21 feet to a new iron pipe, thence South 81°52'03" West 43.17 feet to a new iron pipe, thence leaving said right of way along a curve to the right having a radius of 30.00 feet, an arc length of 51.52 feet, and a chord bearing and distance of North 48°56'05" West 45.42 feet to a new iron pipe on the eastern right of way of Chapel Ridge Road (50' Public R/W), thence with said right of way along a curve to the right having a radius of 177.00 feet, an arc length of 140.62 feet, and a chord bearing and distance of North 23°01'22" East 136.95 feet to a new iron pipe, thence North 45°46'57" East 115.00 feet to a new iron pipe, thence along a curve to the left having a radius of 244.00 feet, an arc length of 253.38 feet, and a chord bearing and distance of North 16°01'55" East 242.15 feet to a new iron pipe, thence along a curve to the right having a radius of 374.54 feet, an arc length of 158.98 feet, and a chord bearing and distance of North 01°33'27" West 157.79 feet to a new iron pipe, thence North 10°36'09" East 78.30 feet to a new iron pipe, thence North 10°36'09" East 95.00 feet to a new iron pipe, thence North 10°46'29" East 230.80 feet to a new iron pipe, thence along a curve to the right having a radius of 400.00 feet, an arc length of 108.42 feet, and a chord bearing and distance of North 18°11'52" East 108.09 feet to the point and place of beginning, containing 21.569 acres (939,562 Sq Ft) more or less.



Wake County Residential Development Notification

Developer Company Information

| | |
|--|--------------------------------|
| Company Name | Toll Bros., Inc |
| Company Phone Number | 919-321-4800 |
| Developer Representative Name | Jeff Westmoreland |
| Developer Representative Phone Number | 919-321-4800 |
| Developer Representative Email | jwestmoreland@tollbrothers.com |

New Residential Subdivision Information

| | |
|--|--|
| Date of Application for Subdivision | 05.03.2021 (Rezoning) |
| City, Town or Wake County Jurisdiction | Town of Apex |
| Name of Subdivision | Chapel Ridge Towns |
| Address of Subdivision (if unknown enter nearest cross streets) | Intersection of Olive Chapel Road and Chapel Ridge Road |
| REID(s) | 0732-33-3570, 0732-33-7537, 0732-34-5135, 0732-34-7080, 0732-43-0661 |
| PIN(s) | 0157888, 0157887, 0157885, 0157886, 0104759 |

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:

studentassignment-gis-group@wcpss.net

Projected Dates Information

| | |
|---|-----------|
| Subdivision Completion Date | Q3 - 2025 |
| Subdivision Projected First Occupancy Date | Q3 - 2023 |

Lot by Lot Development Information

| Unit Type | Total # of Units | Senior Living | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | Square Foot Range | | Price Range | | Anticipated Completion Units & Dates | | | | | |
|---------------|------------------|---------------|--------|-----------|-----------|-----------|-----------|-------------------|------|-------------|------|--------------------------------------|---------|------|---------|------|---------|
| | | | | | | | | Min | Max | Low | High | Year | # Units | Year | # Units | Year | # Units |
| Single Family | | | | | | | | | | | | | | | | | |
| Townhomes | 120 (3 BR) | | | | | | | 2200 | 2400 | TBD | TBD | 2023 | 30 | 2024 | 60 | 2025 | 30 |
| Condos | | | | | | | | | | | | | | | | | |
| Apartments | | | | | | | | | | | | | | | | | |
| Other | | | | | | | | | | | | | | | | | |

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERSApplication #: #21CZ15Submittal Date: 5-3-21

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

| | Owner's Name | PIN |
|-----|--------------|-----|
| 1. | See attached | |
| 2. | | |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |
| 12. | | |
| 13. | | |
| 14. | | |
| 15. | | |

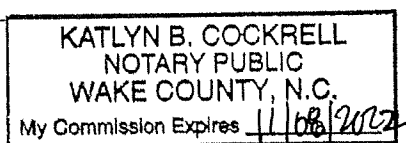
I, Brendie Vega, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 7/9/2021By: Brendie Vega

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Kathlyn B. Cockrell, a Notary Public for the above State and County, on this the 9th day of July, 2021.

SEAL



Kathlyn B. Cockrell
Notary Public
Kathlyn B. Cockrell
Print Name

My Commission Expires: 11/08/2022

| PIN | Property Owner | Mailing Address |
|------------|---|---|
| Applicant | Brendie Vega | 137 S Wilmington St #200 Raleigh, NC 27601 |
| Client | Toll Brothers | 14529 Grand Palisades Parkway Charlotte, NC 28278 |
| 732432148 | Abdul Raouf & Sandhya Chalke | 22756 Highcrest Cir Brambleton VA 20148 |
| 732431210 | David & Laura Kuntarich | 1001 Wild Sonnet Ct Apex, NC 27502 |
| 732339147 | Brian & Perdana Freitas | 1000 Ashley Downs Dr. Apex NC 27502 |
| 732338134 | Dwayne Dickson | 1002 Tribble Gate Ct Apex, NC 27502 |
| 732337079 | William Pickering & Jessica Lynn Varson Mincher | 1004 Tribble Gate Ct Apex, NC 27502 |
| 732336072 | William & Pamela Barfield | 1004 Double Spring Ct Apex, NC 27502 |
| 732336121 | Michael and Trudie Laches | 1006 Double Spring Ct Apex, NC 27502 |
| 732335130 | Tien Nong & Nham Nguyen | 1008 Double Spring Ct Apex, NC 27502 |
| 732334047 | Sumeet & Vinita Kochar | 717 Manassas Gap Pl Cary, NC 27519 |
| 732324938 | Mohammed Hassan & Israt Fatema | 1005 Double Spring Ct Apex, NC 27502 |
| 732323917 | Todd & Jennifer Savard | 1501 Olive Chapel Rd Apex, NC 27502 |
| 732322948 | Paul Aiman & Kezia Johnas | 1505 Olive Chapel Rd Apex, NC 27502 |
| 732321976 | Britt Schuman-Humber & Gregoire Humbert | 1509 Olive Chapel Rd Apex, NC 27502 |
| 732321905 | Ganesh & Sushima Rao | 1513 Olive Chapel Rd Apex, NC 27502 |
| 732320934 | Sebastian Thomas & Maria Ramondino | 1517 Olive Chapel Rd Apex, NC 27502 |
| 732229953 | Heather Dashnau & Panagoitis Kampanakis | 1521 Olive Chapel Rd Apex, NC 27502 |
| 732228956 | Jessie & Regina House | 1702 Ashbark Ct Apex, NC 27502 |
| 732227949 | Erick Contreras-Blanco & Tyler Wilson | 1704 Ashbark Ct Apex, NC 27502 |
| 732324950 | Wendy Moravec | 1003 Double Spring Ct Apex, NC 27502 |
| 732326858 | Joseph & Elizabeth Avigliano | 1403 Ashley Downs Dr Apex, NC 27502 |
| 732327829 | Kashiram & Mangala Shere | 1302 Ashley Downs Dr Apex, NC 27502 |
| 732327999 | Thomas & Sally Pepsny | 1003 Tribble Gate Ct Apex, NC 27502 |
| 732339048 | Maurice Propst | 1002 Ashley Downs Dr Apex, NC 27502 |
| 732432055 | Matthew Cook & Premlata Vaishnav | 1005 Wild Sonnet Ct Apex, NC 27502 |
| 732422942 | Virgil Jr. & April Wall | 1004 Wild Sonnet Ct Apex, NC 27502 |
| 732420976 | Randolph & Candace Martindale | 1000 Wild Sonnet Ct Apex, NC 27502 |
| 732435158 | Osvaldo & Beatriz Mottes | 1001 Patterson Grove Rd Apex, NC 27502 |
| 732443421 | Charles & Iris Pope | 1408 Olive Chapel Rd Apex, NC 27502 |
| 732347395 | Sara Grover & David Prestrud | 1313 Chapel Ridge Rd Apex, NC 27502 |
| 732342436 | Raymond & Rita Boykin | 1500 Clark Farm Rd Apex, NC 27502 |
| 732340146 | Mojo Property Management LLC | 2755 E Franklin Blvd Gastonia, NC 28056 |

| | | |
|-----------|------------------------------------|---------------------------------------|
| 732239874 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732239577 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732238377 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732331404 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732238148 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732249026 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732235461 | 540 Flex & Business Park LLC | 2509 Southwinds Run Apex, NC 27502 |
| 732348563 | Russ & Kristal Overton | 1305 Chapel Ridge Rd Apex, NC 27502 |
| 732343658 | Stephen & Jill Brown | 1304 Chapel Ridge Rd Apex, NC 27502 |



Town of Apex
Planning Department
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-249-3338

Instruction Packet and Affidavit for Electronic Neighborhood Meetings

This packet consists of instructions and templates for conducting a required Electronic Neighborhood Meeting during times when in-person gatherings are restricted. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7. The intention of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application. A neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezoning (including Planned Unit Developments);
- Major Site Plans;
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning, Major Site Plan, Residential Master Subdivision Plan (excluding exempt subdivisions), or Special Use Permit, the applicant must conduct at least one (1) Electronic Neighborhood Meeting as indicated below. The applicant shall submit all forms included in this packet with the initial application submittal.

Whenever feasible, an in-person Neighborhood Meeting following all of the requirements of the standard Neighborhood Meeting procedures shall be held prior to public hearing by the Planning Board and/or Town Council or approval by Technical Review Committee, as appropriate. Feasibility shall be determined by the Planning Director, taking into account the regularly published schedule, length of delay caused by ongoing emergency declarations, amount of public interest expressed during the electronic neighborhood meeting and afterwards, and any other pertinent information that would show that a particular project warrants an in-person neighborhood meeting prior to public hearings and/or approval.

The Electronic Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners within 300 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.
- The applicant shall include with the meeting notice a vicinity map in addition to the "mailed materials" requirements below.

The meeting must be held within specific timeframes and meet certain requirements:

- During emergency declarations and/or limits on size of gatherings and social distancing, the meeting must be held as follows prior to application submittal:
 - Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant's choice for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on Town recognized holidays (which coincide with the State of North Carolina recognized holidays).
- An attendance sheet must be used log known attendees at the electronic meeting. Note if no one attended.
- Mailed materials requirements:

In addition to a vicinity map, the following documents shall be mailed with the meeting notice:

 - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ), an existing zoning map of the area must be provided to help facilitate discussion.
 - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; Residential Master Subdivision Plans; and Special Use Permits, preliminary plans of the proposed development must be provided to help facilitate discussion. Neighbors may request emailed copies of the maps or plans from the applicant by contacting the applicant and requesting such; applicant shall provide reduced copies upon request.
 - Contact information for the applicant's representative and Town Staff must be provided on the attached "Project Contact Information" form.
 - "Common Construction Issues & Who to Call" sheet (attached) must be included.
 - A copy of the mailed materials must be included as part of the Neighborhood Meeting report.
- The agenda for the Electronic Neighborhood Meeting shall include:
 - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
 - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
 - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by virtual attendees, and responses by the applicant, if any, must be noted. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant during the Electronic Neighborhood Meeting and in the Neighborhood Meeting Report.
- The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the attendance sheet for the Electronic Neighborhood Meeting (use attached attendance sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans provided in the mailing.

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

03/15/2021

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at
1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road 0732333570, 0732337537, 0732345135,
0732347080, 0732430661

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

| Application Type | Approving Authority |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Rezoning (including Planned Unit Development) | Town Council |
| <input type="checkbox"/> Major Site Plan | Town Council (QJPH*) |
| <input type="checkbox"/> Special Use Permit | Town Council (QJPH*) |
| <input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions) | Technical Review Committee (staff) |

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The proposal is to rezone the subject site to a Planned Unit Development with
Single-Family, Townhouses, and Accessory Dwelling Units.

Estimated submittal date:

MEETING INFORMATION:

Property Owner(s) name(s):

Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard

Applicant(s):

Brendie Vega

Contact information (email/phone):

919-535-5212 bvega@withersravenel.com

Electronic Meeting invitation/call in info:

Date of meeting**:

03/29/2021

Time of meeting**:

5:30 PM - 7:30 PM

MEETING AGENDA TIMES:

Welcome: 5:30 PM Project Presentation: 5:45 PM Question & Answer: 6:15 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Chapel Ridge Towns Zoning: RR

Location: _____

Property PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661 Acreage/Square Feet: 21.6 acres

Property Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

| | |
|--|--|
| Planning Department Main Number (Provide development name or location to be routed to correct planner) | (919) 249-3426 |
| Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner | (919) 249-7468 |
| Public Works - Transportation Russell Dalton, Senior Transportation Engineer | (919) 249-3358 |
| Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer) | (919) 249-3537 (919) 249-1166 (919) 249-3324 |
| Electric Utilities Division Rodney Smith, Electric Technical Services Manager | (919) 249-3342 |

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

| | | |
|---|-----------------------------|---------------------|
| Noise & Hours of Construction: | Non-Emergency Police | 919-362-8661 |
|---|-----------------------------|---------------------|

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

| | | |
|------------------------------|------------------------|---------------------|
| Construction Traffic: | James Misciagno | 919-372-7470 |
|------------------------------|------------------------|---------------------|

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

| | | |
|---|---|---------------------|
| Road Damage & Traffic Control: | Water Resources – Infrastructure Inspections | 919-362-8166 |
|---|---|---------------------|

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

| | | |
|----------------------------|-----------------------------|---------------------|
| Parking Violations: | Non-Emergency Police | 919-362-8661 |
|----------------------------|-----------------------------|---------------------|

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

| | | |
|--------------------------|------------------------|---------------------|
| Dirt in the Road: | James Misciagno | 919-372-7470 |
|--------------------------|------------------------|---------------------|

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

| | | |
|--|--|--|
| Dirt on Properties or in Streams: | James Misciagno Danny Smith | 919-372-7470 Danny.Smith@ncdenr.gov |
|--|--|--|

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

| | | |
|--------------|------------------------|---------------------|
| Dust: | James Misciagno | 919-372-7470 |
|--------------|------------------------|---------------------|

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

| | | |
|---------------|------------------------|---------------------|
| Trash: | James Misciagno | 919-372-7470 |
|---------------|------------------------|---------------------|

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

| | | |
|-----------------------------------|------------------------|---------------------|
| Temporary Sediment Basins: | James Misciagno | 919-372-7470 |
|-----------------------------------|------------------------|---------------------|

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

| | | |
|-------------------------------------|----------------------|---------------------|
| Stormwater Control Measures: | Jessica Bolin | 919-249-3537 |
|-------------------------------------|----------------------|---------------------|

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

| | | |
|---------------------------------------|---------------------|---------------------|
| Electric Utility Installation: | Rodney Smith | 919-249-3342 |
|---------------------------------------|---------------------|---------------------|

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Format: Webex

Date of meeting: 03/29/2021 Time of meeting: 5:30-7:30

Property Owner(s) name(s): See Attached

Applicant(s): Brendie Vega

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

| | NAME/ORGANIZATION | ADDRESS | PHONE # | EMAIL | SEND PLANS & UPDATES |
|-----|-------------------|---------|---------|-------|----------------------|
| 1. | See Attached | | | | |
| 2. | | | | | |
| 3. | | | | | |
| 4. | | | | | |
| 5. | | | | | |
| 6. | | | | | |
| 7. | | | | | |
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| 9. | | | | | |
| 10. | | | | | |
| 11. | | | | | |
| 12. | | | | | |
| 13. | | | | | |
| 14. | | | | | |

Use additional sheets, if necessary.

| PIN | Property Owner | Mailing Address |
|------------|---|---|
| Applicant | Brendie Vega | 137 S Wilmington St #200 Raleigh, NC 27601 |
| Client | Toll Brothers | 14529 Grand Palisades Parkway Charlotte, NC 28278 |
| 732432148 | Abdul Raouf & Sandhya Chalke | 22756 Highcrest Cir Brambleton VA 20148 |
| 732431210 | David & Laura Kuntarich | 1001 Wild Sonnet Ct Apex, NC 27502 |
| 732339147 | Brian & Perdana Freitas | 1000 Ashley Downs Dr. Apex NC 27502 |
| 732338134 | Dwayne Dickson | 1002 Tribble Gate Ct Apex, NC 27502 |
| 732337079 | William Pickering & Jessica Lynn Varson Mincher | 1004 Tribble Gate Ct Apex, NC 27502 |
| 732336072 | William & Pamela Barfield | 1004 Double Spring Ct Apex, NC 27502 |
| 732336121 | Michael and Trudie Laches | 1006 Double Spring Ct Apex, NC 27502 |
| 732335130 | Tien Nong & Nham Nguyen | 1008 Double Spring Ct Apex, NC 27502 |
| 732334047 | Sumeet & Vinita Kochar | 717 Manassas Gap Pl Cary, NC 27519 |
| 732324938 | Mohammed Hassan & Israt Fatema | 1005 Double Spring Ct Apex, NC 27502 |
| 732323917 | Todd & Jennifer Savard | 1501 Olive Chapel Rd Apex, NC 27502 |
| 732322948 | Paul Aiman & Kezia Johnas | 1505 Olive Chapel Rd Apex, NC 27502 |
| 732321976 | Britt Schuman-Humber & Gregoire Humbert | 1509 Olive Chapel Rd Apex, NC 27502 |
| 732321905 | Ganesh & Sushima Rao | 1513 Olive Chapel Rd Apex, NC 27502 |
| 732320934 | Sebastian Thomas & Maria Ramondino | 1517 Olive Chapel Rd Apex, NC 27502 |
| 732229953 | Heather Dashnau & Panagoitis Kampanakis | 1521 Olive Chapel Rd Apex, NC 27502 |
| 732228956 | Jessie & Regina House | 1702 Ashbark Ct Apex, NC 27502 |
| 732227949 | Erick Contreras-Blanco & Tyler Wilson | 1704 Ashbark Ct Apex, NC 27502 |
| 732324950 | Wendy Moravec | 1003 Double Spring Ct Apex, NC 27502 |
| 732326858 | Joseph & Elizabeth Avigliano | 1403 Ashley Downs Dr Apex, NC 27502 |
| 732327829 | Kashiram & Mangala Shere | 1302 Ashley Downs Dr Apex, NC 27502 |
| 732327999 | Thomas & Sally Pepsny | 1003 Tribble Gate Ct Apex, NC 27502 |
| 732339048 | Maurice Propst | 1002 Ashley Downs Dr Apex, NC 27502 |
| 732432055 | Matthew Cook & Premlata Vaishnava | 1005 Wild Sonnet Ct Apex, NC 27502 |
| 732422942 | Virgil Jr. & April Wall | 1004 Wild Sonnet Ct Apex, NC 27502 |
| 732420976 | Randolph & Candace Martindale | 1000 Wild Sonnet Ct Apex, NC 27502 |
| 732435158 | Osvaldo & Beatriz Mottes | 1001 Patterson Grove Rd Apex, NC 27502 |
| 732443421 | Charles & Iris Pope | 1408 Olive Chapel Rd Apex, NC 27502 |
| 732347395 | Sara Grover & David Prestrud | 1313 Chapel Ridge Rd Apex, NC 27502 |
| 732342436 | Raymond & Rita Boykin | 1500 Clark Farm Rd Apex, NC 27502 |
| 732340146 | Mojo Property Management LLC | 2755 E Franklin Blvd Gastonia, NC 28056 |

| | | |
|-----------|------------------------------------|---------------------------------------|
| 732239874 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732239577 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732238377 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732331404 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732238148 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732249026 | Olive Chapel Professional Park LLC | 1121 Pemberton Hill RD Apex, NC 27502 |
| 732235461 | 540 Flex & Business Park LLC | 2509 Southwinds Run Apex, NC 27502 |
| 732348563 | Russ & Kristal Overton | 1305 Chapel Ridge Rd Apex, NC 27502 |
| 732343658 | Stephen & Jill Brown | 1304 Chapel Ridge Rd Apex, NC 27502 |

Chapel Ridge Neighborhood Meeting - WebEx Attendance Record

| | FirstName | LastName | Email | Address 1 | City | State | Zip Code |
|----|-----------|--------------|-------|------------------------|------|-------|----------|
| 1 | Jason | Barron | | | | | |
| 2 | Brendie | Vega | | | | | |
| 3 | Ben | Mayo | | | | | |
| 4 | Jeff | Westmoreland | | | | | |
| 5 | Charles | & Iris Pope | | 1408 Olive Chapel Road | Apex | NC | 27502 |
| 6 | Cindy | Cindy Thomas | | | | | |
| 7 | Sara | Grover | | 1313 Chapel Ridge Rd | Apex | NC | 27502 |
| 8 | Ken | & Erica Bunn | | 1408 Barnside Ln | Apex | NC | 27502 |
| 9 | Laura | Kuntarich | | 1001 Wild Sonnet Ct | Apex | NC | 27502 |
| 10 | Will | Pickering | | | | | |
| 11 | Greg | humbert | | | | | |
| 12 | Heather | Dashnau | | | Nc | | 27502 |
| 13 | Russ | Overton | | | | | |
| 14 | David | Prestrud | | | Apex | NC | 27502 |
| 15 | Jess | Mincher | | | | | |
| 16 | rita | boykin | | 1500 clark farm road | apex | NC | 27502 |

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): See Attached

Applicant(s): Brendie Vega

Contact information (email/phone): bvega@withersravenel.com (919) 535.5212

Meeting Format: Webex

Date of meeting: 03/29/2021 Time of meeting: 5:30-7:30

Please summarize the questions/comments and your response from the Electronic Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1: See Attached

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Chapel Ridge Tracts

Neighborhood Meeting

Date: March 29, 2021

Time: 5pm – 7pm

Location: Webex - <https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/>

Representatives in Attendance:

- Jason Barron, Morningstar Law
- Jeff Westmoreland, Toll Bros.
- Brendie Vega, WithersRavenel
- Ben Mayo, WithersRavenel

Brendie Vega welcomed everyone to the neighborhood meeting and invited participants to ask Questions in the Q&A option and we would get to them.

1. Can you send this recording out after the meeting?
A recording will be available in a few days at the same website where you signed up.
<https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/>
2. Will there be a pool and will neighboring properties get access to this community pool?
No anticipation of a pool in the development. Neighborhood of this size will have outdoor amenities, but no plan to incorporate a pool.
3. Where will development add sidewalks and trails?
Sidewalk will be added along frontage of the site shared with Chapel Ridge Road. Sidewalk will also be added along Olive Chapel. Residential streets will have sidewalks on both sides of the streets.
4. How will developer assist with impact to schools and schools being at capacity?
The developer is aware but is unable to dictate the development of school facilities. Wake County Public Schools System is in charge of this specific detail. Toll Brothers does not have the ability to control, but hopes the Town of Apex can work with Wake County. Adequate facilities ordinances are not permitted in NC.
5. What zoning density are you proposing?
5.5 dwelling units per acre
6. How will you ensure you do not make it more difficult to turn out of Chapel Ridge Estates development?
Development of the site will include access sites from Chapel Ridge Road. During the Permitting stage, the Town will be studying access points. Olive Chapel is NCDOT road. There will be additional traffic using Chapel Ridge Road but it will be studied.
7. Will you be willing to build North Beaver Creek trail?
We will go to Parks and Rec advisory Board as a part of the project.
8. Do you already own or have contracts to buy all of these parcels?
We do not own the parcels, but we have them under contract.

9. How many years of construction would you expect? When would you anticipate being fully sold out / built with all 116 townhomes?
The site should be completed in year 2026. Permitting will start 2022, site construction will start the end of the year. Townhomes will start construction in 2023 through 2025.
10. Do we have to type all the questions???
No. We wanted to go through the questions that were put in first.
11. Will there be limitations on development activity, i.e. nights, holidays, and weekends when adjacent homeowners are more likely to be affected?>
The Town of Apex has noise ordinance that construction must follow. There is also a construction schedule that all builders must follow.
12. What conditions are you offering? Specifically what is above minimum Apex standards?
That will be an evolving conversation. Initial conditions to start the process will be maximum development density and intensity. There will be architectural standards.
 - a. *We will be adding conditions as the project evolves*
 - b. *Architectural*
 - c. *Density*
 - d. *Standard off the shelf condition*
 - e. *EAB – host of recommendations*
13. Our drive is along the eastern border of the proposed development. Will there be any interruption of our access?
We do not anticipate a vehicular connection to the other site in this location because of the environmentally sensitive features.
14. My wife and I own the property directly to the north and own most of the pond. We're extremely concerned, not only about the impact during construction, but more importantly, what Toll Brothers plans to do relative to liability and providing a barrier between the pond and future residents. And what are the implications of two entities owning portions of a single pond?
 - *We are willing to work with neighbor to see how we can prevent this from becoming and attractive nuisance.*
15. What's your story to the Apex staff and Council?
 - *What is special about this project?*
 - *What if anything should compel Apex Council to approve your project?**Big picture the town will be looking to the land use plan to see if this is consistent with the Town's land use plans. This is a special project to the current Apex Town Council directs their interests such as affordable housing, environmental advisory board, architectural conditions.*
16. Are you only building townhomes or adding some single family units too? will you be building a tree buffer on olive chapel road side?
A 30' tree buffer is required on Olive Chapel Road. The zoning case will establish whether single family detached and townhomes. Toll Brothers plans for exclusive townhomes.
17. What price range will the townhomes be priced at?
Approx \$385,000 per unit
18. Will the townhomes have garages, on street parking, or both?
Garages for every unit in this location. Parking Pads will be incorporated for guest parking.
19. Will you be establishing a sidewalk?

Yes there is a proposed sidewalk that lines the road.

Traffic Signal? To be determined.

Extending site? The boundaries of the site exist today and the boundaries will continue to be as the development progresses.

20. Why are there 3 access points?

They are required by the Town based on number of dwelling units.

More access points mean less congestion.

21. What are accessory dwelling units?

There are no proposed accessory dwelling units.

22. So Toll will only develop these properties if they are townhomes?

That is correct.

23. The access point on Chapel Ridge closest to Olive Chapel is in a dangerous location - curve and drainage issue there also.

Understood. These arrows are conceptual, they are designed to inform everyone to expect the access points.

24. Russ Overton, long list of questions – will send a long list for 8 – 10 of the questions.

a. Chapel Ridge Road State maintained road. Don't align with the new entrances with the new office park.

b. State is also involved in this process.

c. Toll Bros ever developed a portion of a larger subdivision?

i. This is probably a new type of project taking an existing subdivision and assembling part of it to a new project.

d. Subdivision Sign moved to Bunn property, would like to have it moved and given to the existing property owners. Monument sign? Yes, it is a concrete block/brick?

Concrete brick block, at the intersection.

e. Timeline to close. How long will properties stay vacant? Trying to avoid an attractive nuisance.

i. Once CDs are approved will start demo. The homes will not be vacant for an extended period of time. The intention is not to have a vacancy period.

f. Demo would be normal part of the construction activities, not at the time of taking possession.

It will be, they will essentially be demoed in order about the same time.

g. Will construct site in one phase.

There will not be phases in construction.

h. Three story townhomes (Towns at North Salem an example of type)

i. 4/5/6 units per building to allow for adaptation to the site

j. Increase the buffer, or a fence along the properties that are currently existing.

k. Gas easement incorporated on the site?

The Town suggested that we may use it as a play lawn and talk to gas company to make sure its doable.

l. Connecting the water line?

No connection will be made on Olive Chapel Road. Water lines are to be determined.

m. Retaining walls? Do not want to see a 30' retaining wall – would like to see it tiered walls or height limits. Does Apex have a tiering requirement?

No determined placement of the retaining walls. Prices increase as the height increases, so walls will not be drastically tall.

- n. Olive Chapel Road will that be the feature entrance? Monument signage?
Primary access for the folks travelling from the East. There are no specific plans, as the access points are to be determined.
 - o. Are there any plans for construction traffic? Money in escrow to help pay for potholes that NCDOT is not responsive to. Keep traffic from cutting through to Beaver Creek.
We will take a look at that.
 - p. Traffic Study? The traffic engineers make assumptions, but it has been more. Would like to have some input.
Noted.
 - q. Not a lot of tree canopy, what will you be saving?
We will be saving existing tree canopy in riparian areas and perimeter of site.
 - r. Trash pick-up?
Apex will pick up trash.
 - s. Cluster mailboxes internal to the site.
We will take a look.
 - t. Housing Affordability a concern of the Council?
It is definitely. It is considered a big picture problem the Town is trying to resolve.
 - u. Concerns around noise with tree buffers along Olive Chapel already being thin.
Noted.
25. 25-year storm is required in this area, can you go further?
Would not be allowed to discharge into the pond. It would need to be bioretained prior to going to the pond.
26. It is a bit early to have a developed subdivision plan. Have some predictability.
It is early, but there is a possibility as conversation evolves as zoning is determined.
27. Conceptual vehicular Access point, will there be a traffic light?
It will not have a stoplight.
28. What are your proposed perimeter buffers?
Buffers will comply with the Town of Apex UDO.
29. What can be developed over/on Gas Easement?
Will have to discuss options with gas company as to what is allowed.
30. What will have to be along Chapel Ridge Road regarding utility connections?
No connections will be made on Olive Chapel Road. Connections are planned for the other side of the property. Water lines are TBD.
31. Please keep the subdivisions recreation/community gathering spaces internal/central to your site. Please do not place anything along an edge or abutting/adjacent to existing Olive Chapel properties, including cluster mailbox locations to be respectfully to neighbors regarding noise.
Concerns have been noted.
32. I would prefer to see buffers above the minimums along the northern most property boundary and adjacent to homeowner in Chapel Ridge Subdivision.
Buffers will comply with Town of Apex UDO, but some natural features may add to the buffers.
33. Why do vehicular access point onto Chapel Ridge Road not aligned with other intersections?
Why 2?

Arrows are conceptual. Discussions will need to be had with the town as to the alignment.

34. What are your stormwater plans?

Design has not yet be determined.

35. What year storm are you designing for?

25 year storm at a minimum, would consider adding more

36. How much new impervious surface will be added?

Still to be determined.

37. Are you considering wet ponds, dry ponds, underground, etc?

Design is still in progress.

38. How will the existing pond be protected?

No discharge into the pond. Also protected by current buffer.

39. Does Apex have a requirement of planting trees back?

Condition to plant back any trees over 18" that are removed.

40. What is the timeline for approval from the town?

May 3rd submittal, with July/August approval for zoning. 4 mo process for Master Subdivision submittal and 4 mo process for construction drawing submittal.

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Brendie Vega, do hereby declare as follows:
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Webex virtual confernece (indicate format of meeting) on 03/29/2021 (date) from 5:30 pm (start time) to 7:30 pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

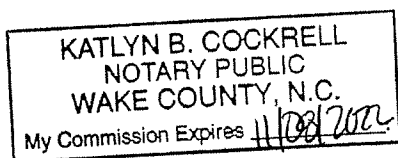
7/9/2021
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Kathlyn B. Cockrell, a Notary Public for the above State and County, on this the 9th day of July, 2021.

SEAL



Kathlyn B. Cockrell
Notary Public
Kathlyn B. Cockrell
Print Name

My Commission Expires: 11/08/2022



RE: CHAPEL RIDGE TOWNS – REZONING #21-CZ-15

Dear Resident:

Please find enclosed an invitation for a neighborhood meeting on **July 29, 2021** to be held virtually by WebEx from **5pm to 7pm**. You can join by computer, smartphone, tablet or other internet enabled device at the meeting link (this will first take you to a registration):

<https://withersravenel.webex.com/withersravenel/j.php?MTID=m5e195d9382058fdb70fa59ccc6de8419>

To join by phone you can dial in toll-free and use the access code:

+1-415-655-0001 US Toll

Access code: 161 418 7082

Normally you would have received notice of a neighborhood meeting before we submitted our rezoning request to the Town of Apex. Unfortunately, due to a change in how iMaps calculated buffer distance and generated mailing labels, you and two other addresses were left off our notices for our initial neighborhood meeting. The initial e was held on Monday, March 29, 2021 from 5-7 pm. A recording of that meeting can be viewed on the webpage:

<https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/>

Our project submittal to the Town of Apex can be viewed on their website (this may not be the latest submittal):

<https://www.apexnc.org/DocumentCenter/View/35535/21CZ15?bidId=>

Please send me an email if you'd like a copy of the most recent submittal.

The neighborhood meeting scheduled for July 29th will only be for the 3 addresses that were inadvertently left off the original mailing. If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please do not hesitate to contact me.

bvega@withersravenel.com or 919-535-5212

We sincerely apologize that you were not initially notified, we were disappointed when the Town of Apex staff notified us of the error earlier this month. We have been informed that the Town has updated their notification policy so these errors are avoided in the future. If you have questions for the Town, the Planner on the rezoning case is Liz Loftin: Liz.Loftin@apexnc.org or 919-249-3439.

Sincerely,

WithersRavenel

Brendie Vega, ACIP, CNU-A
Director of Planning

0732228864NAVY, FRANK NAVY, CECILIA1700 ASHBARK CT
732340602SHERRY, DAVID D SHERRY, ETHEL V1512 CLARK FARM RD
0732439867SLATE, LYNN S SLATE, TERRY E1310 OLIVE CHAPEL RD

115 MacKenan Drive | Cary, NC 27511

t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. C-0832
Asheville | Cary | Greensboro | Pittsboro | Raleigh | Southern Pines | Wilmington

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

07/29/2021

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at
1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road
Address(es) 0732333570, 0732337537, 0732345135,
0732347080, 0732430661
PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

| Application Type | | Approving Authority |
|-------------------------------------|--|------------------------------------|
| <input checked="" type="checkbox"/> | Rezoning (including Planned Unit Development) | Town Council |
| <input type="checkbox"/> | Major Site Plan | Town Council (QJPH*) |
| <input type="checkbox"/> | Special Use Permit | Town Council (QJPH*) |
| <input type="checkbox"/> | Residential Master Subdivision Plan (excludes exempt subdivisions) | Technical Review Committee (staff) |

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The proposal is to rezone the subject site to a Planned Unit Development with Single-Family, Townhouses, and Accessory Dwelling Units.

Submitted May 3, 2021 - Anticipated hearing dates: Aug 9
Estimated submittal date: Planning Board, Aug 24 Town Council

| | |
|---|--|
| MEETING INFORMATION: | |
| Property Owner(s) name(s): | Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard |
| Applicant(s): | Brendie Vega |
| Contact information (email/phone): | 919-535-5212 bvega@withersravenel.com |
| Electronic Meeting invitation/call in info: | Webex +1-415-655-0001 US Toll Access code: 161 418 7082 |
| Date of meeting**: | 07/29/2021 |
| Time of meeting**: | 5:00 PM - 7:00 PM |

MEETING AGENDA TIMES:

Welcome: 5:00 PM Project Presentation: 5:15 PM Question & Answer: 5:45 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Chapel Ridge Towns Zoning: RR to PUD

Location: 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

Property PIN(s): 0732333570, 0732337537,
0732345135, 0732347080,
0732430661 Acreage/Square Feet: 21.6 acres

Property Owner: See Attached

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: Toll Brothers

Address: 14529 Grand Palisades Parkway

City: Charlotte State: NC Zip: 28278

Phone: 704-430-9392 Fax: _____ Email: _____

Engineer: Ben Mayo

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-238-0341 Fax: _____ Email: bmayo@withersravenel.com

Builder (if known): Toll Brothers

Address: 14529 Grand Palisades Parkway

City: Charlotte State: NC Zip: 28278

Phone: 704-430-9392 Fax: _____ Email: drossi@tollbrothers.com

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

| | |
|--|--|
| Planning Department Main Number (Provide development name or location to be routed to correct planner) | (919) 249-3426 |
| Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner | (919) 249-7468 |
| Public Works - Transportation Russell Dalton, Senior Transportation Engineer | (919) 249-3358 |
| Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer) | (919) 249-3537 (919) 249-1166 (919) 249-3324 |
| Electric Utilities Division Rodney Smith, Electric Technical Services Manager | (919) 249-3342 |

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Format: _____

Date of meeting: _____ Time of meeting: _____

Property Owner(s) name(s): _____

Applicant(s): _____

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

| | NAME/ORGANIZATION | ADDRESS | PHONE # | EMAIL | SEND PLANS & UPDATES |
|-----|-------------------|---------|---------|-------|-------------------------|
| 1. | | | | | |
| 2. | | | | | |
| 3. | | | | | |
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| 11. | | | | | |
| 12. | | | | | |
| 13. | | | | | |
| 14. | | | | | |

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): _____

Applicant(s): _____

Contact information (email/phone): _____

Meeting Format: _____

Date of meeting: _____ Time of meeting: _____

Please summarize the questions/comments and your response from the Electronic Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Brendie Vega, do hereby declare as follows:

Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, ³ ~~all property~~ owners within 300 feet of the subject property ^{BV} ~~and any neighborhood association that represents citizens in the area via~~ first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via WebEx Virtual (indicate format of meeting) on 07/29/2021 (date) from 5 pm (start time) to 7 pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

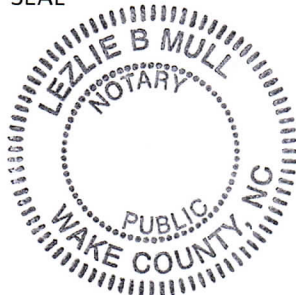
8/2/2021
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lezlie B. Mull, a Notary Public for the above State and County, on this the 2 day of August, 2021.

SEAL



Lezlie B. Mull
Notary Public
Lezlie B. Mull
Print Name

My Commission Expires: 07/16/2022

| PIN | ADDRESS | OWNER | ACREAGE |
|-------------------|---|--|----------------|
| 0732333570 | 1121 PEMBERTON HILL RD APEX NC 27502-4280 | GASIOROWSKI PROPERTIES LLC | 6.10 |
| 0732337537 | 1401 BARNSIDE LN APEX NC 27502-8501 | CAIN, PAUL A CAIN, ANNE H | 4.01 |
| 0732347080 | 1400 BARNSIDE LN APEX NC 27502-8501 | HINSON, WARREN R HINSON, DIANNE B | 3.26 |
| 0732345135 | 1408 BARNSIDE LN APEX NC 27502-8501 | BUNN, KENNETH G. BUNN, ERICA CHRISTINE | 3.33 |
| 0732430661 | 1412 OLIVE CHAPEL RD APEX NC 27502-8511 | HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD | 4.46 |
| BARNSIDE LANE R/W | | NCDOT | .40 |

CHAPEL RIDGE TOWNS

PLANNED UNIT DEVELOPMENT

May 3, 2021

June 6, 2021 – 2nd Submittal

July 9, 2021 – 3rd Submittal

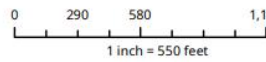
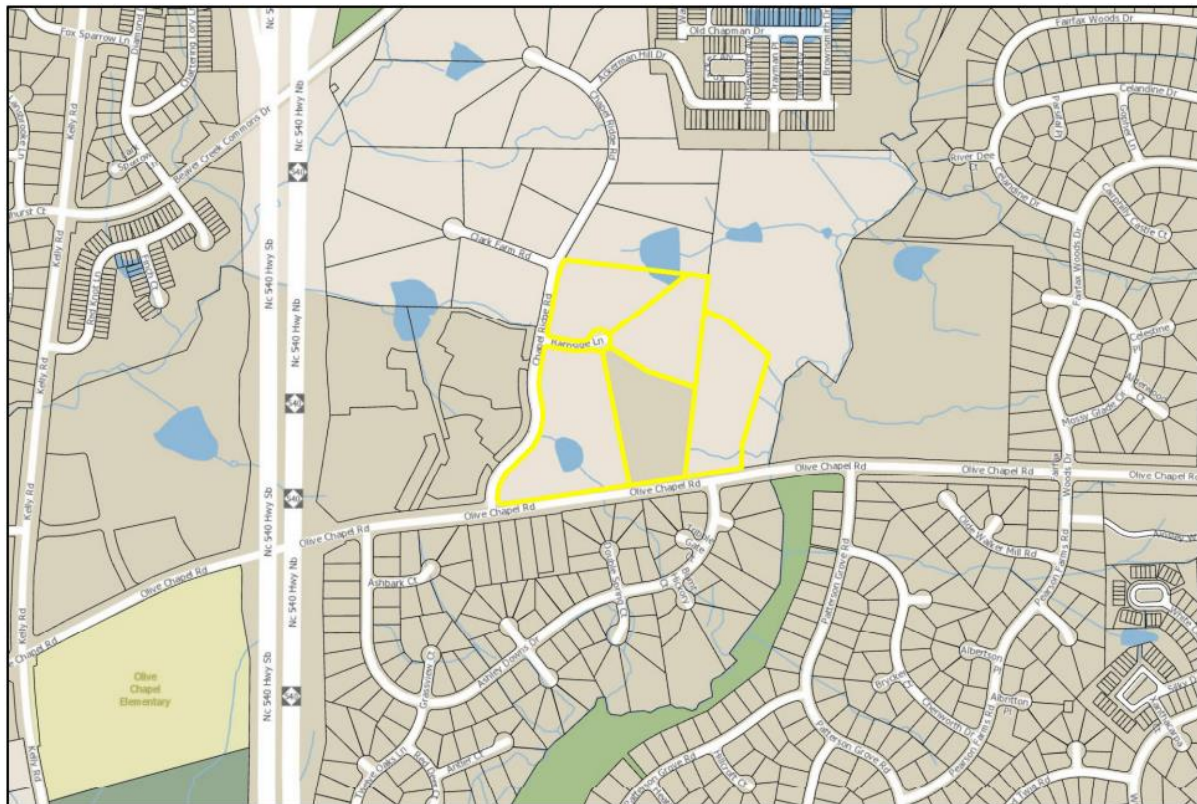
August 2, 2021 Planning Board Submittal

August 18, 2021 Town Council Submittal

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VICINITY MAP



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

PROJECT INFORMATION

| | |
|--|--|
| Name of Project | Chapel Ridge Towns |
| PIN(s) | 0732333570, 0732337537, 0732347080, 0732345135, 0732430661 |
| Preparer Information | WithersRavenel 115 MacKenan Drive, Cary, NC 27511 Phone: 919.469.3340 Fax: 919.467.6008 Email: bvega@withersravenel.com bmayo@withersravenel.com Attn: Brendie Vega, AICP, CNU-A Ben Mayo, PE |
| Contract Purchaser | Toll Bros. Inc 900 Perimeter Park Drive, Suite B3, Morrisville, NC 27560 (919) 321-4800 Attn: Jeff Westmoreland, PLA |
| Attorney | Morningstar Law Group 421 Fayetteville St, Suite 530, Raleigh, NC 27601 (919) 590-0371 Attn: Jason L. Barron, Partner |
| Traffic Consultant | Exult Engineering 304-F West Millbrook Road Raleigh, NC 27609 Attn: Lisa Lundeen, PE |
| Current Zoning Designation | Rural Residential (RR) |
| Proposed Zoning Designation | Planned Unit Development (PUD-CZ) |
| Current 2045 Land Use Map Designation | Medium Density Residential |
| Proposed 2045 Land Use Map Designation | Medium Density Residential |
| Area of Tracts (ac.) | 21.17 Parcel Area 0.40 Barnside Lane R/W 21.57 Total Rezoning |

LIST OF 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.

| <u>Residential</u> | <u>Non-Residential</u> |
|---------------------|------------------------|
| Single-Family | Utility, Minor |
| Accessory Apartment | Park, Active |
| Townhouse | Park, Passive |
| | Greenway |

PURPOSE STATEMENT

The Chapel Ridge Towns PUD meets the standards of the Town of Apex UDO Sections 2.3.4.F.1.iv-vi as follows:

- The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways and other transportation systems.
- Sidewalks are provided on all streets throughout the subdivision, as well as sidewalk that will be installed on the frontage of Chapel Ridge and Olive Chapel Road.
- Cul-de-sacs will be avoided and instead will provide connectivity in the form of connections to existing roads and provide stubs to future connection points.
- The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced non-residential uses.
- The site will be across from a proposed transit stop and is walkable to many shopping opportunities in the area.
- The PD Plan proposes architectural standards that are exceptional and provide high quality while incorporating energy saving features.

The Chapel Ridge Towns PD Plan meets the Legislative Considerations as defined in the Town of Apex UDO Sections 2.3.3.F.1-10:

- The PD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for Single-family homes, duplexes, and townhomes.
- The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. The introduction of public water and sewer to a neighborhood currently served by multiple wells and septic systems will improve the facilities on the site as well as to the adjoining parcels. Several of the existing homes contain underground propane tanks, which will be removed. Improvements made to the existing infrastructure as well as new infrastructure will improve the public facilities. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety and welfare of the Town and ETJ residents.
- There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.
- The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment and safety of residents in their homes.
- The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.

DESIGN CONTROLS

Intensity and Density

| | | | |
|--|---|--|-----------|
| Maximum Density (du/Acre) | 5.5 du/acre | | |
| Maximum Dwelling Units | 116 | | |
| Maximum Height of Buildings | 45 feet, 3 stories | | |
| Setbacks, Townhome: | Front: 19' from garage to lot line and 20' from garage to back of sidewalk | Side: 0' 8' Building to Building | Rear: 5' |
| | | Corner Side: 8' | |
| Setbacks, Single Family: | Front: 19' from garage to lot line and 20' from garage to back of sidewalk | Side: 5' | Rear: 10' |
| | | Corner Side: 8' | |
| Amount and Percentage of Built Upon Area Allowed | 70% | | |
| Amount and Percentage of Proposed Built Upon Area (Max) | 70% Maximum | | |

Perimeter Buffers

| | |
|-------|-------------------|
| North | 20' Type A Buffer |
| East | 20' Type B Buffer |
| South | 30' Type B Buffer |
| West | 20' Type B Buffer |

Additional Buffer Conditions for West Buffer Along Chapel Ridge Road

- North and South of the proposed access points, the buffer will be increased to a 20' Type A Buffer. *No buffer will be provided along the Colonial Pipeline easement due to planting restrictions.
- Between the two access points, an opaque fence will be placed either along the buffer or aligned with backs of units.

ARCHITECTURAL CONTROLS

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap-around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gables
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

SIGNAGE

All signage on the Chapel Ridge Towns site will comply with the requirements in Section 8.7 of the Town of Apex Unified Development Ordinance.

PARKING

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS

The Environmental Advisory Board held a meeting with the applicant on February 18, 2021 and accepted the following recommendations as proposed by the applicant:

1. The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.
2. The developer shall include signage identifying environmentally sensitive areas to discourage pet waste and chemical use in the vicinity. A minimum of 2 signs will be provided.
3. The development shall provide diverse and abundant pollinator sources (e.g. larval host plants, nectar, pollen, berries and blooming plants) that bloom in succession from spring to fall.
4. Species shall be selected from the Design & Development Manual or otherwise approved by Planning Staff.

5. The development shall provide native species listed in the Design and Development Manual or otherwise approved by Planning Staff to increase the native diversity of hardwood trees on site. No species shall constitute more than 25% of the required plantings for each planting type (trees, shrubs, etc.).
6. All homes shall be pre-configured with conduit for a solar energy system.
7. The builder will provide EV charging outlets as an option to individual units.
8. The developer shall provide at least 2 pet stations.
9. Outdoor lighting shall be full cut off and shielded to prevent glare and light spill over to minimize impact of neighboring residential properties. LED fixtures shall be used, and the lighting temperature shall be a maximum of 3500 Kelvin.

NATURAL RESOURCE AND ENVIRONMENTAL DATA

Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

FEMA Floodplain

The properties are not in a 100-Year Fema Flood Plain as shown on the existing conditions plan.

Resource Conservation Area

The Site is subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 Planned Developments. The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

Development located north and east of NC 540 and outside Apex Peakway which do not meet the criteria of subsections 8.1.2.C.2, 3, or 10 and which are located north and east of NC 540 and outside existing and future Apex Peakway shall provide buffers and RCA equal to or greater than 20% of the gross site acreage per UDO Section 8.1.2.C.4.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

Tree Replanting

Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

STORMWATER MANAGEMENT REQUIREMENTS

This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

PARKS, RECREATION AND CULTURAL ADVISORY COMMISSION

The project was reviewed at the May 26th, 2021, PRCR Advisory Commission meeting. The Advisory Commission unanimously recommended a fee-in-lieu for the project. This is based on 127 single family attached units and the rate will be set based on the date of approval by Town Council.

PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

Sanitary Sewer Service

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase.

Water Service

Water extension along the property frontage will be required. Currently there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

Gas & Electric Service

Electric service currently exists on-site and will be improved.

Roadways

A Trip Generation Letter was prepared showing the proposed land use and number of units would be below the threshold for requiring a Traffic Impact Analysis, so recommended improvements are limited to development frontage and proposed access. The Site will require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. Frontage improvements along Olive Chapel Road and Chapel Ridge Road have been identified and will be incorporated into the design of the development, subject to approval by the Town of Apex and NCDOT.

Olive Chapel Road is identified as a 4-lane median divided thoroughfare with 6' bike lanes and 5' sidewalks on 110' ROW.

- Developer shall provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6' bike lane, constructing curb and gutter along with 5' sidewalk, and ROW dedication for half of the ultimate 110' ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
- Developer shall provide a deceleration taper at the site access on westbound Olive Chapel Road with 50' of full width deceleration lane and 50' taper.

Chapel Ridge Road is identified as a minor collector street with 5' sidewalks on 60' ROW.

- Developer shall provide frontage improvements based on a minimum 27' curb and gutter roadway with 5' sidewalk and ROW dedication a minimum of 30' from roadway centerline.

Transit

GoApex Route 1 is planned to include a bus stop at the Olive Chapel Professional Park directly across Chapel Ridge Road from this site and begin service by 2022. The Route will tie into a larger network of transit that provides ridership to downtown Raleigh and the greater Triangle. A crosswalk will be provided across the stop-controlled approach of Chapel Ridge Road at Olive Chapel Road with the addition of sidewalk along the development frontage.

Pedestrian Facilities

Sidewalks shall be provided along the property frontage on Olive Chapel Road and Chapel Ridge Road as well as both sides of all proposed subdivision streets.

PHASING PLAN

Currently the intent is to prepare the site in one phase. More details will be developed at subdivision plan.

AFFORDABLE HOUSING

If the Town of Apex has a fund or other mechanism in place to receive donations to construct, subsidize, or participate in the development of affordable housing units (the "Fund"), the developer will contribute \$215 per lot to this Fund prior to the first residential Certificate of Occupancy. In the event the Fund has not been established by the Town of Apex, the money will be conveyed to a local non-profit working on affordable housing initiatives. The developer will work with the Town of Apex to identify a mutually acceptable local non-profit organization to receive these funds.

ELEVATIONS

Elevations will comply with the Architectural and Design Controls for the Chapel Ridge Towns PUD. Elevations submitted with this PD Plan are representative of what may be provided. Elevations will be customized to the site and may differ from what is shown in the PD Plan or on other Toll Bros. residential townhome products.

CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN

The PD Plan is consistent with the Advance Apex Plan and Maps as follows:

- The Apex 2045 Future Land Use Map identifies the subject parcels as Medium Density Residential.
- The Transit Plan Map dated April 27, 2021 shows the Future Apex Go Route 1 having a stop at the Olive Chapel Business Park. With close access to the transit stop, residents of this subdivision will be able to take transit locally and connect to the larger transit system.
- The Thoroughfare and Collector Street Plan Map dated March 29, 2021 identifies Chapel Ridge Road as an existing Minor collector Road, and Olive Chapel Road as a 4-Lane with Median, Widening.
- The Bicycle, Pedestrian and Equestrian Plan identifies proposed sidewalks along Chapel Ridge Road, and proposed sidewalks along this section of Olive Chapel Road.
- The Council recently considered a Town initiated Future Land Use Map amendment to the subject parcels to increase the density. The amendment did not move forward with Council. The Chapel Ridge Towns PUD will not pursue a Land Use Map Amendment to increase the density; however it does meet the goal of the Planning Committee by introducing a higher density near a transit stop.

CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.

PLANNED UNIT DEVELOPMENT CHAPEL RIDGE TRACTS

TOWN OF APEX, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: MAY 3, 2021 2ND SUBMITTAL: JUNE 11, 2021
3RD SUBMITTAL: JULY 9, 2021

| SITE DATA | | | | | | | | | |
|--|--|--------|------|-------------------|--------------------------------|--------|--------|------|--|
| 2045 LAND USE PLAN DESIGNATION | CURRENT | | | | MEDIUM DENSITY RESIDENTIAL | | | | |
| | PROPOSED | | | | NO CHANGE | | | | |
| ZONING | CURRENT | | | | RURAL RESIDENTIAL (RR) | | | | |
| | PROPOSED | | | | PLANNED UNIT DEVELOPMENT (PUD) | | | | |
| AREA OF TRACTS IN PROPOSED PUD | 0732-43-0661 | | | | 4.50 AC. | | | | |
| | 0732-45-5135 | | | | 3.33 AC. | | | | |
| | 0732-34-7080 | | | | 3.25 AC. | | | | |
| | 0732-33-7537 | | | | 3.99 AC. | | | | |
| | 0732-33-3570 | | | | 6.09 AC. | | | | |
| | BARNSIDE LANE ROW | | | | 0.40 AC. | | | | |
| | TOTAL = | | | | 21.57 AC. | | | | |
| REQUESTED SEWER CAPACITY | 120 GPD * 3 BEDROOMS/TOWNHOME * 120 TOWNHOMES = 43,200 GPD | | | | | | | | |
| RESIDENTIAL DENSITY | MAXIMUM | | | | 5.5 DU/ACRE | | | | |
| BUILDING HEIGHT | MAXIMUM | | | | 45 FT, 3 STORIES | | | | |
| TOWNHOUSE BUILDING SETBACKS | FRONT | 19 FT* | REAR | 5 FT | SIDE | 0 FT** | CORNER | 8 FT | |
| SINGLE FAMILY BUILDING SETBACKS | FRONT | 19 FT* | REAR | 10 FT | SIDE | 5 FT | CORNER | 8 FT | |
| WATERSHED | PROPERTY LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT. | | | | | | | | |
| HISTORIC STRUCTURES | NONE | | | | | | | | |
| COMMUNITY AMENITIES | 0.7 ACRE RECREATIONAL PLAY LAWN | | | | | | | | |
| SITE BUFFERS | NORTH | | | 20' TYPE A BUFFER | | | | | |
| | EAST | | | 20' TYPE B BUFFER | | | | | |
| | SOUTH | | | 30' TYPE B BUFFER | | | | | |
| | WEST | | | 20' TYPE B BUFFER | | | | | |
| *19' FROM GARAGE TO LOT LINE AND 20' FROM GARAGE TO BACK OF SIDEWALK | | | | | | | | | |
| **8' BUILDING TO BUILDING SETBACK | | | | | | | | | |

NOTE: THE PARKS AND RECREATION ADVISORY COMMISSION VOTED TO APPROVE FEE-IN-LIEU OF PARK LAND DEDICATION ON _____, 2021.
FEE-IN-LIEU AMOUNT TO BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLANS ACCORDING TO THE TOWN OF APEX FEE SCHEDULE.

ZONING CONDITIONS

- DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON OLIVE CHAPEL ROAD, MAINTAINING THE EXISTING WESTBOUND THROUGH LANE, WIDENING FOR A 6' BIKE LANE, CONSTRUCTING CURB AND GUTTER ALONG WITH 5' SIDEWALK, AND ROW DEDICATION FOR HALF OF THE ULTIMATE 110' ROW, MEASURED 55' FROM CENTERLINE. THE EXISTING TWO WAY LEFT TURN LANE SHALL BE RE-STRIPED AS NEEDED TO SERVE EASTBOUND LEFT TURNS AT THE PROPOSED ACCESS.
- DEVELOPER SHALL PROVIDE A DECELERATION TAPER AT THE SITE ACCESS ON WESTBOUND OLIVE CHAPEL ROAD WITH 50' OF FULL WIDTH DECELERATION LANE AND 50' TAPER.
- DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON CHAPEL RIDGE ROAD BASED ON A MINIMUM 27' CURB AND GUTTER ROADWAY WITH 5' SIDEWALK AND ROW DEDICATION A MINIMUM OF 30' FROM ROADWAY CENTERLINE.

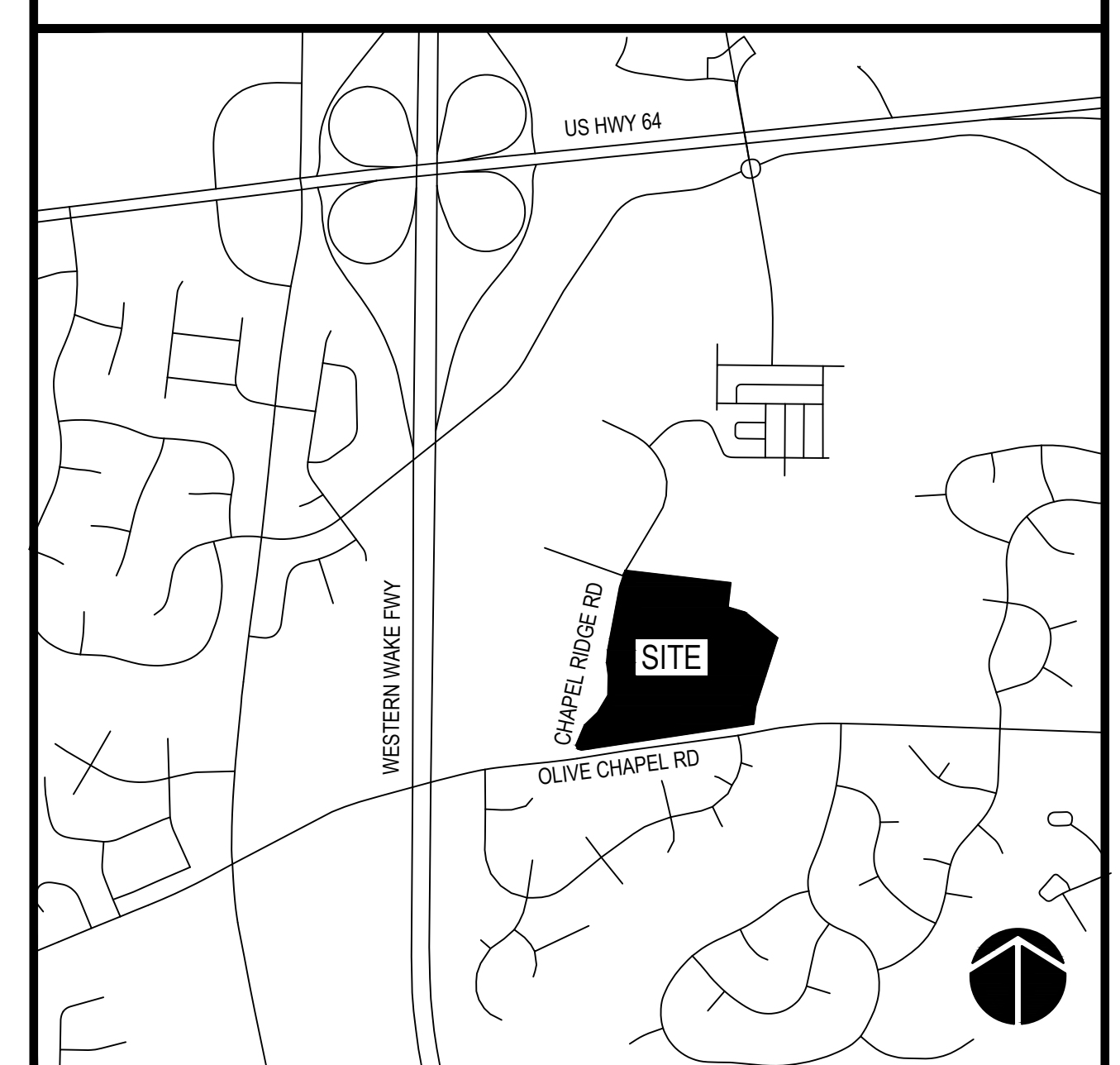


INDEX OF SHEETS

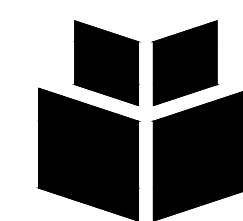
| | |
|---|-----------------------------|
| 0 | COVER |
| 1 | EXISTING CONDITIONS |
| 2 | CONCEPTUAL PUD PLAN |
| 3 | CONCEPTUAL UTILITY PLAN |
| 4 | CONCEPTUAL STORM WATER PLAN |

VICINITY MAP

1"=1,000'



PREPARED BY:



WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: BRENDIE VEGA, AICP
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: BEN MAYO, PE
BMAYO@WITHERSRAVENEL.COM

DEVELOPER

TOLL BROTHERS INC.
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NC 27560
ATTN: DAN ROSSI, VICE PRESIDENT - LAND DEVELOPMENT

1. NO NGS MONUMENT FOUND WITHIN 2,000 FEET OF THE SITE.
2. THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 (GEOID 12B) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
 - 2.1. CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
 - 2.2. POSITIONAL ACCURACY: 0.03' (H), 0.07' (V)
 - 2.3. GPS FIELD PROCEDURE: VRS
 - 2.4. DATE OF SURVEY: 03/31/2021
 - 2.5. DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
 - 2.6. PUBLISHED DATE/FIXED CONTROL USED: VRS, NCRD
 - 2.7. GEOID MODEL: GEOID 12B
 - 2.8. COMBINED GRID FACTOR: 0.99989615
 - 2.9. UNITS: U.S. SURVEY FEET
 - 2.10. GRID/GROUND POINT: Y(N) 724.296.53 X(E) 2,033.345.72
3. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4. ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
5. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
6. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
7. PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720073200J DATED MAY 02 2006.
8. LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APURTENANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

LINETYPES

| | |
|-------------------|-----|
| PROPERTY LINE | --- |
| ADJOINER LINE | --- |
| OVERHEAD ELECTRIC | --- |
| GAS LINE | --- |
| FLOOD LINE | --- |
| BUFFER | --- |
| WATER LINE | --- |
| EASEMENT | --- |
| GRAVEL | --- |
| WETLANDS | --- |
| STORM DRAIN | --- |

LEGEND

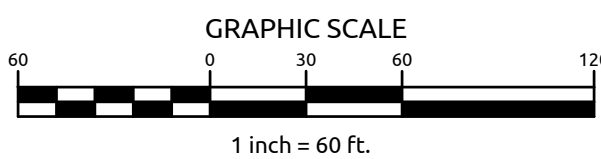
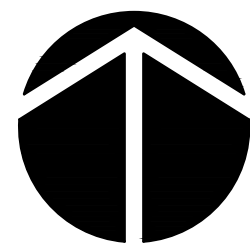
| | | | |
|--------------------|--------|--------------------|-------|
| EXISTING IRON PIPE | ○ EIP | FIBER OPTIC MARKER | ⚡ |
| IRON PIPE SET | ○ IPS | WATER MANHOLE | ⊙ WMH |
| SIGN | ⊗ | BASKETBALL GOAL | ⚡ BG |
| CLEANOUT | ⊙ CO | SATELLITE DISH | ⚡ SAT |
| SEWER MANHOLE | ⊙ SSMH | AIR CONDITION UNIT | ⊙ AC |
| CATCH BASIN | ⊙ CB | POWER POLE | ⊙ PP |
| DROP INLET | ⊙ DI | LIGHT POLE | ⊙ LP |
| FLARED END SECTION | ⊙ FES | TRANSFORMER | ⊙ TLP |
| WATER SPIGOT | ⊙ SPG | UNDERGROUND | ⊙ CBX |
| TELEPHONE PEDESTAL | ⊙ TLP | TELEPHONE BOX | ⊙ MB |
| CATV BOX | ⊙ CBX | MAILBOX | ⊙ MB |
| GAS VALVE | ⊙ GV | WATER VALVE | ⊙ WV |
| WELL | ⊙ W | | |
| FIRE HYDRANT | ⊙ FH | | |

EXISTING CONDITION NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21. BUFFERS BASED ON TOWN OF APEX STREAM BUFFER DETERMINATION (APEX #20-011).
3. REGULATORY FEMA MAPPED FLOODPLAIN EXISTS ON SITE PER FIRM MAP #3720073200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. TREE INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/21.
6. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.

| CURVE | | RADIUS | | DELTA ANG. | | CHORD BRG | | CHORD LEN. | |
|-------|---------|---------|------------|---------------|---------|-----------|--|------------|--|
| C1 | 51.52' | 30.00' | 108°23'44" | S 48°56'05" E | 45.42' | | | | |
| C2 | 140.62' | 177.00' | 045°31'10" | S 23°01'22" W | 136.95' | | | | |
| C3 | 253.38' | 244.00' | 059°29'55" | N 16°01'55" E | 242.15' | | | | |
| C4 | 158.98' | 374.54' | 024°19'12" | S 01°33'27" E | 157.79' | | | | |
| C5 | 39.27' | 25.00' | 090°00'00" | S 55°36'09" W | 35.36' | | | | |
| C6 | 100.76' | 234.50' | 024°37'10" | N 88°11'34" E | 99.99' | | | | |
| C7 | 19.18' | 25.00' | 043°57'20" | N 82°02'21" W | 18.71' | | | | |
| C8 | 36.21' | 50.00' | 041°29'40" | S 80°48'31" E | 35.42' | | | | |
| C9 | 39.88' | 50.00' | 045°42'00" | N 55°35'39" E | 38.83' | | | | |
| C10 | 61.86' | 50.00' | 070°52'56" | N 02°41'49" W | 57.99' | | | | |
| C11 | 105.84' | 50.00' | 122°25'28" | S 90°38'59" W | 87.64' | | | | |
| C12 | 26.27' | 25.00' | 060°12'39" | N 49°33'25" E | 25.08' | | | | |
| C13 | 69.30' | 189.50' | 020°57'14" | S 88°52'28" E | 68.92' | | | | |
| C14 | 39.27' | 25.00' | 090°00'00" | S 34°23'51" W | 35.36' | | | | |
| C16 | 108.42' | 400.00' | 015°31'51" | S 18°11'52" W | 108.09' | | | | |

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION



K:\2021\1030201031 1st Review - Chapel Ridge Tract\CAD\Drawings\Set\PL01 Existing Conditions.dwg - Friday, July 9, 2021 1:30:02 AM - HWY01.BRN

| No. | Revision | Date | By |
|-----|---------------------------|----------|----|
| 1 | REVISED PER TOWN COMMENTS | 06/11/21 | WR |
| 2 | REVISED PER TOWN COMMENTS | 07/09/21 | WR |

| | | | |
|------------|----|---------|------------|
| Designer | WR | Scale | AS NOTED |
| Drawn By | WR | Date | 04/20/2021 |
| Checked By | WR | Job No. | 02201034 |

CHAPEL RIDGE PUD

NORTH CAROLINA

EXISTING CONDITIONS



WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.

1

LEGEND

- RESIDENTIAL
- PERIMETER BUFFER
- STREETYARD BUFFER
- STREAM BUFFER
- EXISTING POND
- RIGHT OF WAY DEDICATION
- EXISTING GAS PIPELINE EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING WETLAND
- CONCEPTUAL SCM LOCATION

| | | CURVE TABLE | | | |
|-------|----------|-------------|------------|---------------|------------|
| CURVE | ARC LEN. | RADIUS | DELTA ANG. | CHORD BRG. | CHORD LEN. |
| C1 | 51.52' | 30.00' | 098°23'44" | S 48°56'05" E | 45.42' |
| C2 | 140.62' | 177.00' | 045°31'10" | S 23°01'22" W | 136.95' |
| C3 | 253.38' | 244.00' | 059°29'55" | N 16°01'55" E | 242.15' |
| C4 | 158.98' | 374.54' | 024°19'12" | S 01°33'27" E | 157.79' |
| C5 | 39.27' | 25.00' | 090°00'00" | S 55°36'09" W | 35.36' |
| C6 | 100.76' | 234.50' | 024°37'10" | N 88°17'34" E | 99.99' |
| C7 | 19.18' | 25.00' | 043°57'20" | N 82°02'21" W | 18.71' |
| C8 | 36.21' | 50.00' | 041°29'40" | S 80°48'31" E | 35.42' |
| C9 | 39.88' | 50.00' | 045°42'00" | N 55°35'39" E | 38.83' |
| C10 | 61.86' | 50.00' | 070°52'58" | N 02°41'43" W | 57.99' |
| C11 | 106.84' | 50.00' | 122°25'28" | S 80°38'59" W | 87.64' |
| C12 | 26.27' | 25.00' | 060°12'39" | N 49°32'35" E | 25.08' |
| C13 | 69.30' | 189.50' | 020°57'14" | S 89°52'28" E | 68.92' |
| C14 | 39.27' | 25.00' | 090°00'00" | S 34°23'51" E | 35.36' |
| C16 | 108.42' | 400.00' | 015°31'51" | S 18°11'52" W | 108.09' |

- NOTES:
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
 - PER 2.3.4(F)(V)(VI) OF THE UDO, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
 - EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
 - A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.



UTILITY NOTES:

1. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
2. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
3. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
4. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
5. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
6. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.

NAD 83(2011)
N:724,296.53
E:2,033,345.72

SARAH W. GROVER & DAVID G. PRESTON
1209 CHAPEL RIDGE ROAD
DEED BOOK 12171 PAGE 2059
BOOK OF MAPS 1987 PAGE 556
PIN 0732447395
ZONING RR

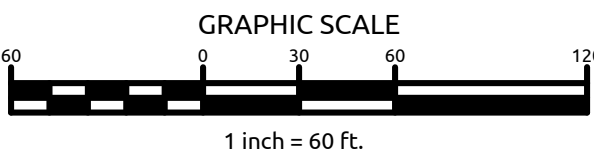
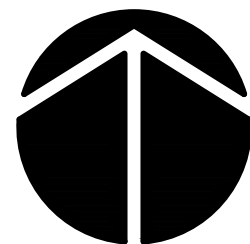
Sewer mains shall always be extended along
any and all natural drainage courses/draws that
are located within the property line boundaries
of the proposed development. This sewer shall
be extended to all adjacent upstream property
lines.

| CURVE TABLE | | | | |
|-------------|----------|---------|------------|---------------|
| CURVE | ARC LEN. | RADIUS | DELTA ANG. | CHORD BRG. |
| C1 | 51.52' | 30.00' | 098°23'44" | S 48°56'05" E |
| C2 | 140.62' | 177.00' | 045°31'10" | S 23°01'22" W |
| C3 | 253.38' | 244.00' | 059°29'55" | N 18°01'55" E |
| C4 | 158.98' | 374.54' | 024°19'12" | S 01°33'27" E |
| C5 | 39.27' | 25.00' | 090°00'00" | S 55°36'09" W |
| C6 | 100.16' | 234.50' | 024°37'10" | N 89°11'34" E |
| C7 | 19.18' | 25.00' | 043°57'20" | N 82°02'21" W |
| C8 | 36.21' | 50.00' | 041°29'40" | S 80°48'31" E |
| C9 | 39.88' | 50.00' | 045°42'00" | N 55°35'39" E |
| C10 | 61.86' | 50.00' | 070°52'56" | N 02°41'49" W |
| C11 | 105.84' | 50.00' | 122°25'28" | S 90°38'59" W |
| C12 | 26.27' | 25.00' | 060°12'39" | N 49°32'35" E |
| C13 | 69.30' | 189.50' | 020°57'14" | S 88°52'28" E |
| C14 | 39.27' | 25.00' | 090°00'00" | S 34°23'51" E |
| C16 | 108.42' | 400.00' | 015°31'51" | S 18°11'52" W |
| | | | | CHORD LEN. |
| | | | | 45.42' |
| | | | | 136.95' |
| | | | | 242.15' |
| | | | | 157.79' |
| | | | | 35.36' |
| | | | | 99.99' |
| | | | | 18.71' |
| | | | | 35.42' |
| | | | | 38.83' |
| | | | | 57.99' |
| | | | | 87.64' |
| | | | | 25.08' |
| | | | | 68.92' |
| | | | | 35.36' |
| | | | | 108.09' |

CHARLES V. POPE & IRIS ISLEY POPE
1408 OLIVE CHAPEL ROAD
DEED BOOK 4202 PAGE 791
BOOK OF MAPS 1987 PAGE 1889
PIN 0732443421
ZONING RR

CHARLES V. POPE & IRIS ISLEY POPE
1408 OLIVE CHAPEL ROAD
DEED BOOK 4202 PAGE 791
BOOK OF MAPS 1987 PAGE 1889
PIN 0732443421
ZONING RR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION



| No. | Revision | Date | By |
|-----|---------------------------|----------|----|
| 1 | REVISED PER TOWN COMMENTS | 04/11/21 | WR |
| 2 | REVISED PER TOWN COMMENTS | 07/09/21 | WR |
| | | | |
| | | | |

| | | | |
|------------|----|---------|------------|
| Designer | WR | Scale | AS NOTED |
| Drawn By | WR | Date | 04/20/2021 |
| Checked By | WR | Job No. | 02201034 |

CHAPEL RIDGE PUD

NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.

3

STORMWATER MANAGEMENT NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21.
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720073200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
6. ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
7. STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
8. THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.
9. STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE FINALIZED AT TIME OF MASTER SUBDIVISION PLAN.

NAD 83(2011)
N:724,296.53
E:2,033,345.72

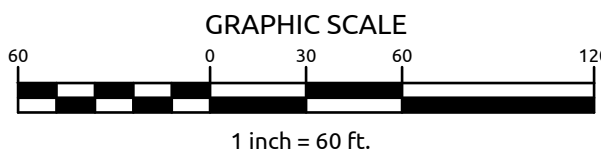
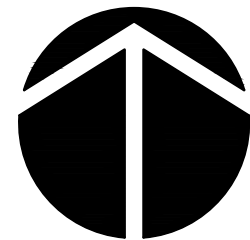
SARAH W. GROVER & DAVID G. PRESTRUD
1205 CHAPEL RIDGE ROAD
DEED BOOK 12111 PAGE 2059
BOOK OF MAPS 1987 PAGE 556
PIN 0732347385
ZONING RR

| CURVE TABLE | | | | |
|-------------|----------|---------|------------|---------------|
| CURVE | ARC LEN. | RADIUS | DELTA ANG. | CHORD BRG. |
| C1 | 51.52' | 30.00' | 098°23'44" | S 48°56'05" E |
| C2 | 140.62' | 177.00' | 045°31'10" | S 23°01'22" W |
| C3 | 253.38' | 244.00' | 059°29'55" | N 18°01'55" E |
| C4 | 158.98' | 374.54' | 024°19'12" | S 01°33'27" E |
| C5 | 39.27' | 25.00' | 090°00'00" | S 55°36'09" W |
| C6 | 100.16' | 234.50' | 024°37'10" | N 89°17'34" E |
| C7 | 19.18' | 25.00' | 043°57'20" | N 82°02'21" W |
| C8 | 36.21' | 50.00' | 041°29'40" | S 80°48'31" E |
| C9 | 39.88' | 50.00' | 045°42'00" | N 55°35'39" E |
| C10 | 61.86' | 50.00' | 070°52'56" | N 02°41'49" W |
| C11 | 106.84' | 50.00' | 122°25'28" | S 90°38'59" W |
| C12 | 26.27' | 25.00' | 060°12'39" | N 49°32'35" E |
| C13 | 69.30' | 189.50' | 020°57'14" | S 89°52'28" E |
| C14 | 39.27' | 25.00' | 090°00'00" | S 34°23'51" E |
| C16 | 108.42' | 400.00' | 015°31'51" | S 18°11'52" W |

CHARLES V. POPE & IRIS ISLEY POPE
1408 OLIVE CHAPEL ROAD
DEED BOOK 4202 PAGE 791
BOOK OF MAPS 1987 PAGE 1869
PIN 0732443421
ZONING RR

CHARLES V. POPE & IRIS ISLEY POPE
1408 OLIVE CHAPEL ROAD
DEED BOOK 4202 PAGE 791
BOOK OF MAPS 1987 PAGE 1869
PIN 0732443421
ZONING RR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION



| No. | Revision | Date | By |
|-----|---------------------------|----------|----|
| 1 | REVISED PER TOWN COMMENTS | 06/11/21 | WR |
| 2 | REVISED PER TOWN COMMENTS | 07/09/21 | WR |
| | | | |
| | | | |

| | | | |
|------------|----|---------|------------|
| Designer | WR | Scale | AS NOTED |
| Drawn By | WR | Date | 04/20/2021 |
| Checked By | WR | Job No. | 02201034 |

APEX

CHAPEL RIDGE PUD

NORTH CAROLINA

CONCEPTUAL STORMWATER PLAN



WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.

4



Elevations are representative of the Architectural Controls provided in the PUD PD Text. Elevations will be customized to the site and may differ from what is shown here or on other Toll Bros. residential townhome products.



CONCEPTUAL FRONT ELEVATION

**Elevations are for illustrative purposes only;
elevations submitted with Subdivision Plans
will be consistent with the written architectural
standards included in the PUD**



CONCEPTUAL SIDE ELEVATION

Elevations are for illustrative purposes only;
elevations submitted with Subdivision Plans
will be consistent with the written architectural
standards included in the PUD



CONCEPTUAL REAR ELEVATION

Elevations are for illustrative purposes only;
elevations submitted with Subdivision Plans
will be consistent with the written architectural
standards included in the PUD

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ15 Chapel Ridge Towns PUD

Planning Board Meeting Date: August 9, 2021



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage: ±21.60 acres

PIN(s): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

Current Zoning: Rural Residential (RR)

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

2045 Land Use Map: Medium Density Residential

Town Limits: Inside & ETJ

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☒ 2045 Land Use Map
☒ Consistent ☐ Inconsistent Reason: _____

☒ Apex Transportation Plan
☒ Consistent ☐ Inconsistent Reason: _____

☒ Parks, Recreation, Open Space, and Greenways Plan
☒ Consistent ☐ Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ15 Chapel Ridge Towns PUD

Planning Board Meeting Date: August 9, 2021



Legislative Considerations:

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

1. *Consistency with 2045 Land Use Plan.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.

☒ Consistent ☐ Inconsistent Reason: _____

2. *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

☒ Consistent ☐ Inconsistent Reason: _____

3. *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec. 4.4 *Supplemental Standards*, if applicable.

☒ Consistent ☐ Inconsistent Reason: _____

4. *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

☒ Consistent ☐ Inconsistent Reason: _____

5. *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

☒ Consistent ☐ Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case:#21CZ15 Chapel Ridge Towns PUD

Planning Board Meeting Date:August 9, 2021



6. *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

☒ Consistent

☐ Inconsistent

Reason: _____

7. *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

☒ Consistent

☐ Inconsistent

Reason: _____

8. *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

☒ Consistent

☐ Inconsistent

Reason: _____

9. *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

☒ Consistent

☐ Inconsistent

Reason: _____

10. *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

☒ Consistent

☐ Inconsistent

Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case:#21CZ15 Chapel Ridge Towns PUD

Planning Board Meeting Date:August 9, 2021



Planning Board Recommendation:

Motion: To recommend approval as proposed by applicant.

Introduced by Planning Board member: Keith Braswell

Seconded by Planning Board member: Reginald Skinner

- ☐ *Approval:* the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.
- ☒ *Approval with conditions:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions as proposed by applicant.

- ☐ *Denial:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 9th day of August 2021.

Attest:

Michael Marks Digitally signed by Michael Marks
Date: 2021.08.09 20:22:21 -04'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin
Date: 2021.08.09 17:55:12 -04'00'

Dianne Khin, Director of Planning and
Community Development



POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

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

Vicinity Map:



Dianne F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 23-August 9, 2021



De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación del ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.
 Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
 Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
 Superficie: ±21.60 acres
 Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
 Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
 Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
 Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de Agosto, 2021, 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org o presentarla a la secretaria de la Junta de Planificación, Bonnie Brock (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.google.com/maps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apecx.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apecx.org/DocumentCenter/View/3553521C215>.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 23 de julio - 9 de Agosto, 2021



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ15 Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.1.1, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.
Authorized Agent: Brendie Vega and Ed Tang, WithersRavenel
Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Acreage: 121.60 acres
Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tess Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.reapexnc.gov/imagery>. The 2045 Land Use Map may be viewed online at <https://www.apexnc.org/DocumentCenter/View/473>. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/35593>.

Dianna F. Khin, AICP
Director of Planning and Community Development

Published Dates: July 30-August 24, 2021



TOWN OF APEX

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15

De la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15
Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.
Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel
Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way
Superficie: ±21.60 acres
Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria municipal adjunta, Tessa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.ralcoinc.gov/imap>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/35535/21CZ15>.

Fechas de p





TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ15 Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.

Authorized Agents: Brendie Vega and Ed Tang, WithersRavenel

Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way

Acreage: ±21.60 acres

Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Rural Residential (RR)

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

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: August 9, 2021 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Bonnie Brock (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/35535/21CZ15>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15
Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación del ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.

Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel

Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way

Superficie: ±21.60 acres

Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de las propiedades: Rural Residential (RR)

Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de Agosto, 2021 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Bonnie Brock (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/35535/21CZ15>.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ15 Chapel Ridge Towns PUD

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Toll Brothers, Inc.

Authorized Agent: Brendie Vega and Ed Tang, WithersRavenel

Property Addresses: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way

Acreage: ±21.60 acres

Property Identification Numbers (PINs): 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Rural Residential (RR)

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

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 24, 2021 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council members prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/35535>.

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ15

Chapel Ridge Towns PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Toll Brothers, Inc.

Agente autorizado: Brendie Vega and Ed Tang, WithersRavenel

Dirección de las propiedades: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane & Barnside Lane right-of-way

Superficie: ±21.60 acres

Números de identificación de las propiedades: 0732430661, 0732333570, 0732337537, 0732347080, 0732345135 & Barnside Lane right-of-way

Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de las propiedades: Residencial Rural (RR)

Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de agosto, 2021 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

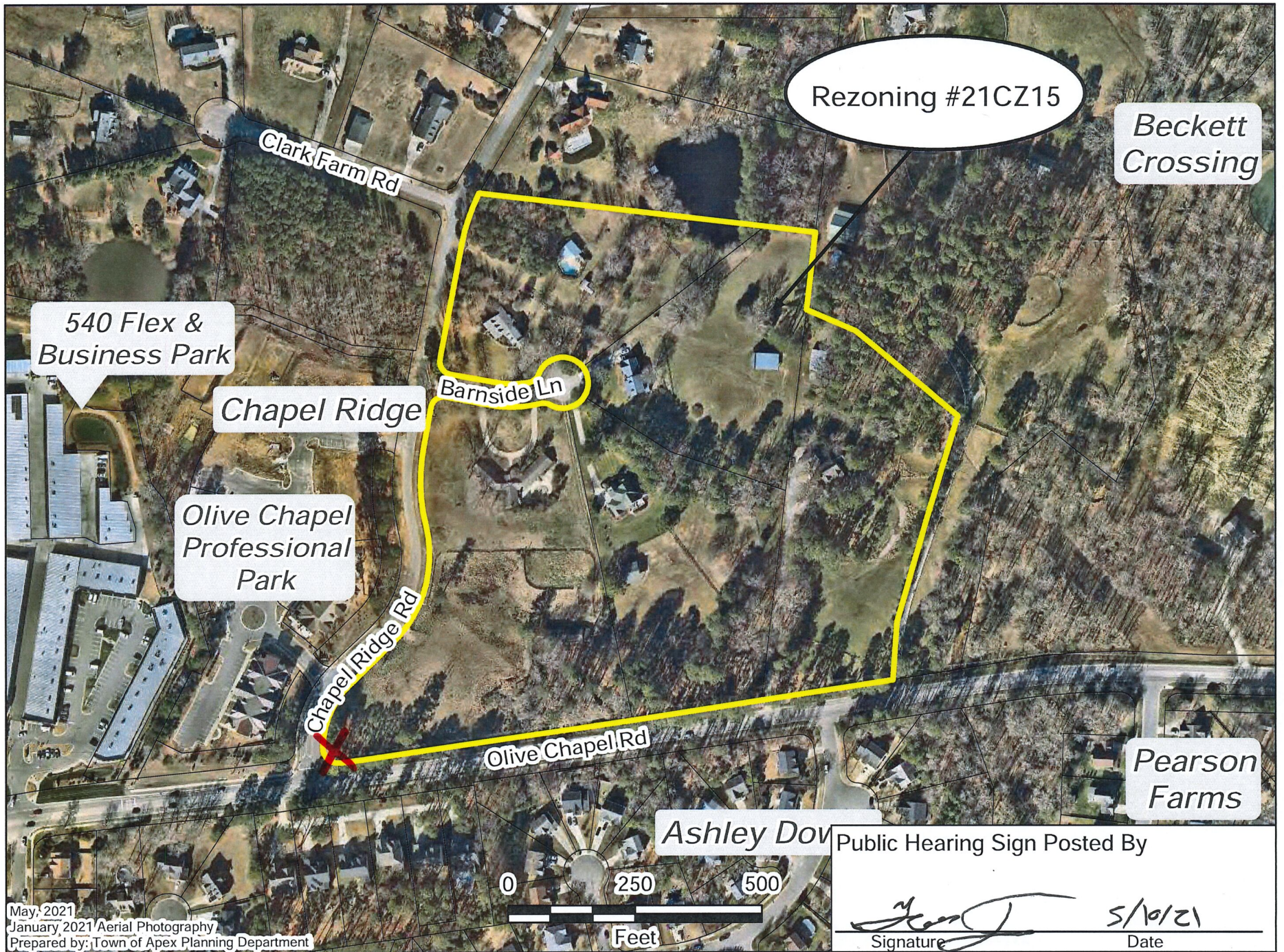
Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/35535/21CZ15>.

Dianne F. Khin, AICP
Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 30 de julio - 24 de agosto, 2021





TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #21CZ15
Chapel Ridge Towns PUD

Project Location: 1412 Olive Chapel Road; 1400, 1401, 1408, 1409 Barnside Lane &
Barnside Lane right-of-way

Applicant or Authorized Agent: Toll Brothers, Inc.
Brendie Vega and Ed Tang, WithersRavenel

Firm: WithersRavenel

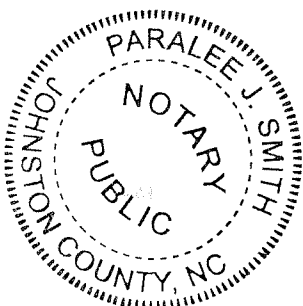
This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 23, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on Wake County Tax Assessor information and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

7/26/2021
Date

Mianne F. Khin
Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paralee J. Smith, a Notary Public for the above
State and County, this the 26 day of July, 202 1.



Paralee J. Smith
Notary Public

My Commission Expires: 9 / 12 / 2023



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

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Brendie Vega and Ed Tang, WithersRavenel

Firm: WithersRavenel

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on July 30, 2021, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on Wake County Tax Assessor information and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

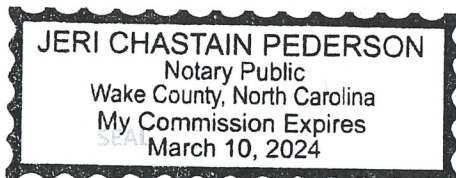
8/2/2021
Date

Shanne F. Khin
Director of Planning and Community Development

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above

State and County, this the 2 day of August, 2021.



Jeri Chastain Pederson
Notary Public

My Commission Expires: 3 / 10 / 2024



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Glenn Carrozza
5625 Dillard Drive
Cary, NC, 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

July 13, 2021

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: May 3, 2021
- Name of development: 21CZ15 Chapel Ridge Towns PUD
- Address of rezoning/development: 1400, 1401, 1408, and 1409 Barnside Lane; 1412 Olive Chapel Rd
- Total number of proposed residential units: 127
- Type(s) of residential units proposed: Townhomes


Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- ☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- ☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:
- | | | |
|--|---------------------------------|--|
| <input checked="" type="checkbox"/> Elementary | <input type="checkbox"/> Middle | <input checked="" type="checkbox"/> High |
|--|---------------------------------|--|

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- ☐ Not applicable – existing school capacity is anticipated to be sufficient.
- ☒ School expansion or construction within the next five years is not anticipated to address concerns.
- ☐ School expansion or construction within the next five years may address concerns at these grade levels:
- | | | |
|-------------------------------------|---------------------------------|-------------------------------|
| <input type="checkbox"/> Elementary | <input type="checkbox"/> Middle | <input type="checkbox"/> High |
|-------------------------------------|---------------------------------|-------------------------------|

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Glenn Carrozza