

# STAFF REPORT

## Rezoning #21CZ13 Evans Road PUD

August 24, 2021 Town Council Meeting



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

### **BACKGROUND INFORMATION:**

**Location:** 0, 2921, 2929, 3025, 3027, 3029, & 3033 Evans Road; 0, 7616, & 7628 Humie Olive Road, and 0, 2825, 2828, 2905, 2909, 2912, 2917, & 2925 Walden Road

**Applicant/Agent:** Jason Vickers, Beazer Homes/Jeff Roach, P.E., Peak Engineering & Design, PLLC

**Owners:** Kevin T. Thorpe, MCWILL LLC, Dione & Robert Horton, Sam Walden Heirs, Shirley W. Lynn Heirs, Joseph Paul Page Heirs, Joseph B. Shaw Heirs, Kenneth T. & Sharon Elaine T. Joyner, Almie Linwood Evans, Kevin Thorpe & Lathan Powell, John R. & Robin C Williams, Ronald A. & Margaret L. Allison, Willie Larry Sr. Harris, Jo Ella W. Harris, and Ivory Lee Harris Heirs.

### **PROJECT DESCRIPTION:**

**Acreage:** ±34.573 acres

**PINs:** 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581, and 0721815061

**Current Zoning:** Rural Residential (RR)

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

**2045 Land Use Map Designation:** Medium Density & Medium/High Density Residential

**Town Limits:** Inside & ETJ

### **Adjacent Zoning & Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North:</b>	Rural Residential (RR), Medium Density Residential-Conditional Zoning (MD-CZ #15CZ19)	Single Family Residential (The Manors at Bella Casa and large lot single-family)
<b>South:</b>	Rural Residential (RR)	Humie Olive Road; Single Family Residential (Friendship Acres and large lot single-family); Apex Friendship Middle School
<b>East:</b>	Rural Residential (RR), Medium Density Residential-Conditional Zoning (MD-CZ #13CZ16)	Single Family Residential (Siena and Verona at Bella Casa and large lot single-family); Vacant
<b>West:</b>	Rural Residential (RR), (MD-CZ #13CZ14)	Evans Road; Single Family Residential (Madison Subdivision, large lot single-family); Vacant

### **EXISTING CONDITIONS:**

The site consists of twenty (20) parcels on the north side of Humie Olive Road and east side of Evans Road totaling ±34.573 acres. The site has eight (8) single family residences, several outbuildings, and a portion of Walden Road.

### **NEIGHBORHOOD MEETING:**

The applicant conducted a neighborhood meeting on April 21, 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, middle, 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 expansion or construction within the next five years may address concerns at the high school level. 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 and Medium/High 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 Apartment
- Townhouse

#### Non-Residential:

- Utility, minor
- Greenway
- Park, active
- Park, passive
- Recreation facility, private



**Proposed Design Controls:**

**Maximum # of units:** 115 residential units and no more than 50 townhouse units

**Maximum Density:** 6.0 units per acre

**Maximum Building Height:** 40 feet, no more than 3 stories

**Maximum Built-Upon Area:** 60%

**Setbacks**

		Proposed PUD-CZ minimum setbacks	MD zoning district minimum setbacks
Single-family	Front	10', 20' from garage	25'
	Side	5'	6' min/16' total
	Rear	10'	20'
			HDSF zoning district minimum setbacks
Townhouse, front loaded	Front	10', 20' from garage	15'
	Side	0' (10' between building)	0' (8' between buildings)
	Rear	10'	15'

**Proposed RCA & Buffers**

The proposed Evans Road PUD complies with the UDO requirement for 30% of the gross project area to be provided as RCA.

Perimeter Buffers:	UDO Required	Proposed
Northern property boundary (Bella Casa)	20' Type B	20' Type B
Eastern property boundary	20' Type B	20' Type B
Western property boundary (Evans Rd.)	30' Type B	30' Type B
Southern property boundary (Humie Olive Rd.)	30' Type B	30' Type B
Adjacent to REID 0103305 (Stuarts Cemetery)	20' Type B	10' Type B

**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 Master Subdivision submittal. The following conditions shall apply:

**Townhomes:**

- A. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- B. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
- C. Garage doors must have windows, decorative details, or carriage-style adornments on them.
- D. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- E. The garage cannot protrude more than 1 foot out from the front façade or front porch.
- F. Front facades shall have horizontal relief achieved using recesses and projections.



G. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.

H. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

I. 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:

- Bay windows
- Recessed windows
- Decorative windows
- Trim around the windows
- Wrap around porch or side porch
- Two or more building materials
- Decorative brick or stone
- Decorative trim
- Decorative shakes
- Decorative air vents on gables
- Decorative cornice
- Column on gable
- Portico
- Balcony
- Dormer
- Decorative gable

**Single-Family**

A. Garage doors shall have windows, decorative details, or carriage-style adornments on them.

B. The garage shall not protrude more than 1 foot out from the front façade and front porch.

C. The roof shall be pitched at 5:12 or greater for 75% of the building designs.

D. Eaves shall project at least 12 inches from the wall of the structure.

E. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.

F. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.

G. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

H. Front porches shall be a minimum of 6 feet deep.

I. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

- Bay windows
- Recessed windows
- Decorative windows
- Trim around the windows
- Wrap around porch or side porch
- Two or more building materials
- Decorative brick or stone
- Decorative trim
- Decorative shakes
- Decorative air vents on gables
- Decorative cornice
- Column on gable
- Portico
- Balcony
- Dormer
- Decorative gable

**Affordable Housing**

Planning staff recommended that the applicant add a zoning condition that addresses affordable housing. No such condition has been offered to date.



### **Natural Resource and Environmental Data**

As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary. While the site is within the Primary Watershed Protection Overlay District, it does not contain any FEMA designated 100-year flood plain.

### **Parking**

Parking for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.3 Off-Street Parking and Loading.

### **Public Facilities**

The project's construction will consist of the extension of public facilities to serve the site. 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:

All lines will be designed according to Town of Apex Standards and Specifications and will be served by the Town of Apex water and sanitary sewer facilities.

#### Other Utilities:

Electric service shall be provided by the Town of Apex. Gas, telephone, and cable shall be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

### **Stormwater Management**

The Evans Road PUD Assembly shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

### **APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:**

The Site will require an internal public roadway network and parking spaces. The portion of Walden Road located within the PUD will go through the process for abandonment and be replaced with the subdivision road network subject to condition #2 below. 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. Developer shall provide minimum frontage widening based on ½ of the ultimate cross section as shown on the adopted Transportation Plan in effect at time of Master Subdivision Plan submittal.
2. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible.

#### Evans Road and Madison Creek Drive/Site Drive 1:

- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.



Humie Olive Road and Site Drive 2

- Construct southbound approach, approximately 450 feet east of the intersection of Humie Olive Road and Evans Road, striped as a right-in/right-out with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Construct a monolithic concrete median on Humie Olive Road to prohibit left turn movements for safe ingress and egress.

**Pedestrian Facilities**

1. Sidewalks will be provided on both sides of all internal streets.
2. At Humie Olive Road and Evans Road: Provide pedestrian accommodations across the north and east legs of the intersections, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate new pedestrian phases.

**ENVIRONMENTAL ADVISORY BOARD:**

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on April 15, 2021. The zoning conditions suggested by the EAB are listed below along with the applicant’s response to each condition.

<b>EAB Suggested Conditions</b>	<b>Applicant’s Response</b>
Increase design storm pre- and post-attenuation requirement to the 25-year storm	Included
Install signage near environmental sensitive areas	Included
Preserve tree canopy and prioritize medium to large, healthy, desirable species	Included
Increase biodiversity	Included
Include landscaping that requires less irrigation and chemical use	Included
Install pet waste stations in neighborhoods	Included
Include solar conduit in building design for all buildings, including townhomes and single family homes	Included
SCMs are placed outside of the riparian buffer	Included
Extend greenway access to connect with existing greenways	Included
Apply for Energy Star or other energy efficiency rating for all newly constructed homes	Included

**PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:**

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the project on June 30, 2021 and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation, based off 65 Single Family detached and 50 Single Family Attached units comes out to be a total residential fee in lieu per current unit count of: \$344,893.10. Per Article 14 of the UDO, credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer’s estimate of probable cost for greenway construction. The greenway shall be completed prior to 25% of the total units for the project receiving building permits.



**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 #21CZ13 Evans Road 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 and Medium/High Density Residential. The proposed PUD is consistent with that land use classification.

Approval of the rezoning is reasonable and in the public interest because it will provide a transition between lower and higher residential densities, develop in a way that is consistent with the surrounding area and provide pedestrian accommodations at the Humie Olive and Evans Road intersection.

**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.



June 8, 2021

Nathan Bouquin  
Ramey Kemp & Associates, Inc.  
5808 Faringdon Place, Suite 100  
Raleigh, NC 27609

Subject: **Staff summary and comments for the Evans Road Assembly TIA,  
05/01/2021**

Mr. Bouquin:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

#### Study Area

The TIA studied access to the proposed subdivision development at the following intersections:

- Evans Road and Madison Creek Drive / Site Drive 1
- Humie Olive Road and Site Drive 2

The intersection of Humie Olive Road and Evans Road was also included in the study area for analysis.

#### Trip Generation

The proposed development is expected to consist of up to 65 single-family homes and 50 townhomes. The development is projected to generate approximately 19 new trips entering and 57 new trips exiting the site during the weekday A.M. peak hour and 62 new trips entering and 37 new trips exiting the site during the weekday P.M. peak hour. The development is projected to add a total of 1,040 new daily trips onto the adjacent roadway network.

### Background traffic

Background traffic consists of 2% annual background traffic growth compounded to build out year 2025, and the following approved developments:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly (Belterra)
- Olive Ridge PUD

It should be noted that Apex Friendship Elementary (E-41) School was not included in the background traffic as school peak hours differ from peak hours of the adjacent roadway network.

### Trip Distribution and Assignment

The trip distributions to and from the development are as follows:

- 70% to/from the east via Humie Olive Road
- 10% to/from the west via Humie Olive Road
- 20% to/from the north via Evans Road

### Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 3 describe the levels of service (LOS) for the scenarios analyzed in the TIA. "NA" is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2021** - Existing year 2021 traffic counts adjusted to account for pandemic traffic conditions.
- **No Build 2025** – Projected year (2025) with background growth, approved development traffic from others, and committed transportation improvements by others where applicable.
- **Build 2025** – Projected year (2025) with background traffic, background improvements, and site build-out including recommended improvements where applicable.

**Evans Road and Madison Creek Drive / Site Drive 1 (Unsignalized)**

<b>Table 1. A.M. / P.M. Unsignalized Peak Hour Levels of Service Evans Road and Madison Creek Drive / Site Drive 1</b>			
	<b>Existing 2025</b>	<b>No Build 2025</b>	<b>Build 2025</b>
<b><u>Overall</u></b>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<b><i>Eastbound (Madison Creek Drive)</i></b>	<i>B / A<sup>1</sup></i>	<i>B / B<sup>1</sup></i>	<i>B / B<sup>1</sup></i>
<b><i>Westbound (Site Drive 1)</i></b>	<i>NA</i>	<i>NA</i>	<i>B / B<sup>1</sup></i>
<b><i>Northbound (Evans Road)</i></b>	<i>A / A<sup>2</sup></i>	<i>A / A<sup>2</sup></i>	<i>A / A<sup>2</sup></i>
<b><i>Southbound (Evans Road)</i></b>	<i>NA</i>	<i>NA</i>	<i>A / A<sup>2</sup></i>

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends construction of a stop-controlled westbound approach across from Madison Creek Drive with one lane of ingress and one lane of egress. The TIA also recommends abandonment of existing Walden Road that is maintained by NCDOT, with the new approach leg serving as the public road into the development.
- The TIA recommends no additional lane improvements on Evans road at this intersection.

Apex staff recommendations:

- Apex staff concur with the recommendations in the TIA. All approaches at the intersection are projected to operate at LOS B or better with minimal queues and vehicular delays. Due to relatively low vehicular turning volumes in the peak hours, turn lanes on Evans Road are not warranted or recommended at this intersection.

**Humie Olive Road and Site Drive 2 (Unsignalized)**

<b>Table 2. A.M. / P.M. Unsignalized Peak Hour Levels of Service Humie Olive Road and Site Drive 2</b>	
	<b>Build 2025</b>
<b><u>Overall</u></b>	<u>NA</u>
<b><i>Eastbound (Humie Olive Road)</i></b>	<i>NA</i>
<b><i>Westbound (Humie Olive Road)</i></b>	<i>NA</i>
<b><i>Southbound (Site Drive 2)</i></b>	<i>B / B<sup>1</sup></i>

1. Level of service for stop-controlled minor street approaches.

TIA recommendations:

- The TIA recommends construction of future Site Drive 2 as a two-lane road (one lane in each direction) with stop control and right-in/right-out operations at Humie Olive Road. The TIA also recommends an exclusive westbound right turn lane with 50 feet of storage and appropriate deceleration length and taper on Humie Olive Road.

Apex staff recommendations:

- Apex staff concur with the recommendations. The access drive is projected to operate at LOS B with minimal vehicular delays or queues.
- Apex staff concurs with the proposed location of Site Drive 2 approximately 450 feet east of the Evans Road intersection along Humie Olive Road, and recommends construction of a monolithic concrete median on Humie Olive Road to prohibit left turn movements for safe ingress and egress.

**Humie Olive Road and Evans Road / Middle School Driveway**

<b>Table 3. A.M. / P.M. Signalized Peak Hour Levels of Service Humie Olive Road and Evans Road / Middle School Driveway</b>			
	<b>Existing 2021</b>	<b>No Build 2025</b>	<b>Build 2025</b>
<b><u>Overall</u></b>	<u>B / B</u>	<u>C / B</u>	<u>C / B</u>
<b><i>Eastbound (Humie Olive Road)</i></b>	<i>B / B</i>	<i>C / B</i>	<i>C / B</i>
<b><i>Westbound (Humie Olive Road)</i></b>	<i>B / B</i>	<i>C / C</i>	<i>C / C</i>
<b><i>Northbound (Middle School Driveway)</i></b>	<i>B / B</i>	<i>C / C</i>	<i>C / C</i>
<b><i>Southbound (Evans Road)</i></b>	<i>A / A</i>	<i>A / B</i>	<i>B / B</i>

TIA recommendations:

- The TIA recommends no improvements at this intersection.

Apex staff recommendations:

- Apex staff recommend pedestrian accommodations across the north and east legs of the intersection, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate the new pedestrian phases.
- Analysis indicated all approaches to operate at LOS C or better during both peak hours in the Build scenario. Additionally, analysis indicated that turn lane storage capacity will be adequate to store 95<sup>th</sup> percentile queues on all approaches during both peak hours of the day in the Build scenario. Therefore no additional improvements are recommended per the UDO.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings with NCDOT staff to discuss improvements on state maintained roadways as needed. All recommendations are subject to review by Town Council prior to approval.

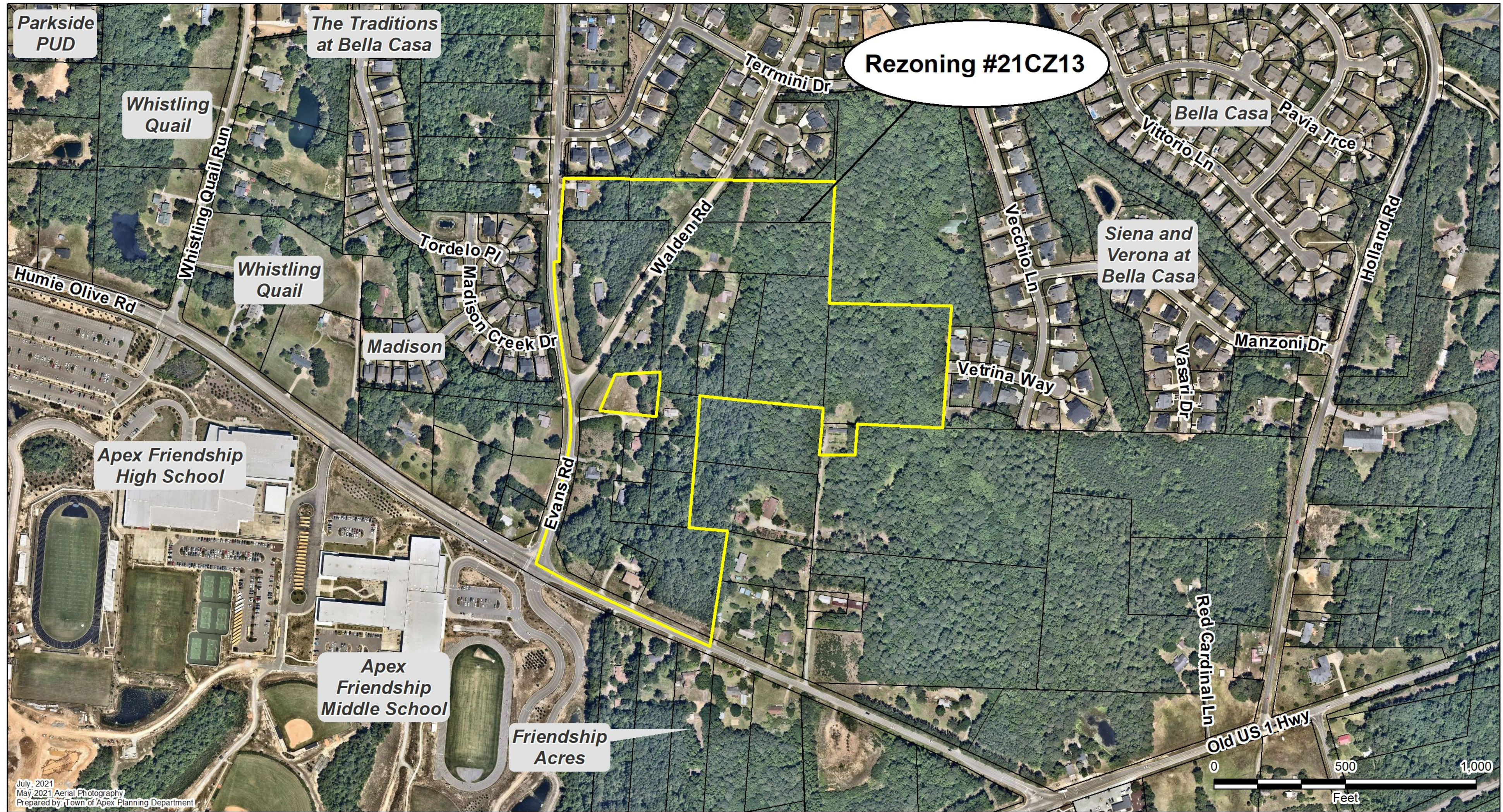
Sincerely,



Serge Grebenschikov  
Traffic Engineer  
919-372-7448



**Rezoning #21CZ13**



Parkside PUD

The Traditions at Bella Casa

Whistling Quail

Whistling Quail

Madison

Apex Friendship High School

Apex Friendship Middle School

Friendship Acres

Siena and Verona at Bella Casa

Bella Casa

Pavia Trce

Vittorio Ln

Holland Rd

Manzoni Dr

Vetrina Way

Vasari Dr

Termini Dr

Walden Rd

Vecchio Ln

Tordelo Pl

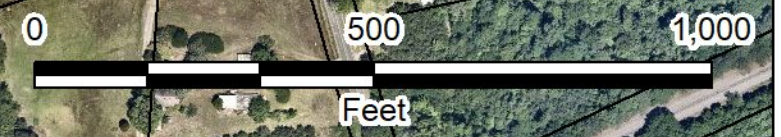
Madison Creek Dr

Humie Olive Rd

Whistling Quail Run

Red Cardinal Ln

Old US 1 Hwy







## EVANS ROAD ASSEMBLY

Property Owner – Exhibit 'A'

Lot No.	Property Owner	Contact Information	Property Address	PIN	Real Estate ID (REID)	DB/Pg Reference	Acreage (acres)	Current Zoning
1	Thorpe, Kevin T.	2308 Narrawood Street Raleigh, NC 27614	7628 Humie Olive Road	0721-80-1110	0070641	DB7710 Pg494	0.999	RR
2	MCWILL, LLC	15711 Verdura Ave Paramount, CA 90723	3029 Evans Road	0721-80-3174	0043207	DB 15964 Pg879	6.243	RA
3	Horton, Dione & Robert	P.O. Box 6 Apex, NC 27502	3033 Evans Road	0721-80-1336	0082068	DB17083 Pg18	0.503	RR
4	Sam Walden Heirs	36 Snowflower Lane Willingboro, NJ 08046 c/o Phyllis Mangum	0 Evans Road	0721-80-2377	0183428	DB1761 Pg229	0.764	RR
5	Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526 c/o Lisa Lynn	3025 Evans Road	0721-80-1553	0043195	DB 1813 Pg79	0.501	RR
6	Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526 c/o Lisa Lynn	0 Evans Road	0721-80-3505	0043230	DB1761 Pg305	0.502	RR
7	Sam Walden Heirs	1305 S. Paxon Street Philadelphia, PA 19143 c/o Hueland Walden	3027 Evans Road	0721-80-3619	0073331	DB1761 Pg229	0.605	RR
8	Joseph Paul Page Heirs	1994 Flint Hill Drive Lawrenceville, GA 30044	0 Walden Road	0721-81-3022	0058177	DB15183 Pg1934 BM1987 PG1241	1.822	RR
9	Joseph B. Shaw Heirs	3747 Corbett Road Mebane, NC 27302 c/o Bonnie Shaw Williams	2921 Evans Road	0721-80-4836	0078415	DB14501 Pg2611	0.473	RR
10	Joyner, Kenneth & Sharon	2909 Walden Road Apex, NC 27502	2909 Walden Road	0721-81-4170	0062891	DB11783 Pg6801	0.635	RR
11	Ivory Lee Harris Heirs	655 Enterprise Dr Apt 137 Rohnert Park, C 94928 c/o Edward Harris	0 Walden Road	0721-81-5061	0028597	DB2807 Pg928	1.122	RR

Lot No.	Property Owner	Contact Information	Property Address	PIN	Real Estate ID (REID)	DB/Pg Reference	Acreage (acres)	Current Zoning
12	Evans, Almie Linwood	1609 N. Myrtle Ave Clearwater, FL 33755	2925 Walden Road	0721-80-7948	0021169	DB2477 Pg189	2.923	RR
13	Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	0 Humie Olive Road	0721-90-1910	0056864	DB13996 Pg1271	4.951	RR
14	Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	7616 Humie Olive Road	0721-80-9611	0056865	DB13996 Pg1271	0.371	RR
15	Williams, John & Robin	2917 Walden Road Apex, NC 27502	2917 Walden Road	0721-80-1975	0165103	DB15183 Pg1934	1.822	RR
16	Allison, Ronald & Margaret	3305 Evans Road Apex, NC 27502	2912 Walden Road	0721-81-0212	0165100	DB10630 Pg1968	4.082	RR
17	Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2828 Walden Road	0721-81-2581	0173485	DB14082 Pg2458	1.28	RR
18	Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2905 Walden Road	0721-81-6313	0089597	DB14082 Pg2467	2.666	RR
19	Harris, Jo Ella W.	2909 Evans Road Apex, NC 27502	2825 Walden Road	0721-81-6591	0082261	DB14614 Pg894	1.732	RR
20	Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2929 Evnas Road	0721-71-9581	0089594	DB13597 Pg1236	0.92	RR

AREA TOTAL: 34.642 acres  
AREA TOTAL (MINUS R/W): 31.501 acres

**Applicant and Owners' Representative:**

Mr. Jason Vickers – Beazer Homes  
5400 Trinity Road Suite 313  
Raleigh, NC 27607  
(919) 448-6167  
[jason.vickers@beazer.com](mailto:jason.vickers@beazer.com)

**Civil Engineer and Applicant's Representative**

Mr. Jeff Roach, P.E. - Peak Engineering & Design, PLLC  
1125 Apex Peakway  
Apex, NC 27502  
(919) 439-0100  
[jroach@peakengineering.com](mailto:jroach@peakengineering.com)

**CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS**

Application #: #21CZ13

Submittal 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, Nil Ghosh, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 4/30/21

By: [Signature]

Durham  
COUNTY OF ~~WAKE~~ STATE OF NORTH CAROLINA

Sworn and subscribed before me, Jeffrey Phillips, a Notary Public for the above State and County, on this the 30<sup>th</sup> day of April, 2021.

SEAL



[Signature]  
Notary Public  
Jeffrey Phillips  
Print Name

My Commission Expires: 02-24-2024

**CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS**

	Owner	PIN
1	ABBOTT, DOUGLAS B ABBOTT, CYNTHIA A	721705943
2	ALLEN, EVERETTE GRAY ALLEN, LISA K	720893541
3	ALLISON, RONALD A ALLISON, MARGARET L	721810212
4	BASCIANO, CHRISTOPHER A BASCIANO, AMANDA E	721814779
5	BELLA CASA HOMEOWNERS ASSOCIATION INC	721813843
6	BELLA CASA HOMEOWNERS ASSOCIATION INC	721818529
7	BELLA CASA HOMEOWNERS ASSOCIATION INC	721821045
8	BELLA CASA HOMEOWNERS ASSOCIATION INC	721904649
9	BEST, ALISON ANNE BEST, BYRON J	721816770
10	BLODGETT, BRETT BLODGETT, EMILY	721818751
11	BURT, CHARLES TYLER BURT, MARIANNA R	720896485
12	BYE, DARREN BYE, CLAUDINE	721715480
13	CHAMBERLAIN, HOWARD JOHN CHAMBERLAIN, LISA MARIE	721815993
14	CLARK, DONNIE J /TR CLARK, DEBBIE Y /TR	720895858
15	CLARK, DONNIE J TRUSTEE CLARK, DEBBIE Y TRUSTEE	720897818
16	CLARK, DONNIE J TRUSTEE CLARK, DEBBIE Y TRUSTEE	721806153
17	CLARK, ELIZABETH GANELL CLARK, ELIZABETH RENEE	721902492
18	CORDOVA, SEAN CORDOVA, KIMBERLY	721719835
19	DALZELL, MARK E SNYDER-DALZELL, ELIZABETH M	721817674
20	EHLMAN, JOHN HARVEY EHLMAN, JOANN DJ	721903986
21	EVANS, ALMIE LINWOOD	721807948
22	FIEKERS, BRYAN MATTHEW	721903799
23	FLECHA, BENJAMIN FLECHA, GRACE	720890575
24	FOSS, CHRISTIAN M FOSS, DANA Z	721716199
25	FULGHUM, DAVID M FULGHUM, KARLA N	721717335
26	GINSBERG, DREW MICHAEL GINSBERG, JESSICA MARIE	721811774
27	GOLDSTON, JAMES FRANK GOLDSTON, JOYCE LYNN	721705658
28	GOLDSTON, JAMES FRANK GOLDSTON, JOYCE LYNN	721707475
29	GOLDSTON, JAMES FRANK GOLDSTON, JOYCE LYNN	721708602
30	GRAEF, JOHN D GRAEF, TONYA	721810616
31	HARRIS, BELINDA WOODARD	721715592
32	HARRIS, BELINDA WOODARD	721715695
33	HARRIS, IVORY LEE HEIRS	721815061
34	HARRIS, JO ELLA W	721816591
35	HARRIS, WILLIE LARRY SR	721719581
36	HARRIS, WILLIE LARRY SR	721812581
37	HARRIS, WILLIE LARRY SR	721816313
38	HARTLEY, CHRISTOPHER MICHAEL HARTLEY, KRISTEN BEACH	721812849
39	HEINTZ, MICHELE F HEINTZ, MARK J	721717066
40	HENNION, DUANE R HENNION, MELIA K	721810824
41	HENSBERGER, RAYMOND JOSEPH	721818842
42	HICKS, JAMES ALLEN HICKS, LAURA G	721715195

43	HORTON, DIONE HORTON, ROBERT	721801336
44	JENSEN, ERIK J JENSEN, SARA A	721812812
45	JOHNSON, JERRY D JOHNSON, LESLIE S	721716094
46	JONES, CHRISTOPHER T JONES, JULIE H	721715293
47	JOYCE, MICHAEL D TRUSTEE JOYCE, KERRY E TRUSTEE	721915184
48	JOYNER, KENNETH T JOYNER, SHARON ELAINE T	721814170
49	JVI BUILDING & DEVELOPEMNT INC	721719640
50	LASSALLE, SEAN MATTHEW LASSALLE, CHARLENE MELISSA	721706868
51	LYNN, SHIRLEY W HEIRS	721801553
52	LYNN, SHIRLEY W HEIRS	721803505
53	MCCOY, JONAS M MCCOY, CAROL A	720892512
54	MCFARLAND, ROY RICHARD GAO, XIAOLI	721816623
55	MCWILL LLC	721803174
56	METTERS, SEATON M METTERS, INGER	721716471
57	MISKIMON, SCOTT ALAN MARTIN, LAURIE	721915263
58	MORGAN, DEREK P MORGAN, KIMBERLY A	721905775
59	NASH, KEVIN M NASH, KATHRYN R	721906933
60	NOYES, CHAD A NOYES, MILLICENT A	721811608
61	PAGE, JOSEPH PAUL HEIRS	721813022
62	PARIKH, MANJU PARIKH, PRADIP	721813685
63	PECK, JONATHAN	720894498
64	PECK, JONATHAN M PECK, JUNE C	721805387
65	PECK, JONATHAN M PECK, JUNE C	721806612
66	RAINES, MARY EDITH LYNN	721705416
67	ROBINSON, BRADY J. ROBINSON, JENNIFER L.	721904966
68	ROSE, ROBERT PIERCE ROSE, PAMELA ANN	721905945
69	RUCCI, CINDY MILLS	721717236
70	SANDLIN, RYAN D SANDLIN, JULIANNA M	721814732
71	SHAW, JOSEPH B HEIRS	721804836
72	SHELDON, JOHN M SHELDON, CYNTHIA Y	721915411
73	SIMPSON, PETER GOTSHALL, PATRICIA	721904787
74	SPIRITOS, ZACHARY SPIRITOS, AMANDA	721719637
75	STALLINGS, MICHAEL D HOLE, MITZI L	721911553
76	STEWARTS CEMETARY	721801738
77	SUPRANOWITZ, CHRISTOPHER M SUPRANOWITZ, JILLIAN B	721706900
78	THE WAKE COUNTY BOARD OF EDUCATION	720694728
79	THOMAS, BRUCE L	721707209
80	THOMAS, SHANNON THOMAS, DAVID C	721915332
81	THORNE, MICHAEL A THORNE, SHARON KIESEL	721817834
82	THORPE, KEVIN T	721801110
83	THORPE, KEVIN T POWELL, LATHAN	721809611
84	THORPE, KEVIN T POWELL, LATHAN	721901910
85	TRUSTEE OF THE STEELE FAMILY PRIVATE RVCBLE LVNG T	721716028
86	VADAKKEVEEDU, JAYASANKAR TRUSTEE VADAKKEVEEDU, JAYASREE J TRUSTEE	721916005
87	VAN FOSSEN, ADAM PAUL VAN FOSSEN, MARY TERESA	721707837



88	WALDEN, SAM HEIRS	721802377
89	WALDEN, SAM HEIRS	721803619
90	WESTERN WAKE DEVELOPMENT LLC	721706822
91	WESTERN WAKE DEVELOPMENT LLC	721717295
92	WILLIAMS, JOHN R WILLIAMS, ROBIN C	721801975
93	WILSON, ANTHONY C WILSON, JENNIFER J	721707898
94	YBARRA, CARLOS ANTONIO YBARRA, MOLLY FALK	721815816





TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #21CZ13

Submittal Date: 5-3-21

Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Evans Road Assembly (formal name TBD)

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

BEAZER HOMES, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: BEAZER HOMES

TOWN OF APEX

BY: [Signature]
Authorized Agent

BY:
Authorized Agent

DATE: 4/30/21

DATE:

**AGENT AUTHORIZATION FORM**

Application #:           #21CZ13           Submittal Date:           5-3-21          

Kevin T. Thorpe 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:           7628 Humie Olive Road, Apex, NC 27502          

The agent for this project is:           Peak Engineering & Design, PLLC          

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

Agent Name:           Jeff Roach, P.E. - Peak Engineering & Design, PLLC          

Address:           1125 Apex Peakway, Apex, NC 27502          

Telephone Number:           (919) 439-0100          

E-Mail Address:           jroach@peakengineering.com          

Signature(s) of Owner(s)\*

          Kevin J. Shupe          

          Kevin T. Thorpe          

Type or print name

          3/30/2021          

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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Kevin T. Thorpe (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 7628 Humie Olive Road, Apex, NC 27502 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 10/21/1997, and recorded in the Wake County Register of Deeds Office on 10/21/1997, in Book 7710 Page 494.
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 10/21/1997, 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 10/21/1997, 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 30 day of March, 2021.

Kevin T. Thorpe (seal)  
Kevin T Thorpe  
 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 Kevin T Thorpe, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Kevin T Thorpe, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Barbara J. Hewett  
 Notary Public  
 State of North Carolina  
 My Commission Expires: July 19, 2021

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

MCWILL, LLC 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: 3029 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Lindsey J. McClemb, Jr. Manager*  
LINDSEY J. MCCLEMB, JR. MANAGER 4-1-2021  
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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

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

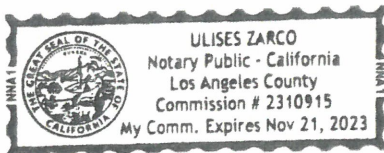
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3029 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "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 3/30/2015, and recorded in the Wake County Register of Deeds Office on 3/30/2015, in Book 15964 Page 879.
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 3/30/2015, 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 3/30/2015, 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 2nd day of APRIL, 2021.

Lindsey J. McClamb, Jr. manager (seal)  
Lindsey J. McClamb, Jr. MANAGER  
 Type or print name

CALIFORNIA  
 STATE OF ~~NORTH CAROLINA~~ CA  
 COUNTY OF LOS ANGELES

I, the undersigned, a Notary Public in and for the County of LOS ANGELES, hereby certify that ULISES ZARCO (NOTARY PUBLIC) Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's LINDSEY J. MCCLAMB JR., personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Ulises Zarco  
 Notary Public CALIFORNIA  
 State of ~~North Carolina~~ CA  
 My Commission Expires: NOV. 21, 2023



**AGENT AUTHORIZATION FORM**

Application #: #21CZ13 Submittal Date: 5-3-21

Dione & Robert Horton 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: 3033 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

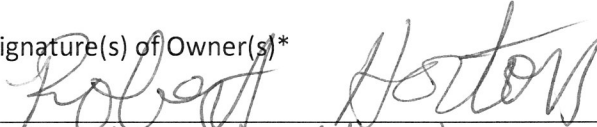
Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

  
Robert Horton  
Type or print name

5/01/2021  
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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Dione & Robert Horton (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

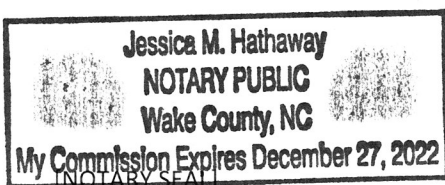
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3033 Evans Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "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 3/29/2018, and recorded in the Wake County Register of Deeds Office on 3/29/2018, in Book 17083 Page 18.
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 3/29/2018, 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 3/29/2018, 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 1 day of May, 2021.

Robert Horton (seal)  
Robert Horton  
 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 Robert Horton, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Jessica M. Hathaway  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 12/27/2022

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Sam Walden Heirs 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: 0 & 3027 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Sam Walden Heirs*

SAM WALDEN HEIRS

Type or print name

5/9/21  
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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Sam Walden Heirs (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 0 & 3027 Evans Road, Apex, NC 27502 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 3/4/1994, and recorded in the Wake County Register of Deeds Office on 3/4/1994, in Book 1761 Page 229.
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 3/4/1994, 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 3/4/1994, 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.

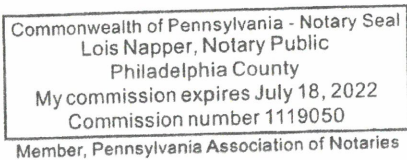
This the 9th day of April, 2021.

[Signature] (seal)

Type or print name

Pennsylvania  
STATE OF ~~NORTH CAROLINA~~  
COUNTY OF Phila

I, the undersigned, a Notary Public in and for the County of Phila, hereby certify that Hueland Walden, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's PA Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

[Signature]

Notary Public  
State of ~~North Carolina~~ Pennsylvania  
My Commission Expires: 7/18/22



**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Sam Walden Heirs (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 0 & 3027 Evans Road, Apex, NC 27502 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 3/4/1994, and recorded in the Wake County Register of Deeds Office on 3/4/1994, in Book 1761 Page 229.
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 3/4/1994, 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 3/4/1994, 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 2 day of April, 2021.

**KATHY K PIET** (seal)

**NOTARY PUBLIC**

**STATE OF NEW JERSEY**

ID # ~~2401697~~ or print name

**MY COMMISSION EXPIRES OCT. 26, 2025**

Kathy K Piet

STATE OF NORTH CAROLINA New Jersey  
COUNTY OF Burlington

I, the undersigned, a Notary Public in and for the County of Burlington hereby certify that NJ Drivers Lic. & Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Phyllis Mangum, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

**KATHY K PIET**

**NOTARY PUBLIC**

**STATE OF NEW JERSEY**

ID # 2401697

**MY COMMISSION EXPIRES OCT. 26, 2025**

Kathy K Piet

Notary Public

State of North Carolina New Jersey

My Commission Expires: 10-26-2025

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13 Submittal Date: 5-3-21

Shirley Lynn Heirs 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: 0 & 3025 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Edna J. Byrd*  
Edna J. Byrd

Type or print name

March 31 2021

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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Shirley Lynn Heirs (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 0 & 3025 Evans Road, Apex, NC 27502 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 4/26/2018, and recorded in the Wake County Register of Deeds Office on 4/26/2018, in Book 1813 & 1761 Page 79 & 305.
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 4/26/2018, 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 4/26/2018, 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.

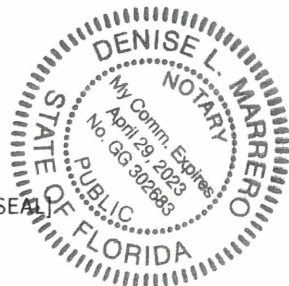
This the 31 day of March, 2021.

Edna J. Byrd (seal)  
Edna J. Byrd

Type or print name

STATE OF ~~NORTH CAROLINA~~ FLORIDA  
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for the County of LAKE, hereby certify that Edna J Byrd, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's FL D.L., personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Denise L. Marrero  
Notary Public FLORIDA  
State of ~~North Carolina~~  
My Commission Expires: 4/29/2023



**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Joseph Paul Page Heirs 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: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*  
Beverly P. Ramos  
Beverly P. Ramos      April 5, 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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (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 0 Walden Road, Apex, NC 27502 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 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.
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 1/1/1992, 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 1/1/1992, 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 5<sup>th</sup> day of April, 2021.

Beverly P. Ramos (seal)  
Beverly P. Ramos  
 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 Beverly P. Ramos, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Driver License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[Signature]  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 5/29/2023

[NOTARY SEAL]

**AGENT AUTHORIZATION FORM**

Application #:           #21CZ13          

Submittal Date:           5-3-21          

Joseph Paul Page Heirs 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:           0 Walden Road, Apex, NC 27502          

The agent for this project is:           Peak Engineering & Design, PLLC          

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

Agent Name:           Jeff Roach, P.E. - Peak Engineering & Design, PLLC          

Address:           1125 Apex Peakway, Apex, NC 27502          

Telephone Number:           (919) 439-0100          

E-Mail Address:           jroach@peakengineering.com          

Signature(s) of Owner(s)\*

*Fredrick Carl Clay*  
          Fredrick Carl Clay          

Type or print name

*3/30/2021*

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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formerly Joseph Paul Page Heirs (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 0 Walden Road, Apex, NC 27502 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 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.
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 1/1/1992, 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 1/1/1992, 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 30 day of March, 2021.

Frederick Carl Clay (seal)  
Frederick Carl Clay  
 Type or print name

South Carolina  
 STATE OF ~~NORTH CAROLINA~~  
 COUNTY OF Richmond

I, the undersigned, a Notary Public in and for the County of Richmond, hereby certify that Frederick C. Clay, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Wayne Jefferson  
 Notary Public  
 State of ~~North Carolina~~ South Carolina  
 My Commission Expires: 5/17/2023

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Joseph Paul Page Heirs 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: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Queen Monk*  
QUEEN MONK  
Type or print name

4-6-21  
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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (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 0 Walden Road, Apex, NC 27502 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 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.
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 1/1/1992, 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 1/1/1992, 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 6 day of April, 2021.

Queen Monk (seal)  
QUEEN MONK  
 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 Queen Monk, 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.



[Signature]  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 1/20/2023

AGENT AUTHORIZATION FORM

Application #: #21CZ13

Submittal Date: 5-3-21

Joseph Paul Page Heirs 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: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*  
*Battie Page Mims by Linda Funke Johnson, Guardian of the Estate*  
 Battie Page Mims by Linda Funke Johnson, 4/26/2021  
 Guardian of Estate  
 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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

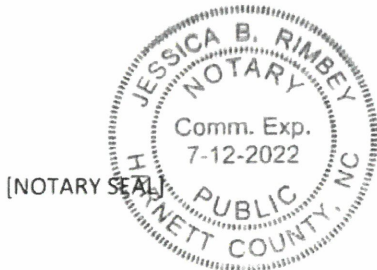
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "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 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.
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 1/1/1992, 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 1/1/1992, 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 26<sup>th</sup> day of April, 2021

Pattie Page Mims by Linda Funke Johnson, Guardian of Estate (seal)  
Pattie Page Mims by Linda Funke Johnson,  
 Guardian of Estate Type or print name

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Harnett, hereby certify that Linda Funke Johnson Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 7/12/2022



**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Joseph Paul Page Heirs 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: 0 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*



Whitney Rich

Type or print name

4-7-2021

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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph Paul Page Heirs (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 0 Walden Road, Apex, NC 27502 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 1/1/1992, and recorded in the Wake County Register of Deeds Office on 1/1/1992, in Book 15183 Page 1934.
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 1/1/1992, 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 1/1/1992, 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 2th day of April, 2021.

*Shitney Rich* (seal)  
Shitney Rich

Type or print name

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, the undersigned, a Notary Public in and for the County of Durham, hereby certify that Shitney Rich, 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.



*Herbert E. Tatum III*  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 9-24-2022

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Joseph B. Shaw Heirs

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: 2921 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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


Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

  
Bonnie Shaw Williams  
 Type or print name

5-3-21  
 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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Now or Formally Joseph B. Shaw Heirs (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 2921 Evans Road, Apex, NC 27502 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 6/8/2019 and recorded in the Wake County Register of Deeds Office on 6/8/2019, in Book 14501 Page 2611.
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 6/8/2019, 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 6/8/2019, 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.

Falger M Blackwell, II Notary Public Alamance County, NC My Commission Expires January 09, 2025
--

Bonnie Shaw Williams  
Type or print name

STATE OF NORTH CAROLINA  
COUNTY OF Alamance

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

Falger M Blackwell, II Notary Public Alamance County, NC My Commission Expires January 09, 2025 [NOTARY SEAL]
---

Falger M Blackwell II  
Notary Public  
State of North Carolina  
My Commission Expires: 1-9-2025

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Kenneth & Sharon Joyner 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: 2909 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

Kenneth T Joyner

Kenneth T Joyner

Type or print name

04/05/2021

Date

Sharon Elaine T. Joyner

Sharon Elaine T. Joyner

Type or print name

04/05/2021

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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Kenneth & Sharon Joyner (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 2909 Walden Road, Apex, NC 27502 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 1/23/2006, and recorded in the Wake County Register of Deeds Office on 1/23/2006, in Book 11783 Page 6801.
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 1/23/2006, 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 1/23/2006, 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. *5th estg*

This the 6<sup>th</sup> day of April, 2021.

*Sharon Elaine T. Joyner*  
 \_\_\_\_\_  
 (seal)  
*Kenneth T. Joyner*  
 \_\_\_\_\_  
*Kenneth Joyner Sharon Elaine T. Joyner*  
 \_\_\_\_\_  
 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 ELAINE THOMAS JOYNER & KENNETH TERRY JOYNER, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NORTH CAROLINA DRIVER LICENSE, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

**JOSHUA M SEALE**  
 Notary Public  
 Wake Co., North Carolina  
 My Commission Expires Dec. 19, 2024

[NOTARY SEAL]

*J. Seale*  
 \_\_\_\_\_  
 Notary Public  
 State of North Carolina  
 My Commission Expires: December 19<sup>th</sup> 2024



**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13 Submittal Date: 5-3-21

The undersigned, Now or formerly Ivory Lee Harris Helms (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

- 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 0 Walden Road, Apex, NC 27502 and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 3/12/2001 and recorded in the Wake County Register of Deeds Office on 3/12/2001, in Book 2807 Page 928.
- 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).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 3/12/2001, 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 3/12/2001, 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 28 day of April, 2021.

\_\_\_\_\_  
*Edward Levent Harris*  
Type or print name

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for the County of \_\_\_\_\_, hereby certify that \_\_\_\_\_, 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.

**SEE ATTACHED  
NOTARY FORM**

\_\_\_\_\_  
Notary Public  
State of North Carolina  
My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

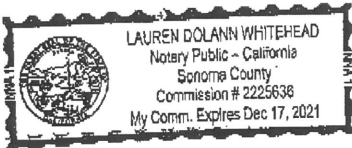
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sonoma )  
On 4/28/2021 before me, Lauren Dolann Whitehead Notary  
Date Here Insert Name and Title of the Officer  
personally appeared Edward Levert Harris  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lauren Dolann Whitehead  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Ownership  
Document Date: 4/28/2021 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney In Fact  Individual  Attorney In Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Almie Linwood Evans 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: 2925 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Lourel E. Braswell*  
*Lourel E. Braswell*  
 \_\_\_\_\_  
 Type or print name

03/30/2021  
 \_\_\_\_\_  
 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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Almie Linwood Evans (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

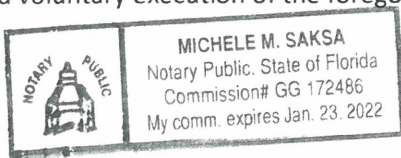
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2925 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "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 1/1/1977, and recorded in the Wake County Register of Deeds Office on 1/1/1977, in Book 2477 Page 189.
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 1/1/1977, 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 1/1/1977, 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 30<sup>th</sup> day of March, 2021

Laurel E. Braswell (seal)  
LAUREL E. BRASWELL  
 Type or print name

~~FLORIDA~~  
 STATE OF ~~NORTH CAROLINA~~  
 COUNTY OF PINELLAS

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



[NOTARY SEAL]

[Signature]  
 Notary Public FLORIDA  
 State of ~~North Carolina~~  
 My Commission Expires: Jan 23, 2022

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Almie Linwood Evans 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: 2925 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Twana E. Jones*  
Twana E. Jones  
 Type or print name

4/14/21  
 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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Almie Linwood Evans (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

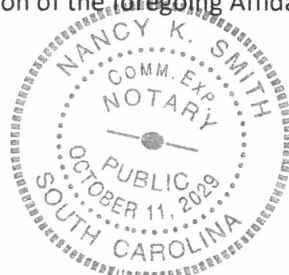
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2925 Walden Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "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 1/1/1977, and recorded in the Wake County Register of Deeds Office on 1/1/1977, in Book 2477 Page 189.
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 1/1/1977, 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 1/1/1977, 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 14<sup>th</sup> day of APRIL, 2021.

*Twana E. Jones* (seal)  
Twana E. Jones  
 Type or print name

SC  
 STATE OF NORTH CAROLINA  
 COUNTY OF Anderson

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



[NOTARY SEAL]

*Nancy K. Smith*  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 10-11-2029



**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Almie Linwood Evans ESTATE (the "Affiant") first being duly sworn, hereby swears or affirms as follows: Lynne Robinson

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 2925 Walden Road, Apex, NC 27502 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 1/1/1977, and recorded in the Wake County Register of Deeds Office on 1/1/1977, in Book 2477 Page 189.
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 1/1/1977, 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 1/1/1977, 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 13 day of April, 2021.

Lynne E Robinson (seal)  
LYNNE E ROBINSON  
Type or print name

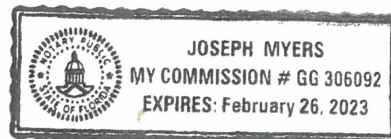
Florida  
STATE OF NORTH CAROLINA  
COUNTY OF Pinellas

I, the undersigned, a Notary Public in and for the County of Pinellas, hereby certify that \_\_\_\_\_, 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.

The foregoing instrument was acknowledged before me, by means of  physical presence or [ ] online notarization, this 13 day of April 2021 by Lynne Robinson  
Type of ID produced FLDL  
or is personally known to me

Joseph Myers  
Notary Public  
State of North Carolina Florida  
My Commission Expires: 02-26-2023

Notary Signature: Joseph Myers  
NOTARY SEAL







**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Kevin T. Thorpe & Lathan Powell (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

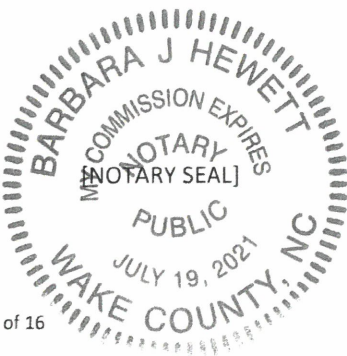
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 & 7616 Humie Olive Road, Apex, NC 27502 and legally described in **Exhibit "A"** attached hereto and incorporated 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 2/11/2011, and recorded in the Wake County Register of Deeds Office on 2/11/2011, in Book 13996 Page 1271.
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 2/11/2011, 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 2/11/2011, 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 30 day of March, 2021.

Kevin J. Thorpe (seal)  
Kevin T Thorpe  
 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 Kevin T Thorpe, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Kevin T Thorpe, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Barbara J Hewett  
 Notary Public  
 State of North Carolina  
 My Commission Expires: July 19, 2021



**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Kevin T. Thorpe & Lather W. Powell (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 0 & 7616 Humie Olive Road, Apex, NC 27502 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 2/11/2011, and recorded in the Wake County Register of Deeds Office on 2/11/2011, in Book 13996 Page 1271.
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 2/11/2011, 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 2/11/2011, 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.

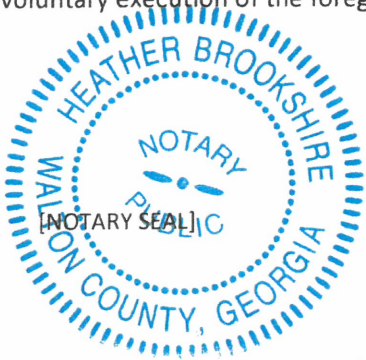
This the 13 day of April, 20 21.

Lather W. Powell, Sr. (seal)  
Lather W. Powell Sr.

Type or print name

Georgia  
STATE OF ~~NORTH CAROLINA~~  
COUNTY OF Gwinnett

I, the undersigned, a Notary Public in and for the County of Walton, hereby certify that Lather W. Powell Sr., Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Heather Brookshire

Notary Public Georgia  
State of ~~North Carolina~~

Heather Brookshire  
NOTARY PUBLIC

My Commission Expires:

Walton County, GEORGIA  
My Commission Expires 11/04/2023

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

John & Robin Williams 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: 2917 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*John R. Williams*  
John R. Williams Type or print name 4/3/21 Date

*Robin C. Williams*  
Robin C. Williams Type or print name 4-3-21 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 #: #21CZ13

Submittal Date: 5-3-21

The undersigned, John & Robin Williams (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 2917 Walden Road, Apex, NC 27502 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 3/14/2013, and recorded in the Wake County Register of Deeds Office on 3/14/2013, in Book 15183 Page 1934.
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 3/14/2013, 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 3/14/2013, 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 April, 2021:

John Williams John Williams  
Robin Williams Robin Williams  
 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 John Richard Williams Jr & Robin Christine Williams, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's North Carolina Development Licenses, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

**JOSHUA M SEALE**  
 Notary Public  
 Wake Co., North Carolina  
 My Commission Expires Dec. 19, 2024

[NOTARY SEAL]

J. Seale  
 Notary Public  
 State of North Carolina  
 My Commission Expires: December 19th 2024

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Ronald & Margaret Allison 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: 2912 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

Ronald A Allison

Ronald A Allison  
Type or print name

3/30/2021  
Date

Margaret J Allison

Margaret L. Allison  
Type or print name

3/30/21  
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 #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Ronald & Margaret Allison (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 2912 Walden Road, Apex, NC 27502 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 1/16/2004, and recorded in the Wake County Register of Deeds Office on 1/16/2004, in Book 10630 Page 1968.
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 1/16/2004, 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 1/16/2004, 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 30<sup>th</sup> day of March, 2021.

Ronald + Margaret Allison (seal)  
Ronald + Margaret Allison  
 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 Ronald + Margaret Allison, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

3/30/2021  
Troy C. Lindsey  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 11.23.2025

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13 Submittal Date: 5-3-21

Willie Larry Harris Sr. 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: 2828 & 2905 Walden Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Willie Larry Harris, Sr*  
Willie Larry Harris, Sr  
Type or print name

4/21/2021  
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.



**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Willie Larry Harris Sr. (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 2828 & 2905 Walden Road, Apex, NC 27502 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 9/23/2010, and recorded in the Wake County Register of Deeds Office on 9/23/2010, in Book 14082 Page 2458 & 2467.
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 9/23/2010, 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 9/23/2010, 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 21<sup>st</sup> day of April, 2021.

Willie Larry Harris Sr (seal)  
Willie Larry Harris Sr  
 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 Willie Larry Harris Sr, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL # 2081475, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Leesa Seagroves  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 06/10/2025

**AGENT AUTHORIZATION FORM**

Application #:   #21CZ13  

Submittal Date:   5-3-21  

Jo Ella W. Harris 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:   2825 Walden Road, Apex, NC 27502  

The agent for this project is:   Peak Engineering & Design, PLLC  

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

Agent Name:   Jeff Roach, P.E. - Peak Engineering & Design, PLLC  

Address:   1125 Apex Peakway, Apex, NC 27502  

Telephone Number:   (919) 439-0100  

E-Mail Address:   jroach@peakengineering.com  

Signature(s) of Owner(s)\*  
  Jo Ella W. Harris    
  Jo Ella W. Harris    
Type or print name

  April 1, 2021    
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.

**AFFIDAVIT OF OWNERSHIP**

Application #:   #21CZ13  

Submittal Date:   5-3-21  

The undersigned,   Jo Ella W. Harris   (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

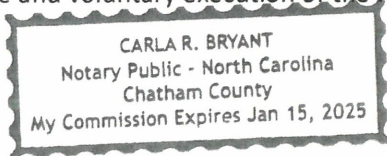
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at   2825 Walden Road, Apex, NC 27502   and legally described in **Exhibit "A"** attached hereto and incorporated herein (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   1/17/2012  , and recorded in the Wake County Register of Deeds Office on   1/17/2012  , in Book   14614   Page   894  .
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   1/17/2012  , 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   1/17/2012  , 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   1   day of   April  , 20  21  .

  Jo Ella W. Harris   (seal)  
  Jo Ella W. Harris    
 Type or print name

STATE OF NORTH CAROLINA  
COUNTY OF   Wake  

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



[NOTARY SEAL]

  Carla R Bryant    
 Notary Public  
 State of North Carolina  
 My Commission Expires:   01/15/2025

**AGENT AUTHORIZATION FORM**

Application #: #21CZ13

Submittal Date: 5-3-21

Willie Larry Harris Sr. 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: ~~2929~~ *Willie* 2029 Evans Road, Apex, NC 27502

The agent for this project is: Peak Engineering & Design, PLLC

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

Agent Name: Jeff Roach, P.E. - Peak Engineering & Design, PLLC

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: (919) 439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)\*

*Willie Larry Harris, Sr*

Willie Larry Harris, Sr  
Type or print name

4/21/2021  
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.

**AFFIDAVIT OF OWNERSHIP**

Application #: #21CZ13

Submittal Date: 5-3-21

The undersigned, Willie Larry Harris Sr. (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

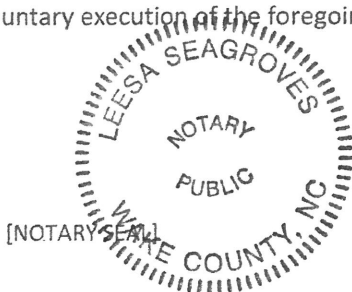
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2929 ~~2029~~ Evans Road and legally described in **Exhibit "A"** attached hereto and WLHS incorporated herein (the "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 6/25/2009, and recorded in the Wake County Register of Deeds Office on 6/25/2009, in Book 13597 Page 1236.
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 6/25/2009, 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 6/25/2009, 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 21st day of April, 2021.

Willie Larry Harris Sr. (seal)  
Willie Larry Harris Sr  
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 Willie Larry Harris Sr. Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL # 2081425, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Leesa Seagroves  
Notary Public  
State of North Carolina  
My Commission Expires: 06/10/2025

**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #: #21CZ13

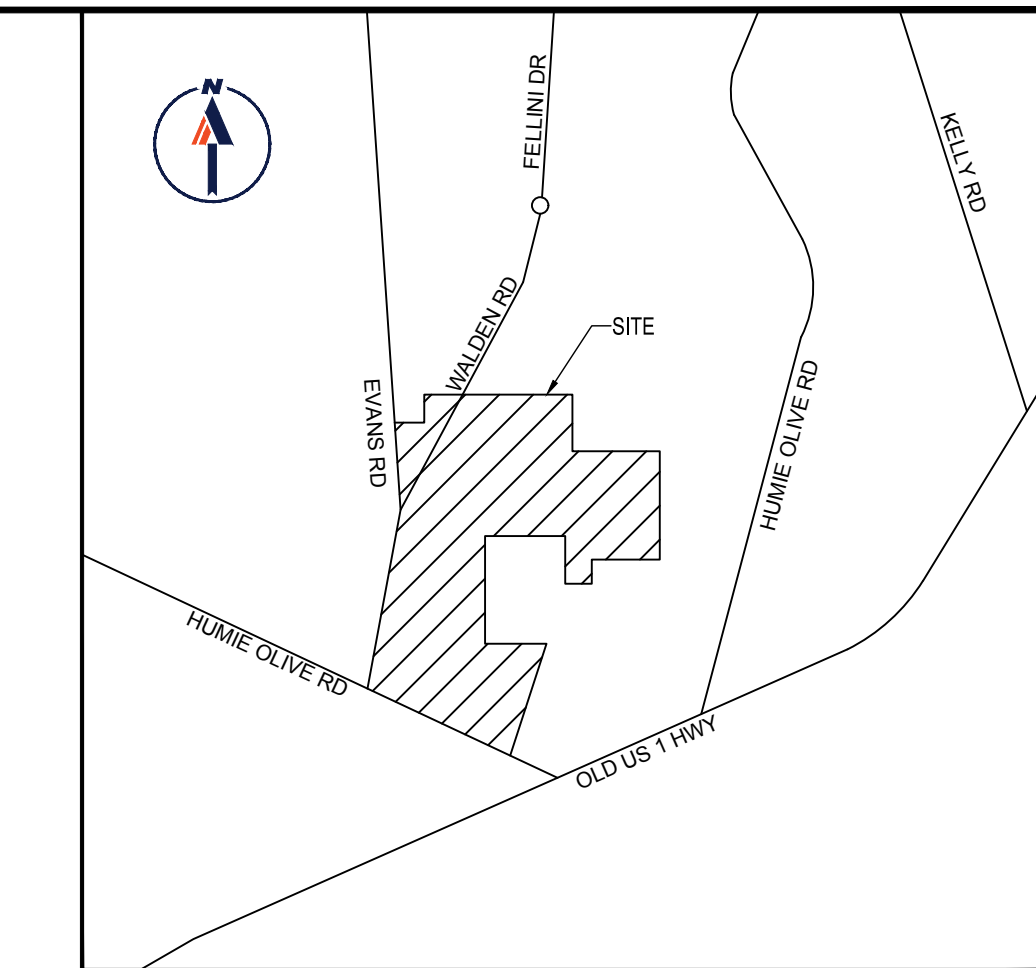
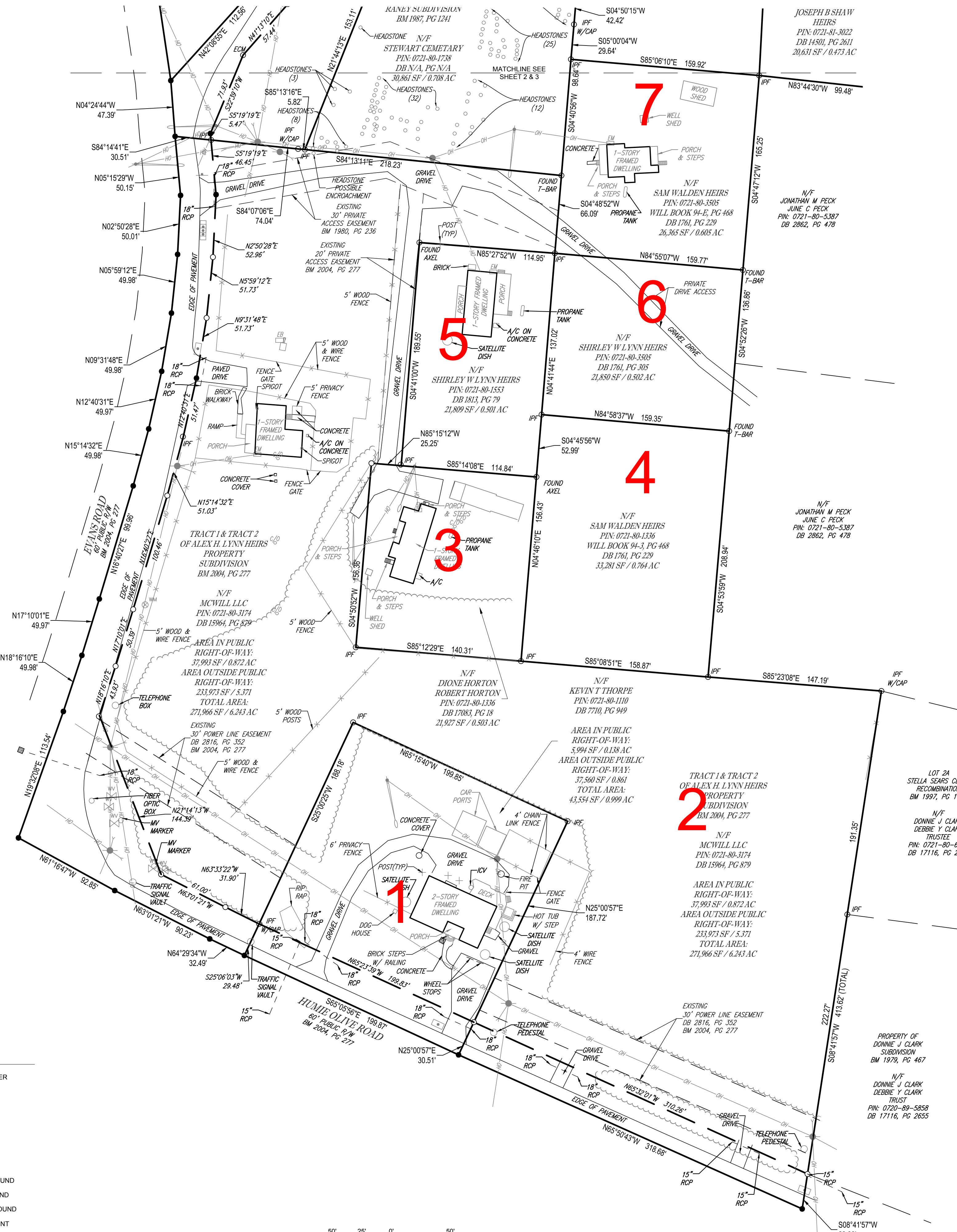
Submittal Date: 5-3-21

**Insert legal description below.**

1. Kevin T. Thorpe - 0721-80-1110 - DB 7710 Pg4 94
2. MCWILL, LLC - 0721-80-3174 - DB 15964 Pg 879
3. Dione & Robert Horton - 0721-80-1336 - DB 17083 Pg 18
4. Sam Walden Heirs - 0721-80-1336 - DB 1761 Pg 229
5. Shirley Lynn Heirs - 0721-80-1553 - DB 1813 Pg 79
6. Shirley Lynn Heirs - 0721-80-3505 - DB 1761 Pg 305
7. Sam Walden Heirs - 0721-80-3619 - DB 1761 Pg 229
8. Joseph Paul Page Heirs - 0721-81-3022 - DB 15183 Pg 1934
9. Joseph B. Shaw Heirs - 0721-80-4836 - DB 14501 Pg 2611
10. Kenneth & Sharon Joyner - 0721-81-4170 - DB 11783 Pg 6801
11. Ivory Lee Harris Heirs - 0721-81-5061 - DB 2807 Pg 928
12. Almie Linwood Evans - 0721-80-7948 - DB 2477 Pg 189
13. Kevin T. Thorpe & Lathan Powell - 0721-90-1910 - DB 13996 Pg 1271
14. Kevin T. Thorpe & Lathan Powell - 0721-80-9611 - DB 13996 Pg 1271
15. John & Robin Williams - 0721-80-1975 - DB 15183 Pg 1934
16. Ronald & Margaret Allison - 0721-81-0212 - DB 10630 Pg 1968
17. Willie Larry Harris Sr. - 0721-81-2581 - DB 14082 Pg 2458
18. Willie Larry Harris Sr. - 0721-81-6313 - DB 14082 Pg 2467
19. Jo Ella W. Harris - 0721-81-6591 - DB 14614 Pg 894
20. Willie Larry Harris Sr. - 0721-71-9581 - DB 13597 PG 1236

**NOTES:**

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY INVESTORS TITLE INSURANCE COMPANY TITLE COMMITMENT: XXXXXXXXXXXX DATED "MONTH-DAY-YEAR-TIME", WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
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3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
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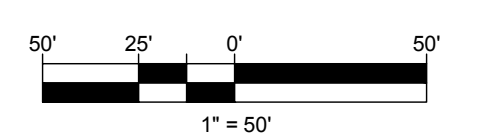


REFERENCES:  
DB XXXX, PG XXXX

LOCATION MAP  
NOT TO SCALE

**LEGEND**

- |  |                       |  |                         |
|--|-----------------------|--|-------------------------|
|  | LINE SURVEYED         |  | ELECTRIC METER          |
|  | RIGHT-OF-WAY SURVEYED |  | ELECTRIC BOX            |
|  | LINE NOT SURVEYED     |  | SIGN                    |
|  | FENCE                 |  | MAIL BOX                |
|  | WOODLINE              |  | AREA LIGHT              |
|  | OVERHEAD WIRES        |  | CLEAN OUT               |
|  | UTILITY POLE          |  | CONCRETE MONUMENT FOUND |
|  | GUY WIRE              |  | IRON PIPE FOUND         |
|  | SANITARY MANHOLE      |  | IRON REBAR FOUND        |
|  | WATER MANHOLE         |  | COMPUTED POINT          |
|  | STORM DRAINAGE GRATE  |  |                         |
|  | FLARED END SECTION    |  |                         |



**SURVEYOR CERTIFICATION**

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

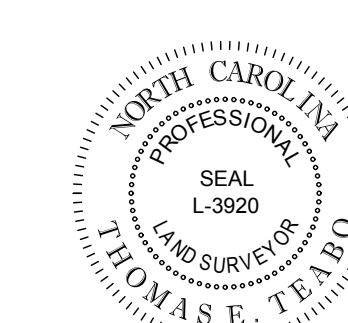
I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: FEBRUARY 14, 2020 - FEBRUARY 20, 2020
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.999991069
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 5TH DAY OF MARCH A.D., 2020.

**PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES**

\_\_\_\_\_  
SURVEYOR NC L-3920



TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, (7A), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2020.

**THOMAS E. TEABO, PLS**  
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

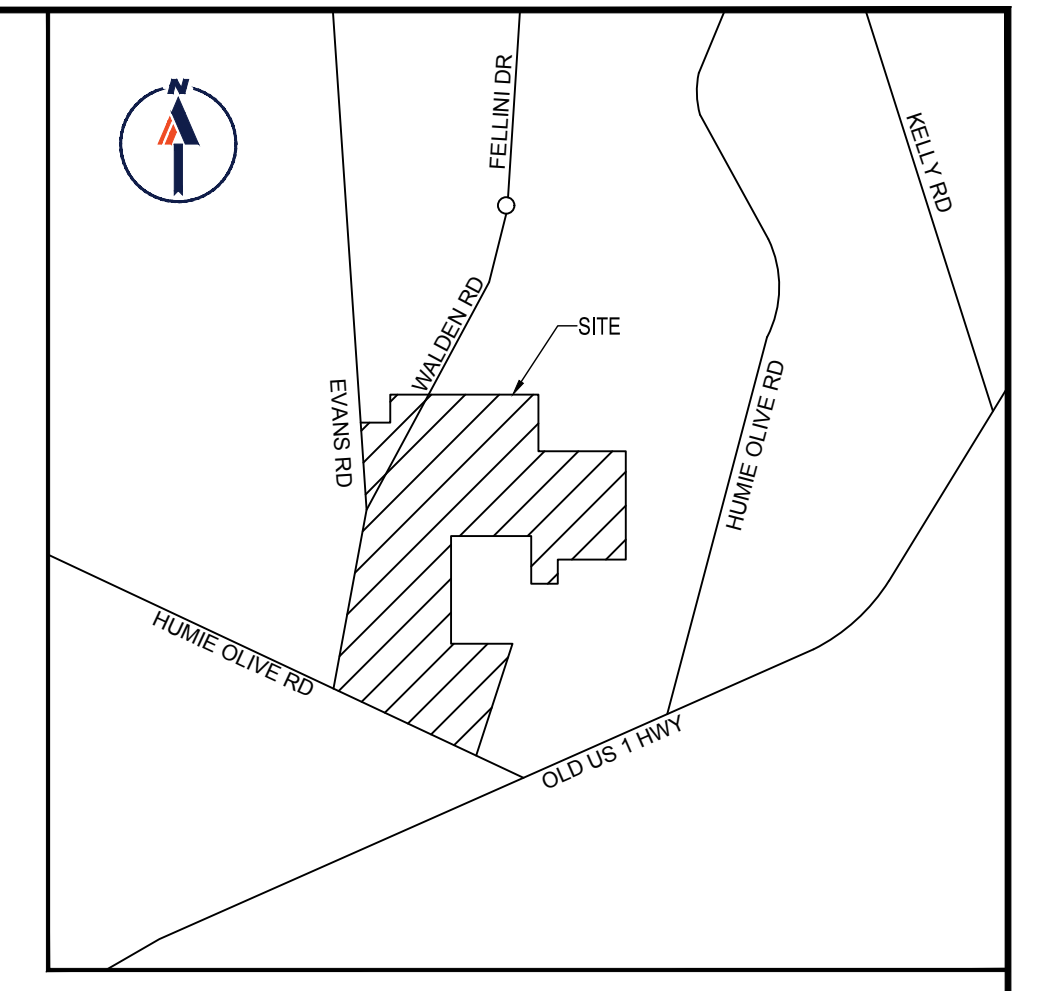
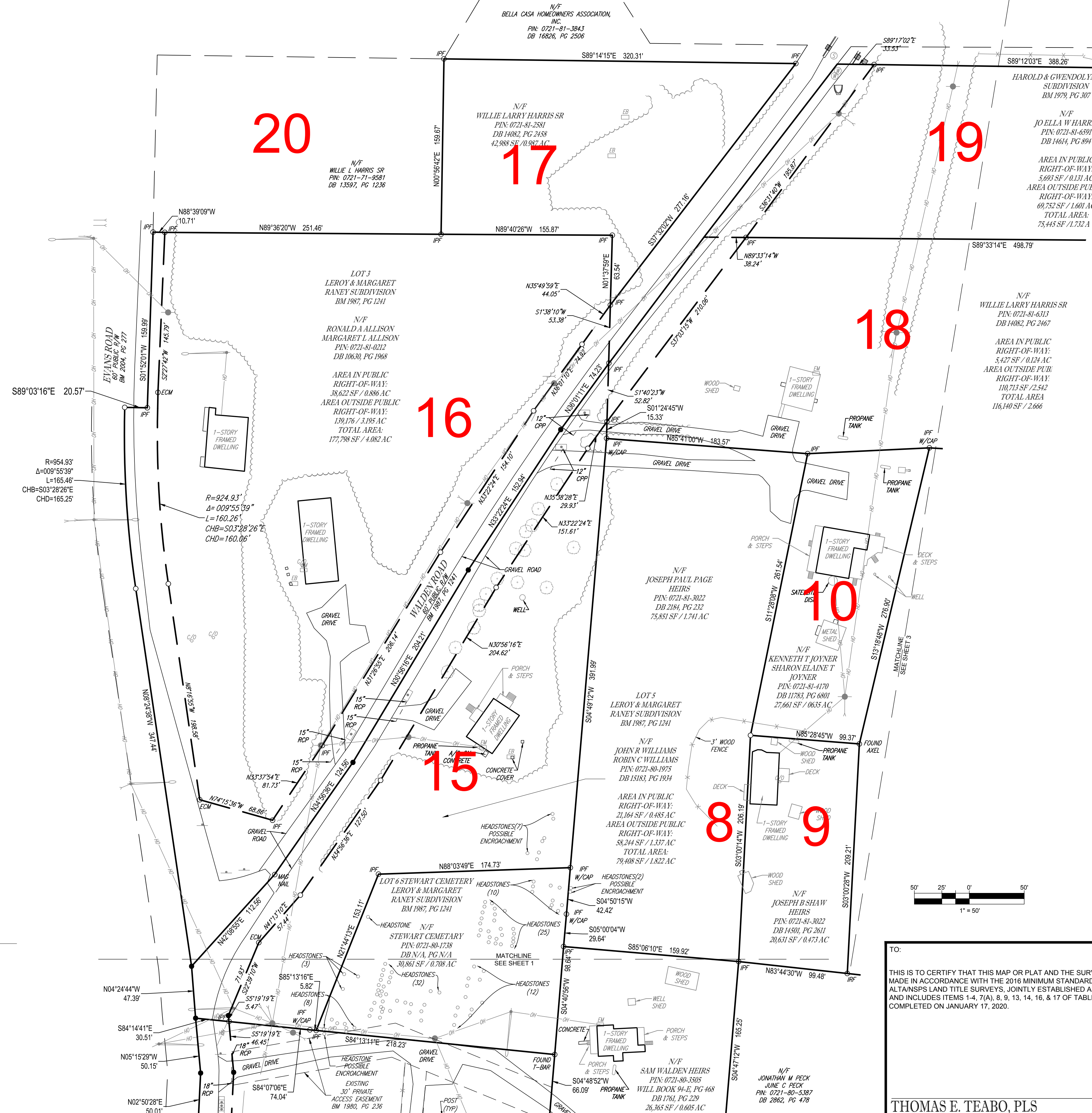
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AS EVIDENCE, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY FOR <b>BEAZER HOMES, LLC</b> PINS: 0721-81-2581, 0721-81-6591, 0721-81-6313, 0721-81-0212, 0721-80-1975, 0721-81-3022, 0721-81-4170, 0721-80-4836, 0721-81-5061, 0721-80-7948, 0721-90-1910, 0721-80-9611, 0721-80-3619, 0721-80-3505, 0721-80-2377, 0721-80-1336, 0721-80-1553, 0721-80-3174, 0721-80-1110	
FILE NO. NS201007	4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612-9195 (919) 978-9000 www.bohlerengineering.com
DATE 03/05/2020	CREW CHIEF RJ
FIELD DATE 02/20/2020	DRAWN JT
	REVIEWED TET
	APPROVED TET
	SCALE 1" = 50'
	DWG. NO. 1 OF 3

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PORTION OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

**NOTES:**

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY INVESTORS TITLE INSURANCE COMPANY TITLE COMMITMENT: XXXXXXXXXXXX DATED "MONTH-DAY-YEAR-TIME", WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
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LOCATION MAP  
NOT TO SCALE

**SURVEYOR CERTIFICATION**

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

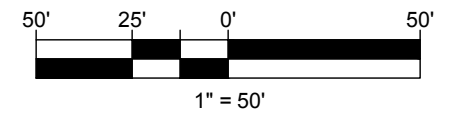
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- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2015 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.999981069
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 5TH DAY OF MARCH A.D., 2020.

PRELIMINARY - NOT FOR RECORDATION,  
SALES OR CONVEYANCES

SURVEYOR NCL-3920



**LEGEND**

- |  |                       |  |                         |
|--|-----------------------|--|-------------------------|
|  | LINE SURVEYED         |  | ELECTRIC METER          |
|  | RIGHT-OF-WAY SURVEYED |  | ELECTRIC BOX            |
|  | LINE NOT SURVEYED     |  | SIGN                    |
|  | FENCE                 |  | MAIL BOX                |
|  | WOODLINE              |  | AREA LIGHT              |
|  | OVERHEAD WIRES        |  | CLEAN OUT               |
|  | UTILITY POLE          |  | CONCRETE MONUMENT FOUND |
|  | GUY WIRE              |  | IRON PIPE FOUND         |
|  | SANITARY MANHOLE      |  | IRON REBAR FOUND        |
|  | WATER MANHOLE         |  | COMPUTED POINT          |
|  | STORM DRAINAGE GRATE  |  |                         |
|  | FLARED END SECTION    |  |                         |

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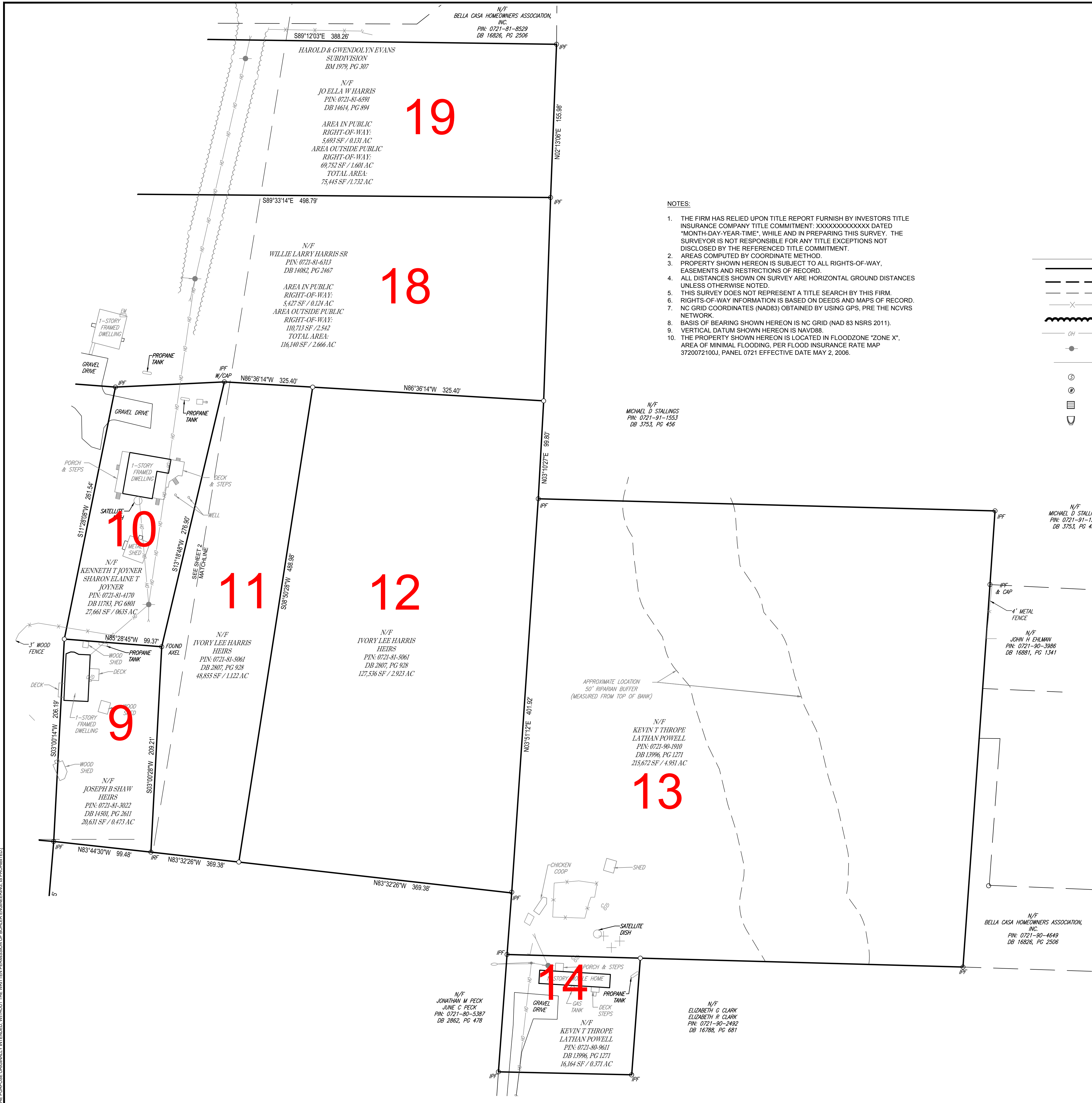
ALTA/NSPS LAND TITLE SURVEY  
FOR  
**BEAZER HOMES, LLC**  
PINS: 0721-81-2581, 0721-81-6591, 0721-81-6313, 0721-81-0212, 0721-80-1975, 0721-81-3022, 0721-81-4170, 0721-80-4836, 0721-81-5061, 0721-80-7948, 0721-90-1910, 0721-80-9611, 0721-80-3619, 0721-80-3505, 0721-80-2377, 0721-80-1336, 0721-80-1553, 0721-80-3174, 0721-80-1110  
TOWN OF APEX  
BUCKHORN TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

**THOMAS E. TEABO, PLS**  
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920  
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FILE NO. NS201007	DATE 03/05/2020	FIELD DATE 02/20/2020	CREW CHIEF RJ	DRAWN JT	REVIEWED TET	APPROVED TET	SCALE 1" = 50'	DWG. NO. 2 OF 3
----------------------	--------------------	--------------------------	------------------	-------------	-----------------	-----------------	-------------------	--------------------

BOHLER ENGINEERS, ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR MAP SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

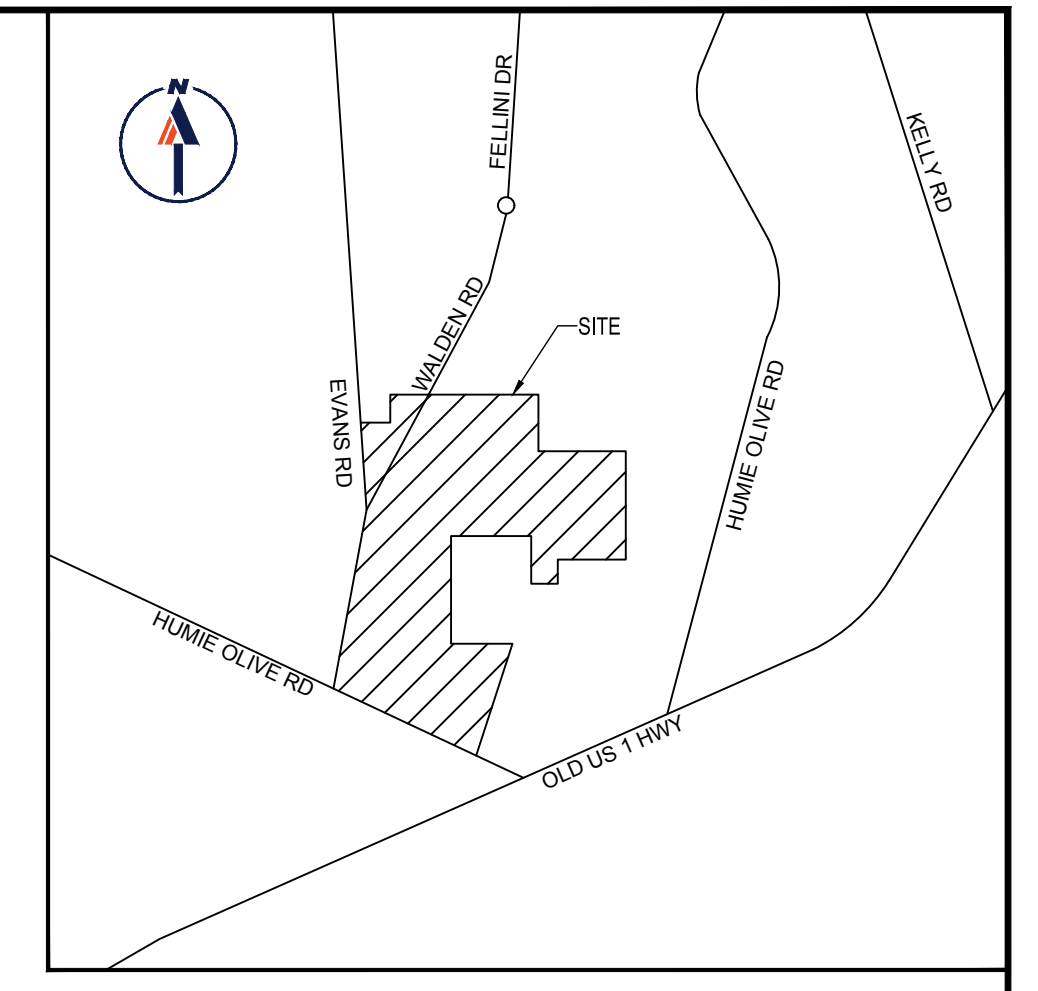




- NOTES:
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**LEGEND**

	LINE SURVEYED		ELECTRIC METER
	RIGHT-OF-WAY SURVEYED		ELECTRIC BOX
	LINE NOT SURVEYED		SIGN
	FENCE		MAIL BOX
	WOODLINE		AREA LIGHT
	OVERHEAD WIRES		CLEAN OUT
	UTILITY POLE		CONCRETE MONUMENT FOUND
	GUY WIRE		IRON PIPE FOUND
	SANITARY MANHOLE		IRON REBAR FOUND
	WATER MANHOLE		COMPUTED POINT
	STORM DRAINAGE GRATE		
	FLARED END SECTION		



LOCATION MAP  
NOT TO SCALE

**SURVEYOR CERTIFICATION**

I, THOMAS E. TEABO, PLS. HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

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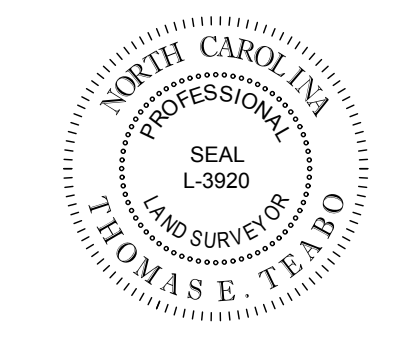
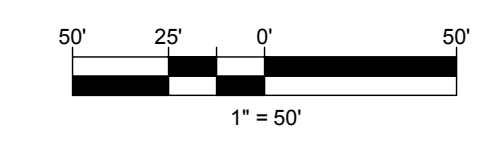
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WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH DAY OF MARCH A.D., 2020.

**PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES**

SURVEYOR: THOMAS E. TEABO  
NC L-3920



BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR MAP SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC. THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

TO:

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NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

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ALTA/NSPS LAND TITLE SURVEY FOR  
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PINS: 0721-81-2581, 0721-81-6591, 0721-81-6313, 0721-81-0212, 0721-80-1975, 0721-81-3022, 0721-81-4170, 0721-80-4836, 0721-81-5061, 0721-80-7948, 0721-90-1910, 0721-80-9611, 0721-80-3619, 0721-80-3505, 0721-80-2377, 0721-80-1336, 0721-80-1553, 0721-80-3174, 0721-80-1110

TOWN OF APEX  
BUCKHORN TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

FILE NO: NS201007  
DATE: 03/05/2020  
FIELD DATE: 02/20/2020

CREW CHIEF: RJ  
DRAWN: JT  
REVIEWED: TET  
APPROVED: TET

SCALE: 1" = 50'  
DWG. NO: 3 OF 3

BOHLER ENGINEERING, INC.  
4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NORTH CAROLINA 27612-9119  
www.bohlerengineering.com

## Wake County Residential Development Notification

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.

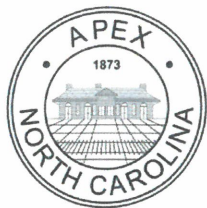
Please send any questions about this form to:  
[studentassignment-gis-group@wcpss.net](mailto:studentassignment-gis-group@wcpss.net)

Developer Company Information	
<b>Company Name</b>	Beazer Homes
<b>Company Phone Number</b>	(919) 448-6167
<b>Developer Representative Name</b>	Jason Vickers
<b>Developer Representative Phone Number</b>	(919) 448-6167
<b>Developer Representative Email</b>	jason.vickers@beazer.com

New Residential Subdivision Information	
<b>Date of Application for Subdivision</b>	December 2021
<b>City, Town or Wake County Jurisdiction</b>	Town of Apex
<b>Name of Subdivision</b>	Evans Road Assembly (formal name TBD)
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	intersection of Evans Road and Walden Road
<b>REID(s)</b>	see attached list of properties
<b>PIN(s)</b>	see attached list of properties

Projected Dates Information	
<b>Subdivision Completion Date</b>	June 2026
<b>Subdivision Projected First Occupancy Date</b>	January 2024

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	65							2500	3500			2024	25	2025	30	2026	10
Townhomes	50							2200	3000			2024	15	2025	20	2026	15
Condos																	
Apartments																	
Other																	



# Instruction Packet and Affidavit for Neighborhood Meetings

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

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

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. 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) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal.

The 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 either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

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

- The meeting must be held 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 a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Handout requirements:
  - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ), a vicinity map and 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 available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the “send plans” box on the sign-in sheet; applicant shall provide reduced copies upon request.
  - Printed copies must equal the number of notices required to be sent.
  - 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 as part of the handout.
  - A copy of the handout must be included as part of the Neighborhood Meeting report.
- The agenda of the 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 attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. 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.
- The applicant shall be responsible for notifying any neighbors who check the “Send Plans & Updates” box on the sign-in sheet 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 sign-in sheet (use attached sign-in 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 presented to the neighbors at the Neighborhood Meeting.

# NOTICE OF 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.

April 9, 2021

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

SEE ATTACHED

Address(es)

PIN(s)

in accordance with the Town of Apex 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. 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](http://www.apexnc.org).

A 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 checked="" type="checkbox"/> Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/> Special Use Permit	Town Council (QJPH*)
<input checked="" 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 rezoning is sought to facilitate the development of a mixed-income residential community consisting of both single-family detached homes and townhomes.

Estimated submittal date: May 2021

## MEETING INFORMATION:

Property Owner(s) name(s): SEE ATTACHED LIST

Applicant(s): Beazer Homes

Contact information (email/phone): Nil Ghosh - Attorney for Applicant

Meeting Address: Zoom - Register at bit.ly/mlg042121mtg

Date of meeting\*\*: Wednesday, April 21, 2021

Time of meeting\*\*: 5:00 PM - 7:00 PM

## MEETING AGENDA TIMES:

Welcome: 5:00 PM - 5:03 | Project Presentation: 5:03 PM - 5:10 | Question & Answer: 5:10 PM - 7:00 |

\*\*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>.

## EVANS ROAD ASSEMBLY

### Property Owners

Property Owner	Contact Information	Property Address	PIN
Thorpe, Kevin T.	2308 Narrawood Street Raleigh, NC 27614	7628 Humie Olive Road	0721-80-1110
MCWILL, LLC	15711 Verdura Ave Paramount, CA 90723	3029 Evans Road	0721-80-3171
Horton, Dione & Robert	P.O. Box 6 Apex, NC 27502	3033 Evans Road	0721-80-1336
Sam Walden Heirs	36 Snowflower Lane Willingboro, NJ 08046	0 Evans Road	0721-80-2377
Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526	3025 Evans Road	0721-80-1553
Shirley Lynn Heirs	3317 Lorena Lynn Ct Fuquay Varina, NC 27526	0 Evans Road	0721-80-3505
Sam Walden Heirs	1305 S. Paxon Street Philadelphia, PA 19143	3027 Evans Road	0721-80-3619
Joseph Paul Page Heirs	1994 Flint Hill Drive Lawrenceville, GA 30044	0 Walden Road	0721-81-3022
Joseph B. Shaw Heirs	3747 Corbett Road Mebane, NC 27302	2921 Evans Road	0721-80-4836
Joyner, Kenneth & Sharon	2909 Walden Road Apex, NC 27502	2909 Walden Road	0721-81-4170
Ivory Lee Harris Heirs	655 Enterprise Dr Apt 137 Rohnert Park, C 94928	0 Walden Road	0721-81-5061
Evans, Almie Linwood	1609 N. Myrtle Ave Clearwater, FL 33755	2925 Walden Road	0721-80-7948
Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	0 Humie Olive Road	0721-90-1910
Thorpe, Kevin T. & Powell, Lathan	2308 Narrawood Street Raleigh, NC 27614	7616 Humie Olive Road	0721-80-9611
Williams, John & Robin	2917 Walden Road Apex, NC 27502	2917 Walden Road	0721-80-1975
Allison, Ronald & Margaret	3305 Evans Road Apex, NC 27502	2912 Walden Road	0721-81-0212
Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2828 Walden Road	0721-81-2581
Harris, Willie Larry Sr.	2929 Evans Road Apex, NC 27502	2905 Walden Road	0721-81-6313
Harris, Jo Ella W.	2909 Evans Road Apex, NC 27502	2825 Walden Road	0721-81-6591

### 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 1<sup>st</sup> and 3<sup>rd</sup> 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](mailto: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/striping, 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 919-372-7470  
Danny Smith [Danny.Smith@ncdenr.gov](mailto: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](mailto: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.

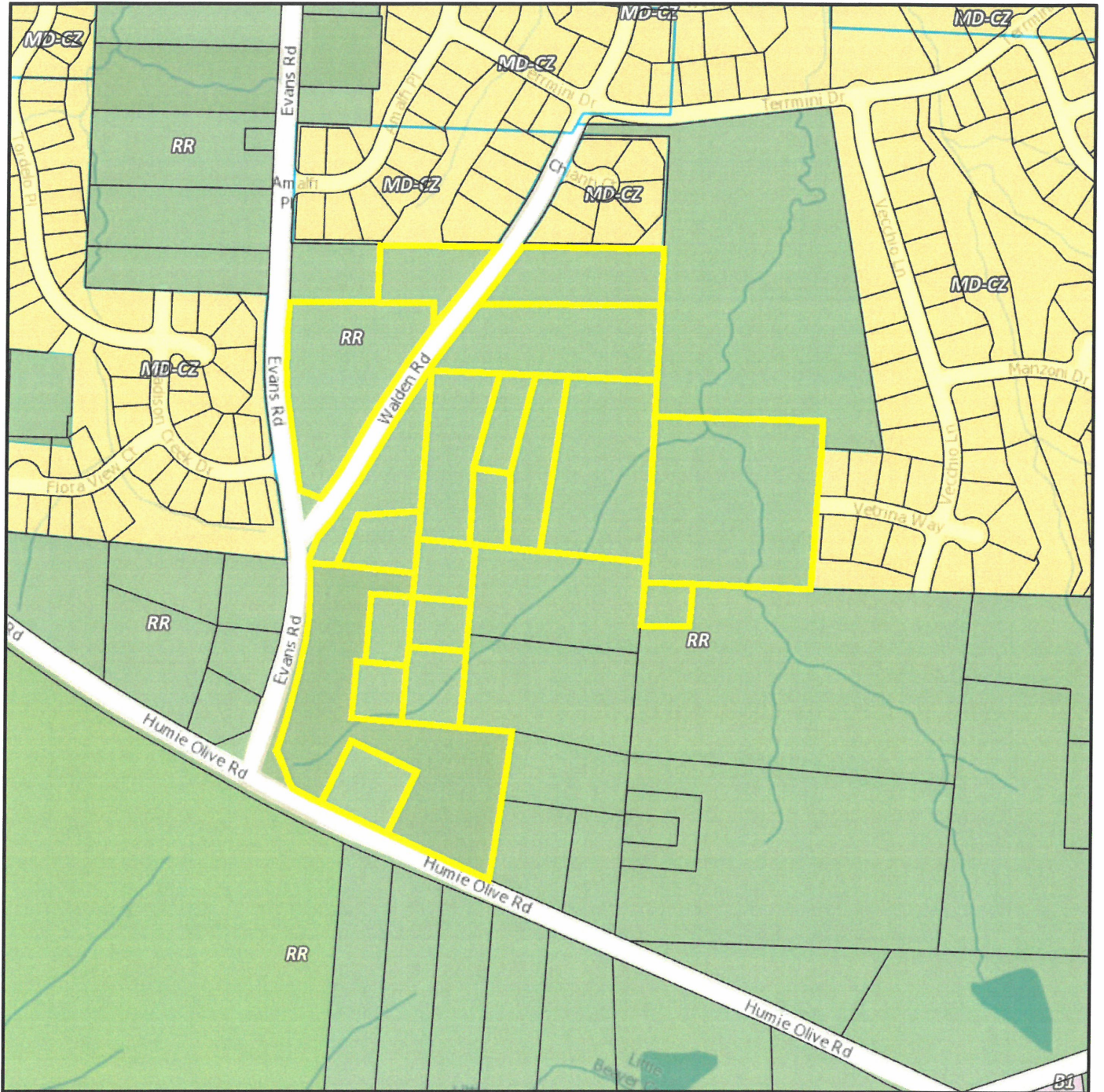
**Stormwater Control Measures:** Mike Deaton 919-249-3413

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.

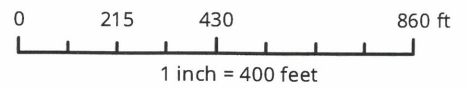
**Electric Utility Installation:** Rodney Smith 919-249-3342

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



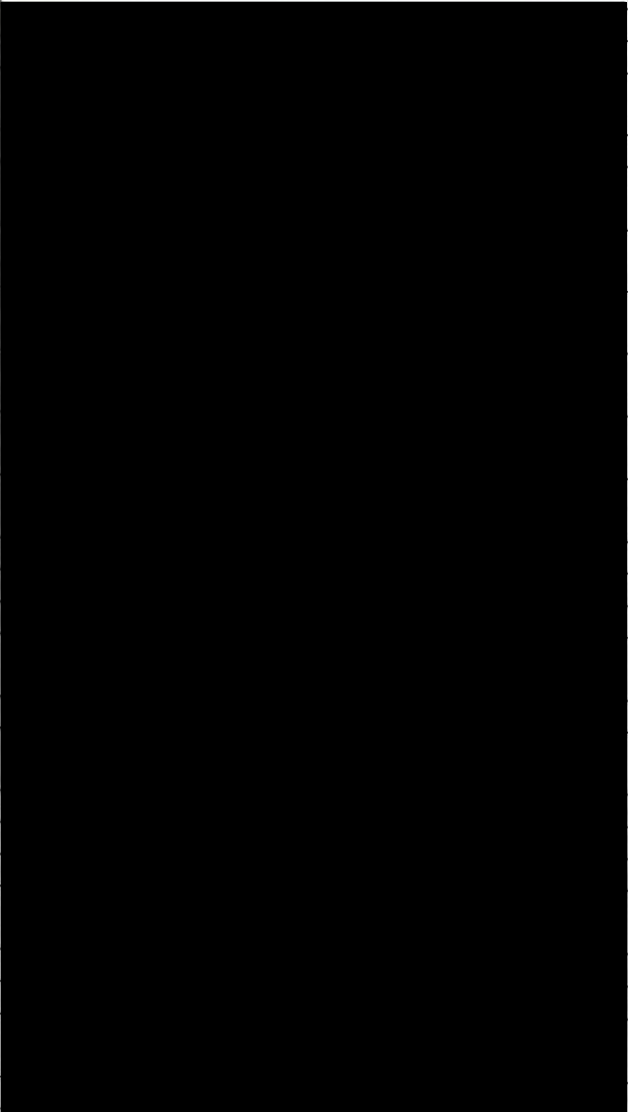


**Vicinity & Zoning Map**



***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.*

	Name/Organization	Address	Phone #	Email	Send Plans & Updates
1	Jeff Roach				
2	Nil Ghosh				
3	Jodi Clarke	2219 Vasari Drive Apex NC 27502			
4	Sara Jensen				
5	Elaine Joyner	2909 WALDEN RD APEX NC 27502			
6	Ryan Sandlin	2822 Walden rd Apex NC 27502			
7	Elizabeth Snyder	2405 Chianti Court Apex NC 27502			
8	Kelli Joyner	2408 Anzio Way Apex NC 27502			
9	MARSELLA GUINS	18390 W Mountain Sky Ave Goodyear AZ 85338			
10	Mark Dalzell	2405 Chianti Court Apex NC 27502			
11	Lily Ryzebol				
12	Dan Griffin				
13	michael joyce				
14	Eric Hossenlopp	2212 Vasari Dr Apex NC 27502			
15	Grace Flecha	Apex NC 27502			
16	Michael Stallings Mitzi Hole				
17	Mitzi Hole				
18	John Ehlman				
19	Susan Sigmon	Apex NC 27502			
20	Mark Steele	2221, Madison Creek Dr Apex NC 27502			
21	Fredrick Clay				
22	Everette Allen				
23	Chris Basciano	2818 Walden Rd Apex NC 27502			
24	Bryan Fiekers	2419 Vetrina Way			

		Apex NC 27502		
25	Joanne Bunnell	2770 Masonboro Ferry Drive Apex NC 27502		
26	Douglas Weaver	1956 Lazio Lane Apex NC 27502		
27	Michelle Chaubey	2756 Abruzzo Drive Apex NC 27502		
28	Nidaa Hossenlopp			
29	kevin thorpe			
30	Jonas McCoy	7621 Humie Olive Road Apex NC 27502		
31	Erin Markham	2505 Terrmini Drive Apex NC 27502		
32	Lisa Schabenberger			
33	Ernest Jackson			
34	Kevin Nash			
35	Erik Helsley	2320 Terrmini Drive Apex NC 27502		
36	Avinash Lakhiani			
37	Michael Thorne	2813 WALDEN ROAD APEX NC 27502		
38	willie harris	2929 Evans Rd Apex NC 27502		
39	Derek Morgan	2411 Vetrina Way Apex NC 27502		
40	Chris Supranowitz	2228 Madison Creek Drive Apex NC 27502		
41	Matthew Strobl	2338 Manzoni Dr Apex NC 27502		
42	Kenton Kaplan	2208 Vasari Dr Apex NC 27502		
43	Terry Vithoukas	NC		
44	Manju Parikh	2826 Walden Road Apex NC 27502		
45	Alison Best	2817 Walden Rd Apex NC 27502		
46	Marlow Campbell			
47	Tina Vithoukas			
48	Jason Vickers	1210 Brookside Drive		

		Raleigh NC 27604		
49	Christopher Herbst			
50	Scott Gerenser	1741 Hammocks Beach Trail Apex NC 27502		
51	Lather# Gladys and Raquel Powell	700 Windsor Place Circle Grayson GA 30017		
52	William Aucoin	100 Europa Drive, Suite 190 Chapel Hill NC 27517		
53	Michael Vulpis			
54	Ronald Allison	2912 Walden Road Apex NC 27502		
55	Reeves Whitney	1915 LAZIO LN APEX NC 27502		
56	Terry Mahaffey	109 Terasina Ct Apex, NC 27502		
57				
58				
59				
60		15711 Verdura Ave. Paramount CA 90723		

**Can you explain again how Walden Road and Fellini Drive will connect (or not connect)?**

Currently, Walden Road begins south of Termini Drive where it intersects with existing Fellini Drive. That alignment will not change. We intend to realign the portion of Walden Road south of Bella Casa so that it runs more north-south than at an angle. Instead of intersecting directly with Evans, we would like to provide an alternate route to Humie Olive Road.

**How many townhomes vs. homes will be in this community? And where will the townhomes be located?**

We anticipate that there will be around 115 homes with no more than 50 townhomes. The townhomes will be south and east of the cemetery. Access to the townhomes will be internal to the community, so there will not be multiple driveway cuts along Evans Road or Humie Olive.

**Will it be the single-family homes attached to Bella Casa's Walden Rd? What type of single-family homes? Any range of home prices of them?**

The single-family homes are planned to be the homes closest to the existing residential communities. The townhomes will be in the southern section of the assemblage, consistent with the Town's future land use map. The townhomes will be around 1,900 to 2,500 sf in size, with a two-car garage, similar to what can be found in the South Walk neighborhood in Apex. We believe price points will be in the \$400's for the townhomes. The single-family homes will be around 2,500 to 3,500 sf in size, with a two-car garage, similar to what can be found in the Bridgeport neighborhood in Wake Forest. We believe price points will be in the \$500's for the single-family homes.

**When you say Walden Road will be realigned, will it still connect to Evans Road or will it connect to Humie Olive directly?**

It would connect to Humie Olive instead of Evans, but we do not want the connection to be "direct" because we do not want to provide a drag strip. It may be a more circuitous route, but ultimately connecting to Humie Olive.

**Is there any expectation to zone for commercial?**

No. Beazer Homes is a residential home builder and has no plans for commercial on this site.

**Is there any plan to preserve trees along Evans Road?**

Yes. Our plan is to preserve the existing vegetation to the extent we are able and supplant with additional plantings to provide an appropriate buffer.

**What did environmental study say about sewage right of way, were there alternatives considered instead of going through Stallings's hole property?**

We still are evaluating our options for sewer, but initial studies suggest that the most practical way to provide sewer to a portion of the property is to utilize the existing topography of the property, some of which slopes to the northeast, which ultimately goes towards the Stallings property.

**How long do you estimate this process from start to finish?**

The rezoning process probably will take around 6 months. The site plan and permitting process may take another 6 months. After that, the horizontal development could begin which might take a year. After the infrastructure is in place, vertical construction could begin. A project of this size might take 2 to 3 years to build out completely.

**What is the expected lot size for the SF homes?**

We do not know at this time.

**How do you expect to preserve or improve the existing cemetery?**

We have been in contact with at least some of the descendants of folks buried within the cemetery. It will be preserved in place and we have an agreement to provide a fence around the cemetery as well as paved access to it.

**During construction will you limit activity in Bella Casa?**

<p>Yes. The construction access for this site most likely will be off Evans Road. There should not be any construction equipment coming through Bella Casa from the north or east.</p>
<p><b>Will new development have their own HOA and amenities?</b>  Yes, this community will be completely separate and apart from Bella Casa.</p>
<p><b>Will there be homes backing up to the existing homes on Amalfi place?</b>  Yes. That area will be single family homes.</p>
<p><b>Please provide your email address.</b>  nghosh@morningstarlawgroup.com</p>
<p><b>With so many schools being capped this year, has consideration been put into where these families will go to school?</b>  Residents in this community will go to Wake County Public Schools based on whatever districting plan is in place at that time. We have submitted information to WCPSS regarding our proposed community, so it is aware that a new project is being proposed.</p>
<p><b>How can we follow along with the progress of the development? (i.e., rezoning has been submitted, rezone is denied/approved, etc.)</b>  The Town has an interactive development map on its website which probably is the best way to follow along. If you got a notice in the mail for this neighborhood meeting, then you also should get notice from the Town ahead of the public hearings.</p>
<p><b>What are the chances the rezoning will be denied?</b>  We think the proposed plan is a good one and also is consistent with the Town's long-range plans. So, as an initial matter, we do feel good about the chances of this rezoning getting approved.</p>
<p><b>When will the road design be revealed and will existing residents have some ability to comment on the resulting roadway connections/entrances designs with the new community?</b>  The road design will be part of the site plan approval which comes after the rezoning. The site plan process is mostly an administrative process.</p>
<p><b>How does this development relate to the "Holland Road Assembly" development? Could the rezoning of one possibly affect the other?</b>  Those are two completely separate projects and are not related to one another. The approval or denial of one should not impact the likelihood of success on the other.</p>
<p><b>Is 2929 Evans Road a part of the area that will be sold?</b>  No, but it is part of the property that will be rezoned. It is not part of the development that is being proposed.</p>
<p><b>How can we get the zoning plan pdf?</b>  That will be part of our submittal and will be publicly available. If I am not mistaken, the Town's interactive Map website will give you access to files submitted as part of the rezoning.</p>

# AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET 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, Nil Ghosh, do hereby declare as follows:

Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, 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 Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on April 21, 2021 (date) from 5:00 PM (start time) to 7:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in 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.

4/20/21  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF ~~WAKE~~ Durham

Sworn and subscribed before me, Jeffrey Phillips, a Notary Public for the above State and County, on this the 30th day of April, 20 21.

SEAL



[Signature]  
Notary Public  
Jeffrey Phillips  
Print Name

My Commission Expires: 02-24-2024

# Evans Road PUD Assembly

PD PLAN

APEX, NORTH CAROLINA

Submitted: May 3, 2021

Resubmittal: July 9, 2021

PREPARED BY:





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Section 1: Table of Contents

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Section 3: Project Data

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Section 8: Parking and Loading

Section 9: Signage

Section 10: Natural Resource and Environmental Data

Section 11: Stormwater Management

Section 12: Parks and Recreation

Section 13: Public Facilities

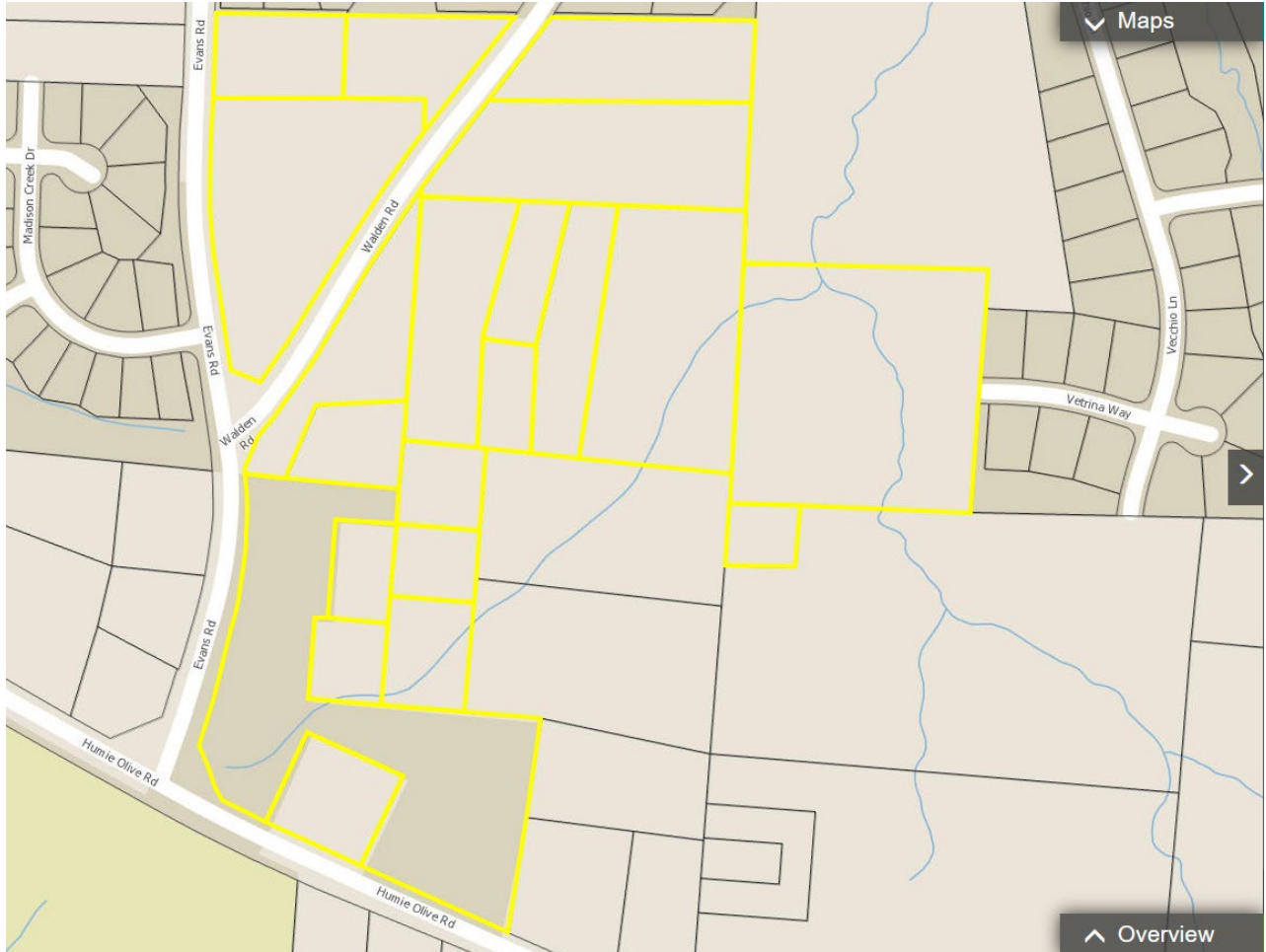
Section 14: Phasing Plan

Section 15: Consistency with 2045 Land Use Plan

Section 16: Compliance with UDO

Section 17: Compliance with Apex Transportation Plan and Bicycle Plan

## Section 2: Vicinity Map



The Evans Road PUD is located in the Town of Apex, northeast of the intersection of Evans Road and Humie Olive Road. The Assembly is surrounded on three sides by residential communities built in the last seven years. To the north is the Manors at Bella Casa, to the west is the Madison community, and the Verona at Bella Casa community is east of the project area. Directly south is Humie Olive Road, and across Humie Olive Road are the Apex Friendship schools. Walden Road runs through the subject property. Development of the proposed community will realign Walden Road and make a more sensible east-west connection from Evans Road to Vecchio Lane aligned with Madison Creek Drive.

**Section 3: Project Data**

**A. Name of Project:**

Evans Road PUD

**B. Property Owners:**

**MCWILL, LLC**

15711 Verdura Ave  
Paramount, CA 90723

**Horton, Dione & Robert**

P.O. Box 6  
Apex, NC 27502

**Sam Walden Heirs**

36 Snowflower Lane  
Willingboro, NJ 08046

**Shirley Lynn Heirs**  
3317 Lorena Lynn Ct  
Fuquay Varina, NC 27526

**Sam Walden Heirs**  
1305 S. Paxon Street  
Philadelphia, PA 19143

**Joseph Paul Page Heirs**  
1994 Flint Hill Drive  
Lawrenceville, GA 30044

**Joseph B. Shaw Heirs**  
3747 Corbett Road  
Mebane, NC 27302

**Joyner, Kenneth & Sharon**  
2909 Walden Road  
Apex, NC 27502

**Ivory Lee Harris Heirs**  
655 Enterprise Dr Apt 137  
Rohnert Park, C 94928

**Evans, Almie Linwood**  
1609 N. Myrtle Ave  
Clearwater, FL 33755

**Thorpe, Kevin T. & Powell, Lathan**  
2308 Narrawood Street  
Raleigh, NC 27614

**Williams, John & Robin**  
2917 Walden Road  
Apex, NC 27502

**Allison, Ronald & Margaret**  
3305 Evans Road  
Apex, NC 27502

**Harris, Willie Larry Sr.**  
2929 Evans Road  
Apex, NC 27502

**Harris, Jo Ella W.**  
2909 Evans Road  
Apex, NC 27502

**Prepared By:**

Nil Ghosh, Associate  
Morningstar Law Group  
421 Fayetteville St | Ste 530  
Raleigh, NC 27601

**C. Current Zoning Designation:**

Rural Residential (RR)

**D. Proposed Zoning Designation:**

Planned Unit Development – Conditional Zoning (PUD-CZ)

**E. Current 2045 Land Use Map Designation:**

Medium Density Residential (3-7 units/acre); and  
Medium/High Density Residential (7-14 units/acre)

**F. Proposed Use**

Up to 115 dwelling units and associated open space, recreational amenities,  
and infrastructure.

**G. Size of Project**

34.573 Acres (including 1.623 acres of right-of-way)

## Section 4: Purpose Statement

The Evans Road PUD development will be a residential community with both single-family detached and townhome units. The maximum building height shall be forty feet (40') measured to the top of any pitched roof. For a site adjacent to existing single-family homes, across the street from public schools, and adjacent to a planned Neighborhood Mixed Use Center and Office corridor, the mixed housing type residential development is intended to provide a transition between the more intense and non-residential developments existing or planned south along Humie Olive and the existing single-family residential communities to the north.

A thirty-foot streetscape shall be established along the right-of-way for Humie Olive Road (a thoroughfare) and a thirty-foot streetscape shall be established along the right-of-way for Evans Road (a minor collector). A twenty-foot buffer shall be established around the remaining perimeter of the project.

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

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing environmentally sensitive areas.
- Provide for site specific and appropriate stormwater controls that exceed the requirements of the UDO.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Offer medium to medium-high density housing near a planned Neighborhood Mixed Use Center where there are not many options for the same.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability, and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas.

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

## Section 5: 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. The development will only include residential and supporting uses. Specifically, the permitted uses include:

- Single-family
- Townhouse
- Accessory Apartment
- Greenway
- Recreation facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall apply:

- A. A maximum of 115 residential units shall be permitted upon the property. No more than 50 Townhouse units shall be allowed on the property.
- B. All buildings constructed on the property shall provide solar conduit for the installation of rooftop solar panels.
- C. Signage or informational brochures shall be provided by any homeowner's association regarding the need to eliminate fertilizer near SCMs.
- D. Developer shall install pollinator-friendly flora within SCM Planting areas.
- E. Plantings within perimeter buffers and along streetscapes shall be approved native species as listed in the Apex Design & Development Manual.
- F. Sod used within perimeter buffers, SCMs, and along streets shall not be fescue grasses.
- G. Developer shall apply for Energy Star or other energy efficiency rating for all newly constructed homes on the property.
- H. Developer shall install at least three (3) pet waste stations within the community.
- I. SCMs shall not be located within State dictated stream buffers without the approval of a Town of Apex No Practical Alternatives (NPA) finding.

## Section 6: Proposed Design Controls

- A. **Maximum Non-Residential Densities (SF per non-residential use)** This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

Evans Road PUD Assembly

**B. Residential Densities and Design Controls**

**Density** - The overall gross density shall not exceed 6.0 units per acre.

**Design Controls** – Dimensional standards below shall apply to all residential uses, and at a minimum, will comply with the following:

Maximum Density:	6.0 Units/Acre (includes RCA and rights-of-way)
Maximum Number of Units:	115
Maximum Built-Upon Area:	60%
Minimum Lot Size:	n/a
Minimum Lot Width: detached	50 feet for single-family  22 feet for townhouse
Maximum Building Height:	40 feet, no more than 3 stories

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

**Minimum Building Setbacks:**

	Single Family (feet)	Townhouse (feet)
<b>Front</b>	10	10
<b>Front (garage)</b>	20	20
<b>Side</b>	5	0
<b>Rear</b>	10	10
<b>Building</b>	10	10

Minimum Buffer/RCA Setbacks: 10 feet for Buildings  
5 feet for Parking Areas

**C. Buffers**

Perimeter Buffers

Northern boundary (Bella Casa):	20-foot Type B
Southern boundary (Humie Olive Road):	30-foot Type B
Western boundary (Evans Road):	30-foot Type B
Eastern boundary (Bella Casa and residential uses)	20-foot Type B
Adjacent to REID 0103305 (Stewarts Cemetery)	10-foot Type B

*Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.*

Thoroughfare and Collector Street Buffers

As depicted on the PD Plan, a 30' Type B Buffer shall be established along Humie Olive Road and a 30' Type B buffer shall be established along Evans Road.

## Section 7: Proposed Architectural Controls

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

### Townhomes:

- A. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- B. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
- C. Garage doors must have windows, decorative details, or carriage-style adornments on them.
- D. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- E. The garage cannot protrude more than 1 foot out from the front façade or front porch.
- F. Front facades shall have horizontal relief achieved using recesses and projections.
- G. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- H. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- I. 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:
  - Bay windows
  - Recessed windows
  - Decorative windows
  - Trim around the windows
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick or stone
  - Decorative trim
  - Decorative shakes
  - Decorative air vents on gables
  - Decorative cornice
  - Column on gable
  - Portico
  - Balcony
  - Dormer
  - Decorative gable

## Evans Road PUD Assembly

### Single-Family

- A. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
- B. The garage shall not protrude more than 1 foot out from the front façade and front porch.
- C. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
- D. Eaves shall project at least 12 inches from the wall of the structure.
- E. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- F. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- G. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- H. Front porches shall be a minimum of 6 feet deep.
- I. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Bay windows
  - Recessed windows
  - Decorative windows
  - Trim around the windows
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick or stone
  - Decorative trim
  - Decorative shakes
  - Decorative air vents on gables
  - Decorative cornice
  - Column on gable
  - Portico
  - Balcony
  - Dormer
  - Decorative gable

### **Section 8: Parking and Loading**

Parking for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.3, Off-Street Parking and Loading.

### **Section 9: Signage**

All signage for the Evans Road PUD Assembly shall comply with Apex UDO Section 8.7, *Signs*.

### **Section 10: Natural Resource and Environmental Data**

#### **A. River Basins and Watershed Protection Overlay Districts**

The project is located within the Jordan Lake Watershed, which is within the Cape Fear River Basin. While the site is within the Primary Watershed Protection Overlay District, it does not contain any FEMA designated 100-year floodplain.



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

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The Site is located on the west side of the 540 corridor and therefore is required to preserve a minimum of 30% Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided include stormwater management areas, perimeter buffers, play lawns, and greenway trails within the walkable community.

**C. Historic structures**

Based upon the information contained within the North Carolina State Historic Preservation Office website, there are no historic structures present within the project boundary.

**Section 11: Stormwater Management**

The Evans Road PUD Assembly shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

**Section 12: Parks and Recreation**

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on June 30, 2021 and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation is based on the 2021-2022 rates and proposed maximum lot count provided:

Single Family detached Units:	\$3,495.24 x 65 = \$227,190.60
Single Family attached Units:	\$2,354.05 x 50 = \$117,702.50
Total residential fee in lieu per current unit count:	\$344,893.10

(final PRCR amount will be coordinated with staff during Master Subdivision Plan and Construction Document reviews)

Per Article 14, of the UDO credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction. The greenway shall be completed prior to 25% of the total units for the project receiving building permits.

### **Section 13: Public Facilities**

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

- **General Roadway Infrastructure**

Developer shall provide minimum frontage widening based on ½ of the ultimate cross section as shown on the adopted Transportation Plan in effect at time of Master Subdivision Plan submittal. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site.

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

- **Transportation Improvements**

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the TIA and staff review, the following traffic improvements are proposed for this development:

Evans Road

The Developer shall widen Evans Road along the project frontage as development occurs based upon a minimum 35-foot curb and gutter roadway section with a 5-foot sidewalk and dedication based upon a 60-foot right-of-way.

Humie Olive Road

The Developer shall widen Humie Olive Road along the project frontage as development occurs based upon a minimum 41-foot curb and gutter roadway section with 10-foot side path and dedication based upon an 80-foot right-of-way.

Evans Road and Madison Creek Drive at Site Drive 1

- The Developer shall construct one (1) full-access point to Evans Road aligned with the existing Madison Creek Drive.
- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.

## Evans Road PUD Assembly

### Humie Olive Road at Site Drive 2

- The Developer shall construct one (1) right-in/right-out access point to Humie Olive Road located approximately 450-feet east of Evans Road.
- Construct southbound approach, striped as a right-in/right-out with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- Construct a monolithic concrete median on Humie Olive Road to prohibit left-turn movements.

### Humie Olive Road and Evans Road

- Provide pedestrian accommodations across the north and east legs of the intersection, with crosswalks and traffic signal modifications including push buttons and crosswalk indicators to accommodate new pedestrian phases.
- **Wayfinding Improvements**  
Wayfinding measures at the site shall be provided to facilitate the movement of vehicles and pedestrians to and within the development.
- **Water and Sanitary Sewer**  
All lots within the project will be served by the Town of Apex water and sanitary sewer facilities. The utility design will be finalized at the time of Master Subdivision Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference.
- **Other Utilities**  
Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

### **Section 14: Phasing Plan**

This PUD may be completed in up to three (3) phases, with construction anticipated to begin in 2022. Project phasing will be planned to ensure the points of access, RCA, stormwater controls and other design standards are met in accordance with the UDO. A final phasing plan will be incorporated within the Master Subdivision Plans (MSP) for review and approval through the Technical Review Committee.

### **Section 15: Consistency with the 2045 Land Use Map**

Based upon discussions with Town staff through the Technical Review Committee pre-application and zoning review processes, the proposed land use is consistent with the Town's 2045 Land Use Map.

**Section 16: Compliance with the UDO**

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined within this document. The project includes two deviations:

1. Deviation from the 5% RCA mass grading penalty as outlined in Section 7.2.5 of the Town of Apex UDO; and
2. Reduction in the buffer adjacent to Stewarts Cemetery (REID 0103305)

**Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan**

Master Subdivision Plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time of the Master Subdivision Plan approval as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan.

# EVANS ROAD PUD ASSEMBLY

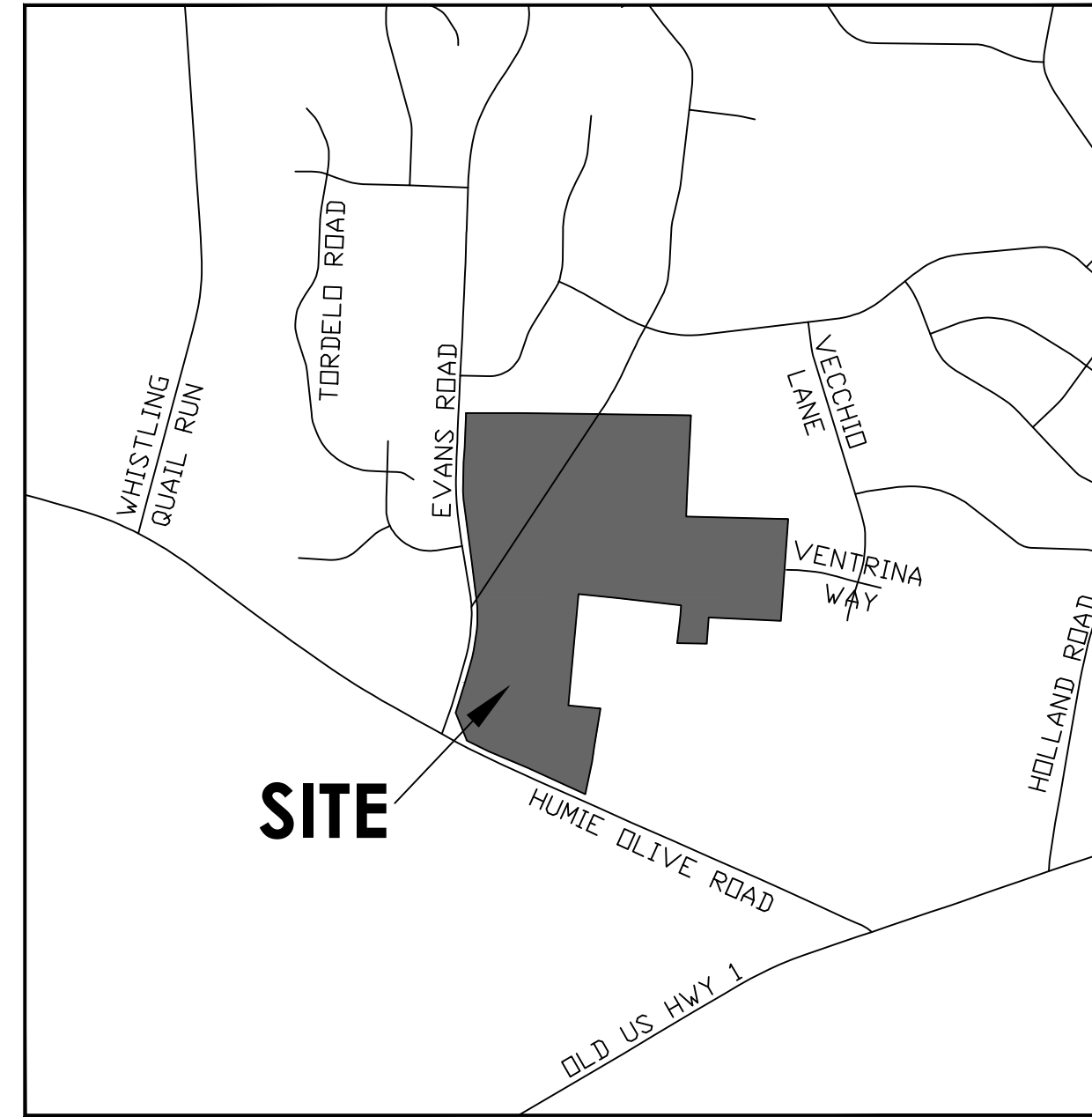
## PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING

### EVANS ROAD @ HUMIE OLIVE ROAD

### APEX, NORTH CAROLINA

### PROJECT NUMBER: 200304

MAY 3, 2021



VICINITY MAP  
NOT TO SCALE



AERIAL MAP  
NOT TO SCALE

#### OWNER/DEVELOPER

**BEAZER HOMES**  
JASON VICKERS  
5400 TRINITY ROAD SUITE 313  
RALEIGH, NC 27607  
PHONE: (919) 448-6167

#### TRANSPORTATION ENGINEER

**RAMEY KEMP & ASSOCIATES**  
NATE BOUQUIN  
5808 FARINGDON PLACE SUITE 100  
RALEIGH, NC 27609

#### CIVIL ENGINEER

**PEAK ENGINEERING & DESIGN, PLLC**  
JEFF ROACH, P.E.  
1125 APEX PEAKWAY  
APEX, NC 27502  
PHONE: (919) 439-0100

#### ENVIRONMENTAL CONSULTANT

**SOIL & ENVIRONMENTAL CONSULTANTS (S&E/C)**  
STEPHEN BALL  
8412 FALLS OF NEUSE ROAD SUITE 104  
RALEIGH, NC 27615

#### DRAWING INDEX:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	CONCEPTUAL SITE PLAN
C200	CONCEPTUAL UTILITY PLAN

#### SITE INFORMATION:

Property Owner/Site Address Page	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book &
KEVIN T THORPE 7428 HUMIE OLIVE RD APEX, NC 27502	0721-80-1110	70642	072104	0.999	DB 7710, PG 949
MCWILL LLC 3029 EVANS RD APEX, NC 27502	0721-80-3174	43207	072104	6.243	DB 15964, PG 879
DIONE HORTON 3033 EVANS RD APEX, NC 27502	0721-80-1336	82068	0721 04	0.503	DB 17083, PG 18
SAM WALDEN HEIRS 0 EVANS RD APEX, NC 27502	0721-80-2377	183428	072104	0.764	DB 94-E, PG 468
SHIRLEY W LYNN HEIRS 3025 EVANS RD APEX, NC 27502	0721-80-1553	43195	072104	0.501	DEED NOT AVAILABLE
SHIRLEY W LYNN HEIRS 0 EVANS RD APEX, NC 27502	0721-80-3505	43230	072104	0.502	DEED NOT AVAILABLE
SAM WALDEN HEIRS 3027 EVANS RD APEX, NC 27502	0721-80-3619	73331	072104	0.605	DB 94-E, PG 468
JOSEPH PAUL PAGE HEIRS 0 WALDEN RD APEX, NC 27502	0721-81-3022	58177	072104	1.822	DB 2184, PG 232
JOSEPH B SHAW HEIRS 2921 EVANS RD APEX, NC 27502	0721-80-4836	78415	072104	0.473	DB 19-E, PG 791
KENNETH T JOYNER & SHARON ELAINE JOYNER 2909 WALDEN RD APEX, NC 27502	0721-81-4170	62891	072104	0.635	DB 11783, PG 680
IVORY LEE HARRIS HEIRS 0 WALDEN RD APEX, NC 27502	0721-81-5061	28597	072104	1.122	DEED NOT AVAILABLE
ALMIE LINWOOD EVANS 2925 WALDEN RD APEX, NC 27502	0721-80-7948	21169	072104	2.923	DB 2477, PG 189
KEVIN T THORPE & LATHAM POWELL 0 HUMIE OLIVE RD APEX, NC 27502	0721-90-1910	56864	072104	4.951	DEED NOT AVAILABLE
KEVIN T THORPE & LATHAM POWELL 7616 HUMIE OLIVE RD APEX, NC 27502	0721-80-9611	56865	072104	0.371	DEED NOT AVAILABLE
JOHN R & ROBIN WILLIAMS 2917 WALDEN RD APEX, NC 27502	0721-80-1975	165103	072104	1.822	DB 15183, PG 1934
RONALD A ALLISON & MARGARET L ALLISON 2912 WALDEN RD APEX, NC 27502	0721-81-0212	165100	072104	4.082	DB 10630, PG 1968
WILLIE LARRY HARRIS 2828 WALDEN RD APEX, NC 27502	0721-81-2581	173485	072104	0.987	DB 14082, PG 2458
WILLIE LARRY HARRIS SR 2905 WALDEN RD APEX, NC 27502	0721-81-6313	89597	072104	2.666	DB 14082, PG 2467
JO ELLA W HARRIS 2825 WALDEN RD APEX, NC 27502	0721-81-6591	82261	072104	1.732	DB 14614, PG 894
WILLIE LARRY HARRIS SR 2929 WALDEN RD APEX, NC 27502	0721-71-9581	89594	072104	0.94	DB 13597, PG 1236
Total acreage:				34.642 acres	

#### SITE INFORMATION CONTINUED:

Existing Zoning:	RR (Rural Residential)																								
Proposed Zoning:	PUD-CZ (Planned Unit Density - Conditional Zoning)																								
Current 2045 Land Use Map:	Medium Density Residential, Medium/High Density Residential																								
Existing Use:	Vacant, Single Family Residential																								
Township:	Buckhorn																								
Flood Zone Information:	Firm Panel 3720072100J does not show the presence of flood zones on the properties.																								
Watershed Information:	Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin																								
Historical:	No historical structures on site																								
Proposed Uses:	Single Family; Townhouse; Accessory Apartment; Greenway; Recreation facility, private; Park active; Park, passive; Utility, minor																								
Buildings:	65 Single Family Detached, 50 Single Family Attached																								
Density:	3.4 DU/acre (less than 6 DU/acre)																								
Building Height:	40 feet / 3-stories																								
Built Upon Area (BUA):	60%																								
Building Setbacks:	<table border="1"> <tr> <th></th> <th>Single Family</th> <th>Townhomes</th> </tr> <tr> <td>Front:</td> <td>10 feet</td> <td>10 feet</td> </tr> <tr> <td>Front (garage):</td> <td>20 feet</td> <td>20 feet</td> </tr> <tr> <td>Side:</td> <td>5 feet</td> <td>0 feet</td> </tr> <tr> <td>Rear:</td> <td>10 feet</td> <td>10 feet</td> </tr> <tr> <td>Building to Building:</td> <td>10 feet</td> <td>10 feet</td> </tr> <tr> <td>From Buffer/RCA:</td> <td>10 feet for buildings</td> <td></td> </tr> <tr> <td></td> <td>5 feet for parking areas</td> <td></td> </tr> </table>		Single Family	Townhomes	Front:	10 feet	10 feet	Front (garage):	20 feet	20 feet	Side:	5 feet	0 feet	Rear:	10 feet	10 feet	Building to Building:	10 feet	10 feet	From Buffer/RCA:	10 feet for buildings			5 feet for parking areas	
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seal:

BY	
REVISION	
DATE	
NS	

title:  
**COVER SHEET**

proj #:  
**180903**

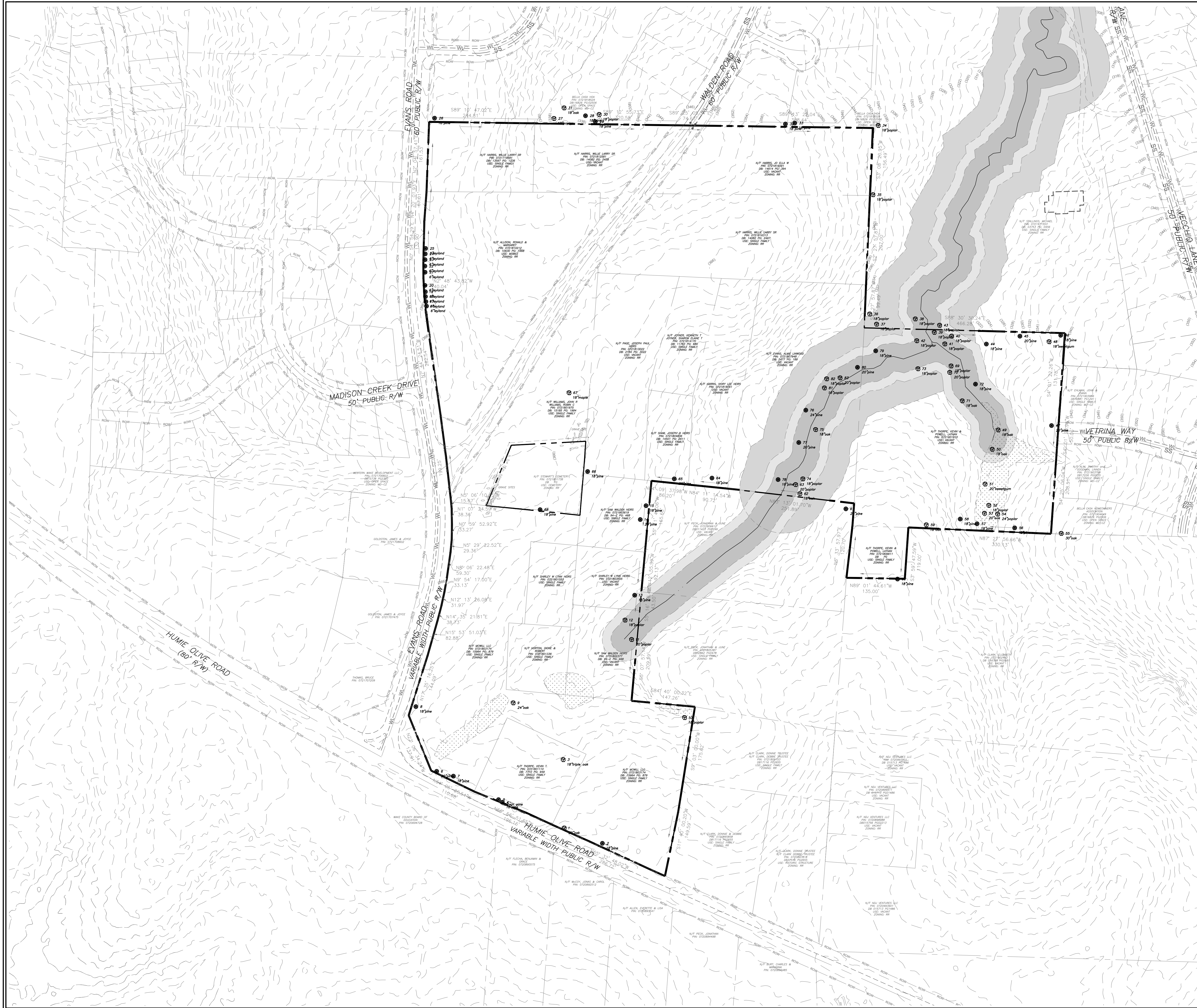
date:  
**May 3, 2021**

dwg by: **JE** chkd by: **JR**



scale:  
**As Noted**

sheet:

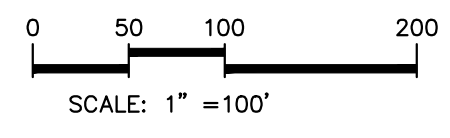
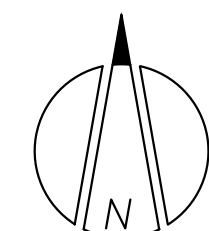
**C000**  
SKETCH PLAN



**TREE LEGEND**

-  PINE TREES (>18" DBH)
-  DECIDUOUS TREES (>18" DBH)

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



**1** EXISTING CONDITIONS  
C001 SCALE: 1" = 100'

NC License #P-0673

Project:  
**EVANS ROAD PUD ASSEMBLY**  
EVANS ROAD @ HUME OLIVE ROAD  
BUCKHORN TOWNSHIP  
APEX, NORTH CAROLINA 27502

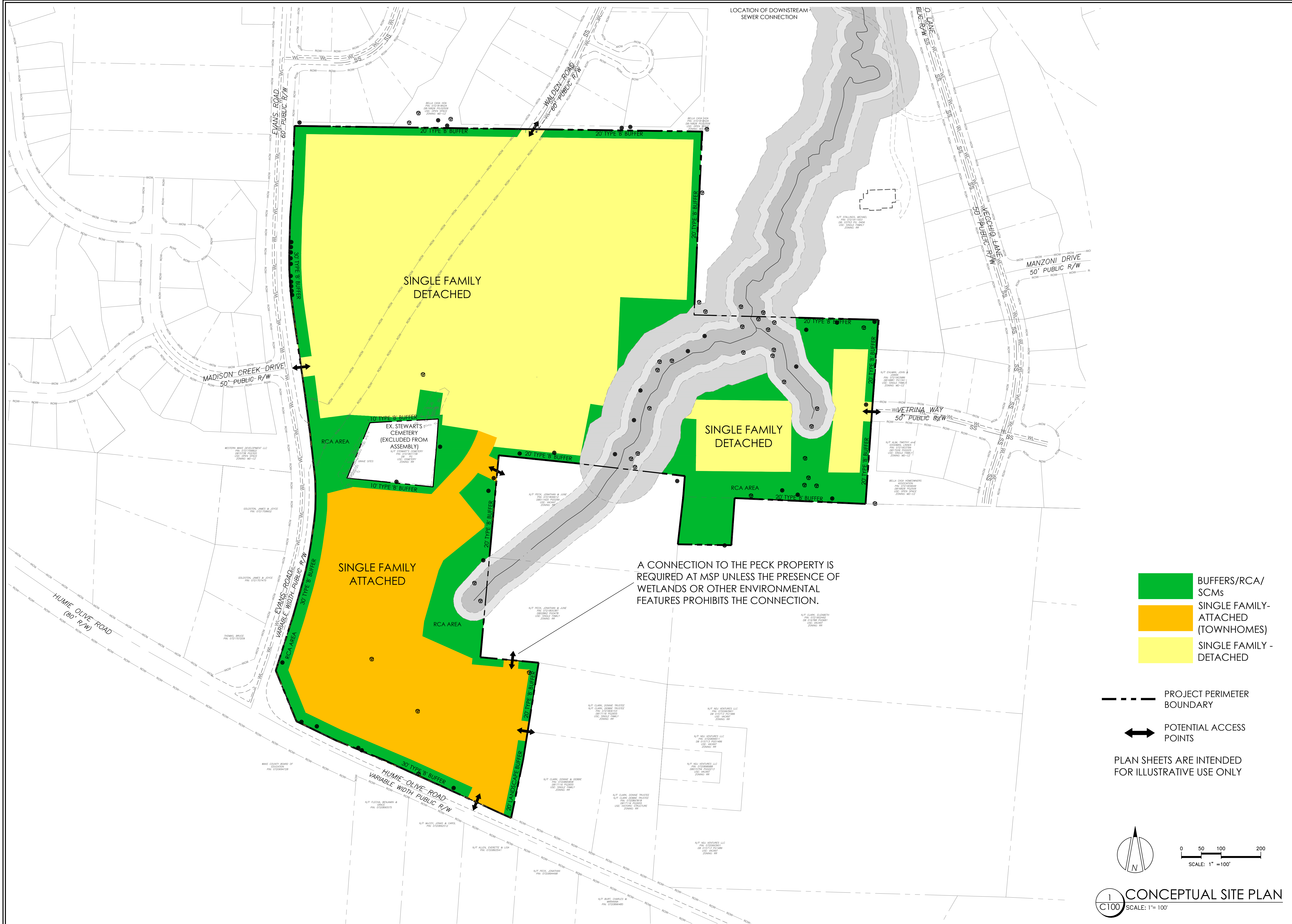
seal:

NO.	DATE	REVISION	BY

title:  
**EXISTING CONDITIONS**

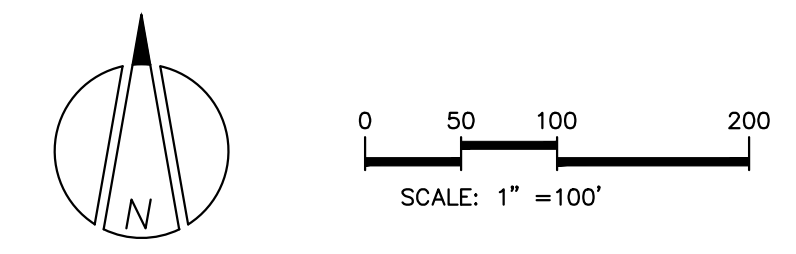
proj #: 180903  
date: May 3, 2021  
dwg by: chkd by: JE JR  
scale: As Noted  
sheet:

**C001**  
SKETCH PLAN



- BUFFERS/RCA/SCMs
- SINGLE FAMILY-ATTACHED (TOWNHOMES)
- SINGLE FAMILY-DETACHED

- PROJECT PERIMETER BOUNDARY
  - POTENTIAL ACCESS POINTS
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



**1** CONCEPTUAL SITE PLAN  
 C100 SCALE: 1"=100'

NC License #P-0673

Project:  
**EVANS ROAD PUD ASSEMBLY**  
**EVANS ROAD @ HUME OLIVE ROAD**  
**BUCKHORN TOWNSHIP**  
**APEX, NORTH CAROLINA 27502**

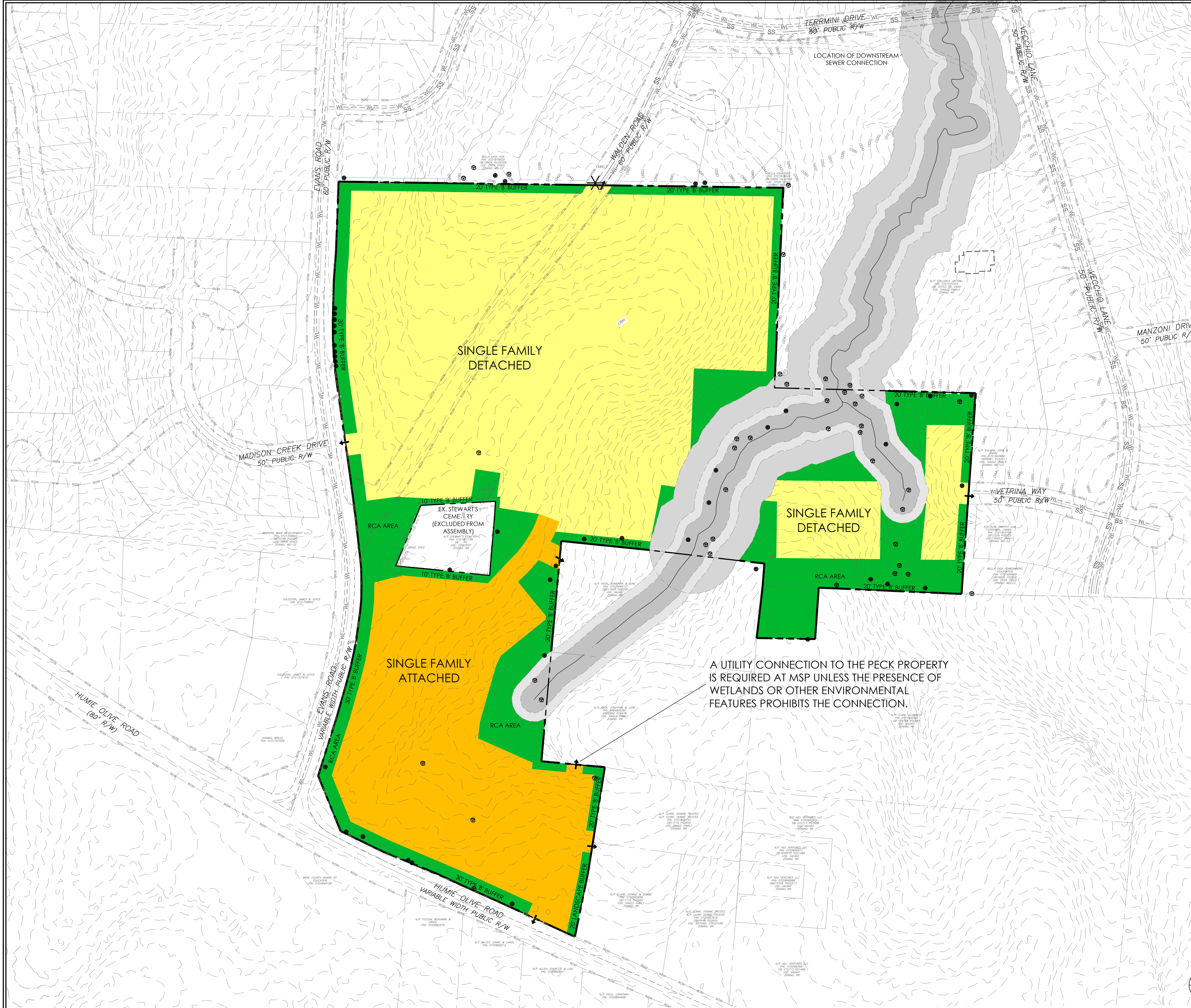
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NO.	DATE	REVISION	BY

title:  
**CONCEPTUAL SITE PLAN**

proj #:  
**180903**  
 date:  
**May 3, 2021**  
 dwg by: chkd by:  
**JE JR**  
 scale:  
**As Noted**

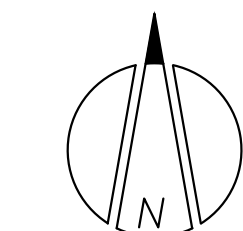
sheet:  
**C100**  
 SKETCH PLAN



- UTILITY NOTES:**
1. THE SITE IS REQUESTING FULL TOWN SERVICES - WATER, SEWER AND ELECTRICITY
  2. THIS SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.

- ↑ PROPOSED WATER CONNECTIONS
- ✕ PROPOSED SEWER CONNECTIONS
- PROJECT PERIMETER BOUNDARY

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



1 CONCEPTUAL UTILITY PLAN  
 SCALE: 1" = 100'

Project:  
**EVANS ROAD PUD ASSEMBLY**  
**EVANS ROAD @ HUME OLIVE ROAD**  
**BUCKHORN TOWNSHIP**  
**APEX, NORTH CAROLINA 27502**

seal:

NO.	DATE	BY

title:  
**CONCEPTUAL UTILITY PLAN**

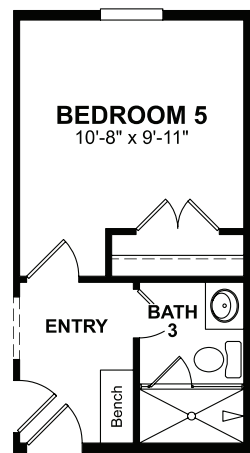
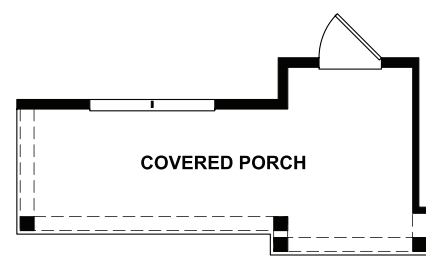
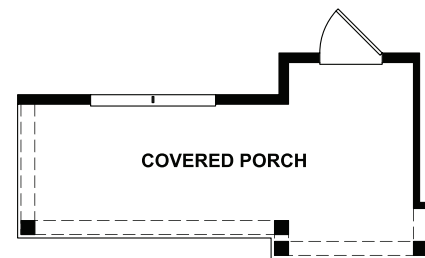
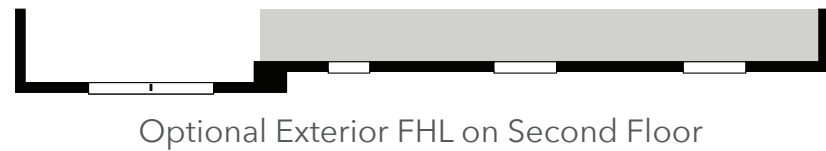
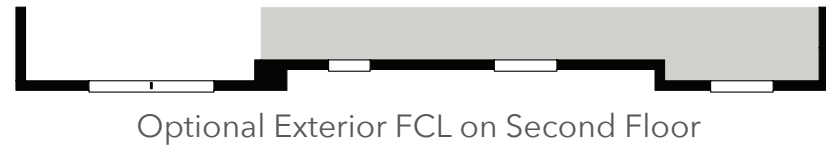
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 date: **May 3, 2021**  
 dwg by: **JE** chkd by: **JR**  
 scale: **As Noted**

sheet:  
C200  
 SKETCH PLAN



# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



Optional Bedroom 5/Bath 3 ILO Study/Powder

Legend	
OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	----- Dashed Lines Denote Elevated Features
D - Dryer	
WH - Water Heater	
DW - Dishwasher	
REF - Refrigerator	



## Beckett

3-5 beds / 2.5-3 baths  
2,556 sq. ft.  
2-car garage



French Country L Exterior



Farmhouse L Exterior



Traditional L Exterior

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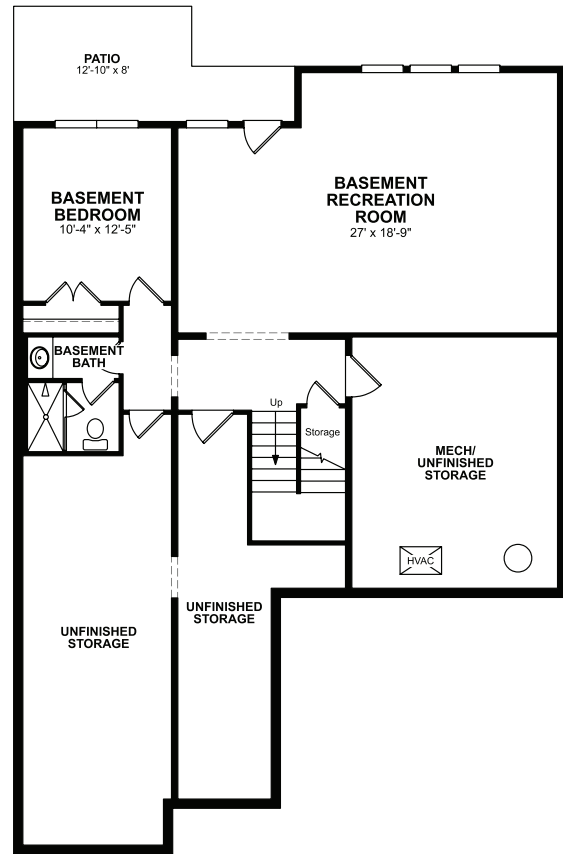
# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee

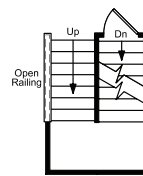


## Dianne

4-6 beds / 3.5-4.5 baths  
3,501 sq. ft.  
2-car garage



Optional Basement



Stairs to  
Optional Basement

Legend	
OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	----- Dashed Lines Denote Elevated Features
D - Dryer	
WH - Water Heater	
DW - Dishwasher	
REF - Refrigerator	



Arts & Crafts L Exterior



French Country L Exterior



Farmhouse L Exterior



Traditional A Exterior

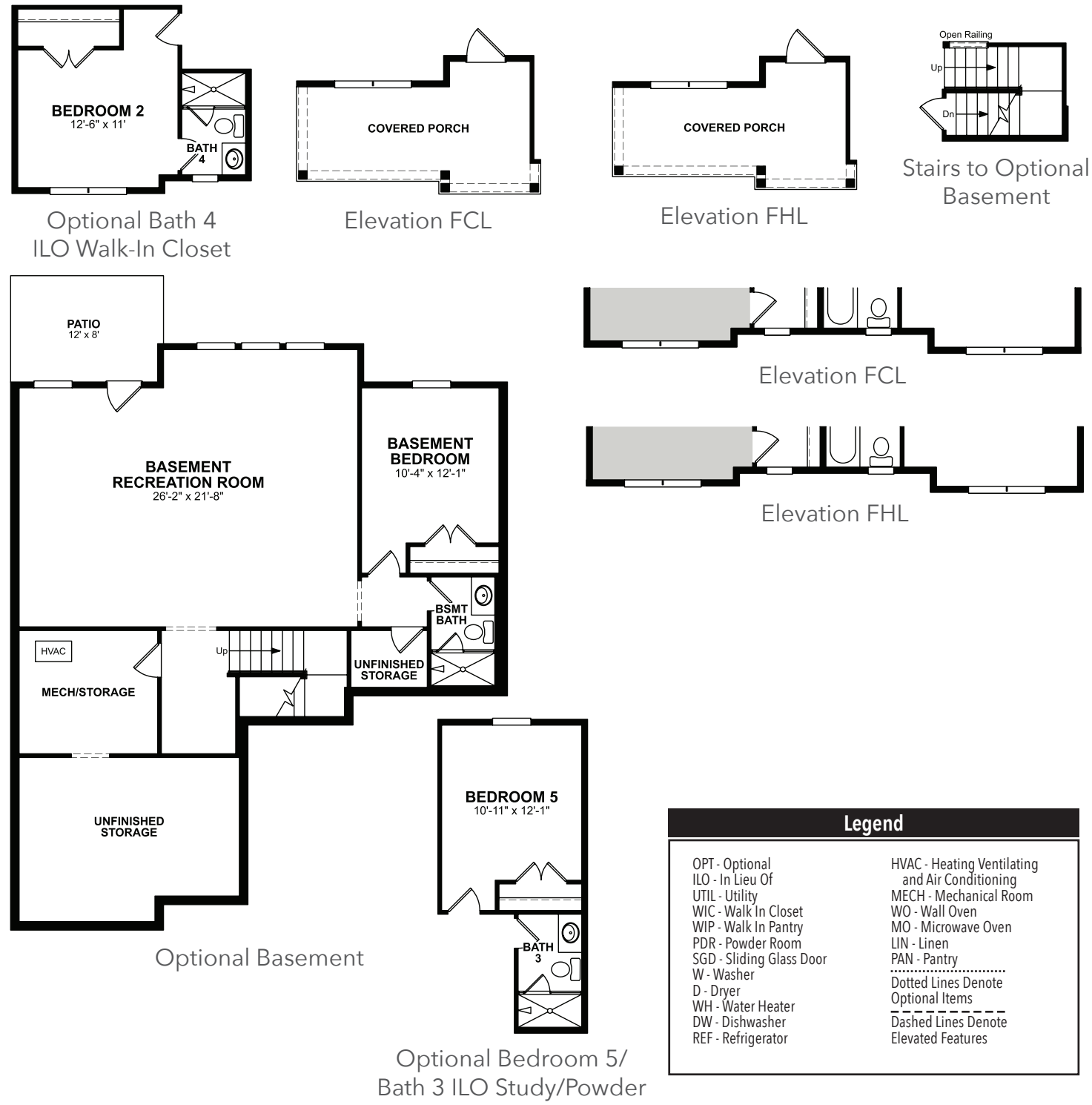
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# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



Legend	
OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	----- Dashed Lines Denote Elevated Features
D - Dryer	
WH - Water Heater	
DW - Dishwasher	
REF - Refrigerator	



## Miller

4-6 beds / 2.5-5 baths  
2,972 sq. ft.  
2-car garage



French Country L Exterior



Farmhouse L Exterior



Traditional L Exterior

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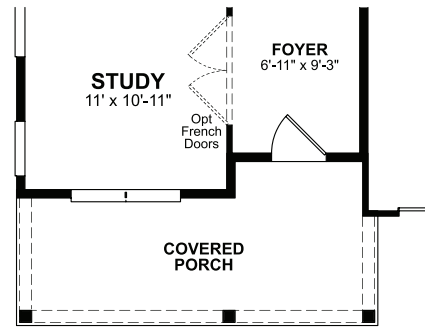
# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee

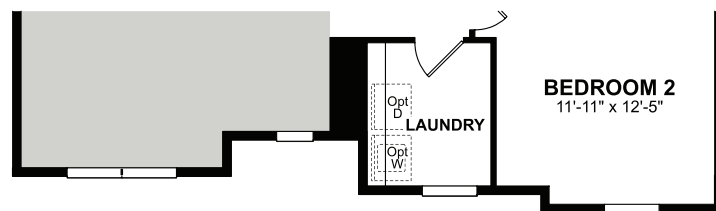


## Douglas

5 beds / 4.5 baths  
3,431 sq. ft.  
2-car garage



Elevation FHL/ FHM/ FCL/ TRM



Elevation FHL/ FHM

Legend	
OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	----- Dashed Lines Denote Elevated Features
D - Dryer	
WH - Water Heater	
DW - Dishwasher	
REF - Refrigerator	



French Country L Exterior



Farmhouse L Exterior



Farmhouse M Exterior



Traditional L Exterior

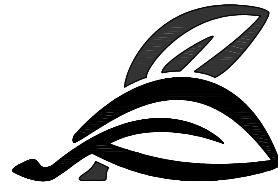


Traditional M Exterior

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# BEAZER HOMES DIANNE RLH V567

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<b>BEAZER HOMES</b>  PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328  PH: 770-392-2100	<b>BEAZER HOMES</b>  RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607  PH: 919-881-9350	<b>MULHERN &amp; KULP ENGINEERING</b>  CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002  PH: 770-777-0074

NOTE:  
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:  
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:  
 - GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
 - ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
 - GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
 - DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

### ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRA/TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Plan Elev FCL
F-1.4	Slab Plan Options
F-2.0	Crawl Plan
F-2.1	Crawl Plan Partials
F-3.0	Basement Plan
F-3.1	Basement Plan Partials
A-1.0	First Floor Plan & Partial
A-1.1	First Floor Plan Partials
A-2.0	Second Floor Plan & Partial
A-2.1	Second Floor Plan Partials
A-3.0	Front Elevation TRA
A-3.1	Side Elevations TRA
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-3.6	Front Elevation FCL
A-3.7	Side Elevations FCL
A-4.0	Typical Sections
O-1.0	Choice Options
O-2.0	Optional Fireplace
O-3.0	Optional Screened Porch
O-4.0	Optional Basement Elevation

Sheet List	
Sheet #	Description
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans
E-4.0	Basement Electrical Plan
S-0.0	Structural Notes
S-1.0	1st Floor Framing Plans
S-2.0	2nd Floor Framing Plans
S-3.0	Roof Framing Plans
S-4.0	Options Framing Plans
S-5.0	Shear Transfer Details

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

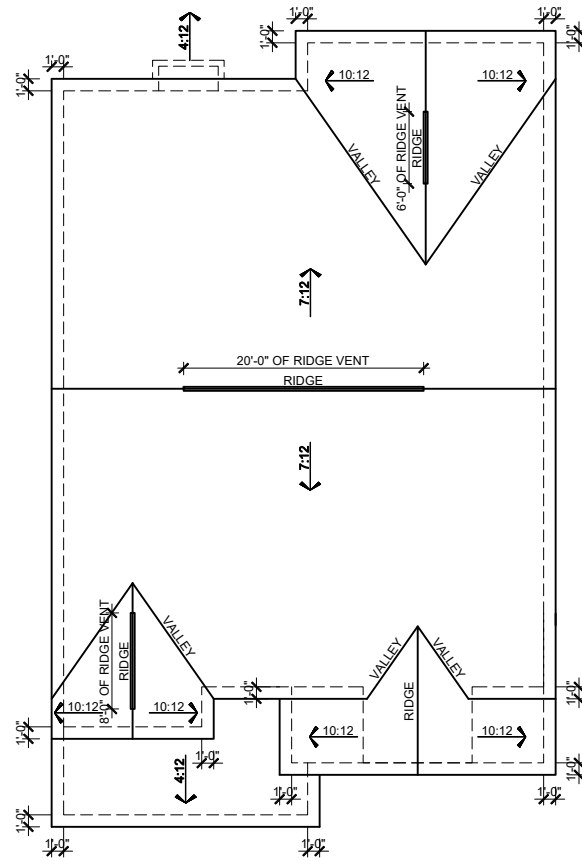
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**RLH V567 3.2**  
**Cover Sheets**  
**Cover Sheet**

drawn by: BZH  
checked by: SDP  
date: 11.07.17  
sheet number:  
**CS-1.0**



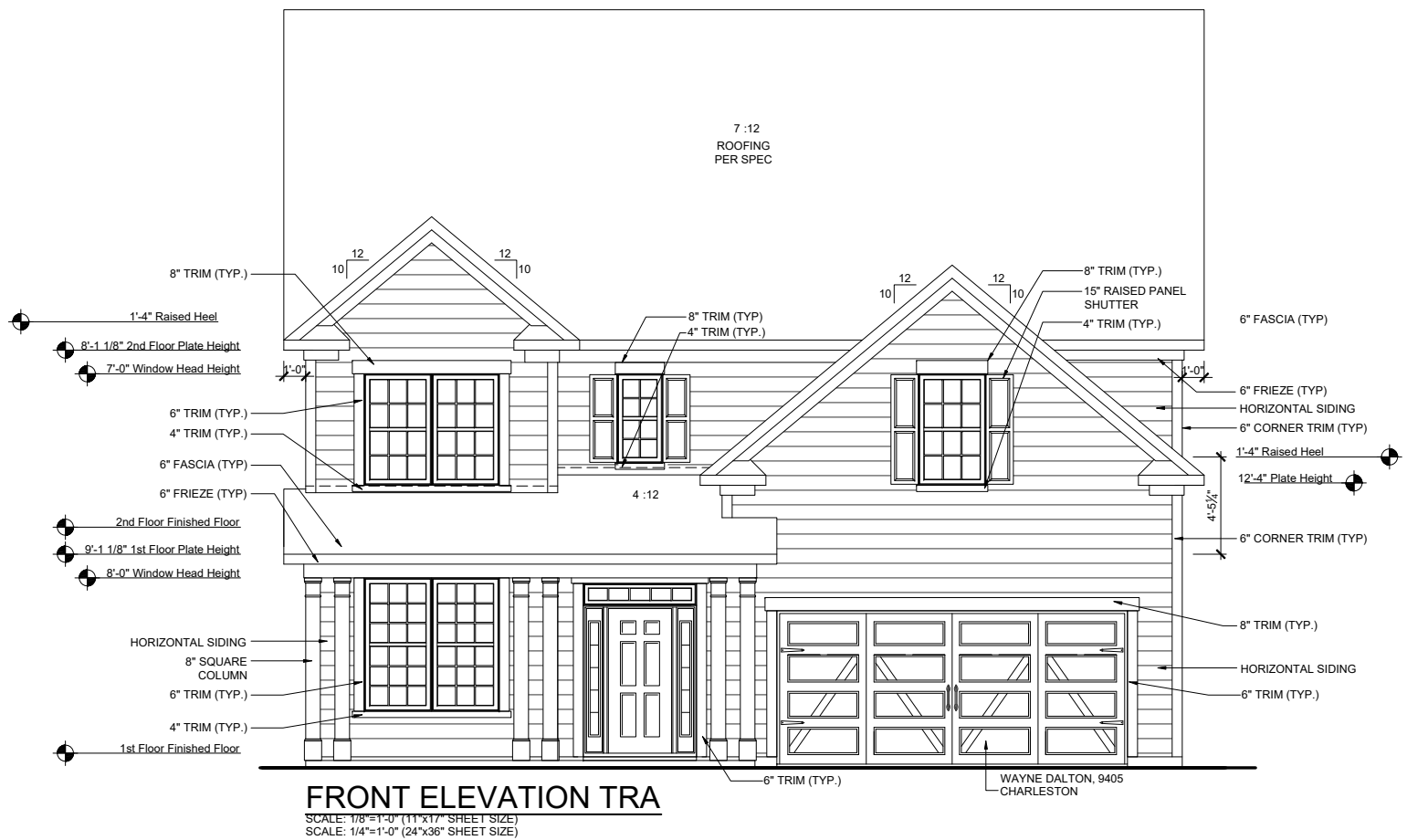
**ROOF PLAN TRA**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF TRA**

ATTIC VENT CALCULATION	
ATTIC SQUARE FOOTAGE =	2161 SF
2161 SF x 1/300	7.13SF
7.13 SF x 144 SQ. IN.	REQ TOTAL VENT: 1026.9 IN.
HIGH VENTING	
(34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT	612 SQ. IN.
LOW VENTING	
(50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT	450 SQ. IN.
TOTAL FREE AREA PROVIDED	1062 SQ. IN.

**PORCH/GARAGE ROOF TRA**

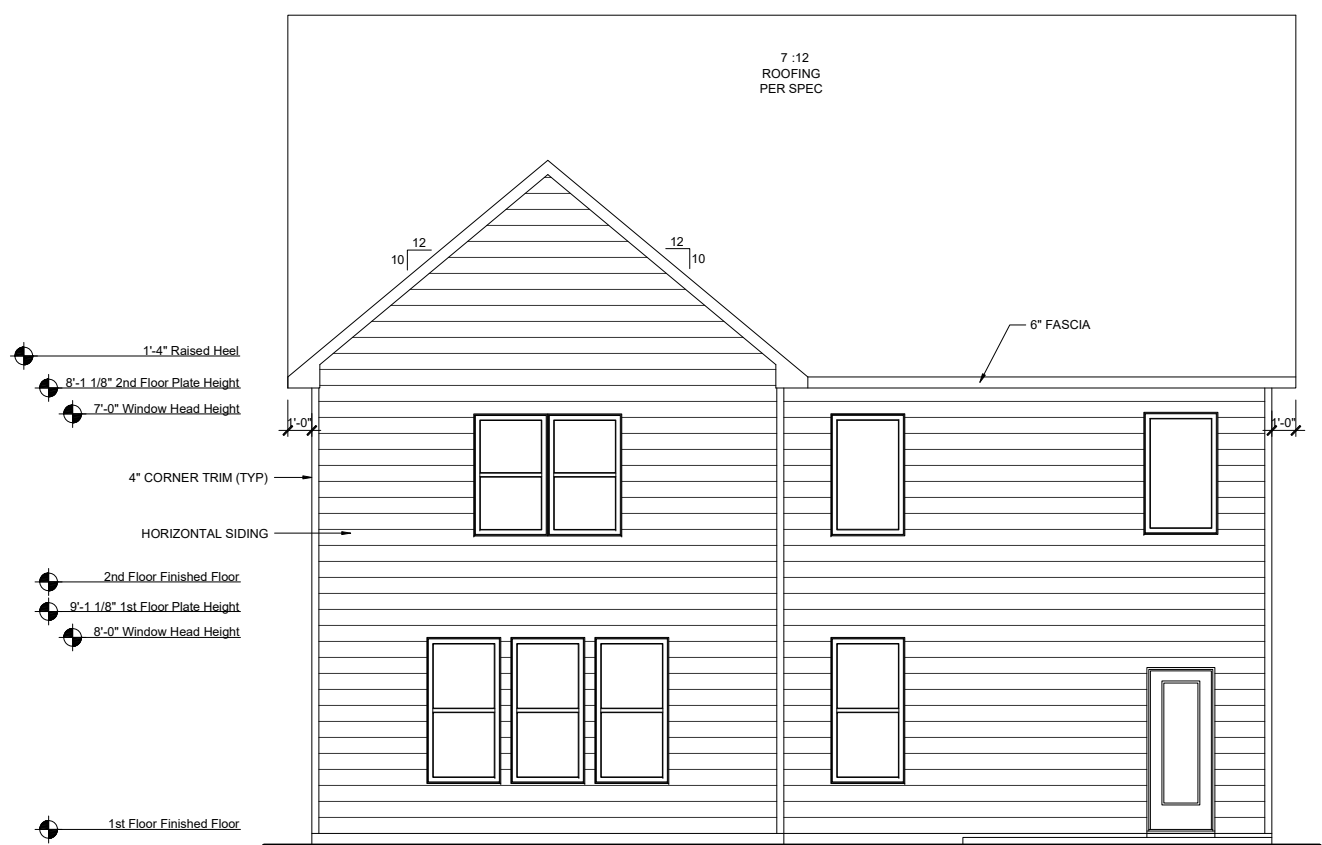
ATTIC VENT CALCULATION	
ATTIC SQUARE FOOTAGE =	246 SF
246 SF x 1/300	.81 SF
.81 SF x 144 SQ. IN.	REQ TOTAL VENT: 116.90 IN.
HIGH VENTING	
(0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT	0 SQ. IN.
LOW VENTING	
(14') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT	126 SQ. IN.
TOTAL FREE AREA PROVIDED	126 SQ. IN.



**FRONT ELEVATION TRA**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION - TRA on CRAWLSPACE**  
 SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION TRA**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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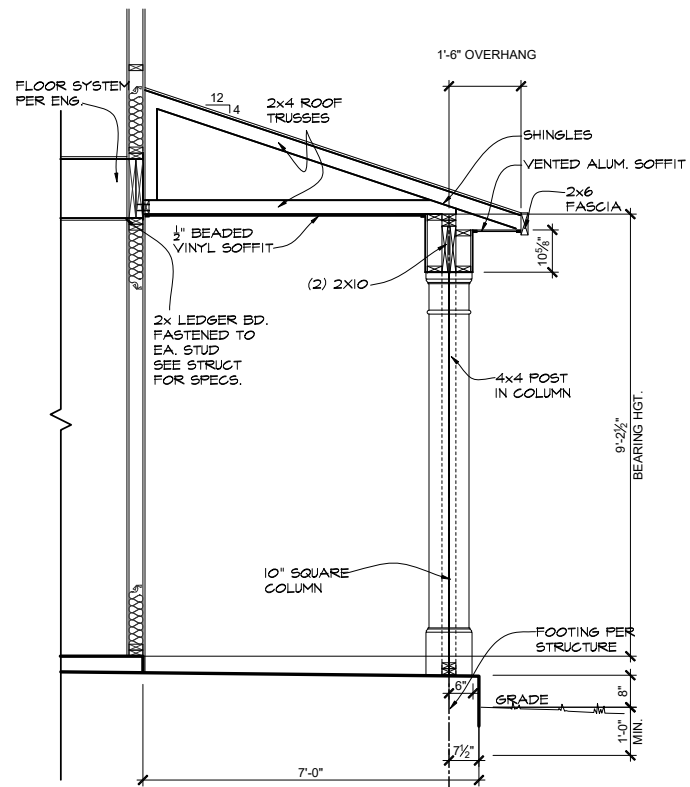
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**RLH V567 3.2**  
**Elevation Plans**  
**Front Elevation TRA**

drawn by: BZH  
 checked by: SDP  
 date: 11.07.17  
 sheet number:

**A-3.0**



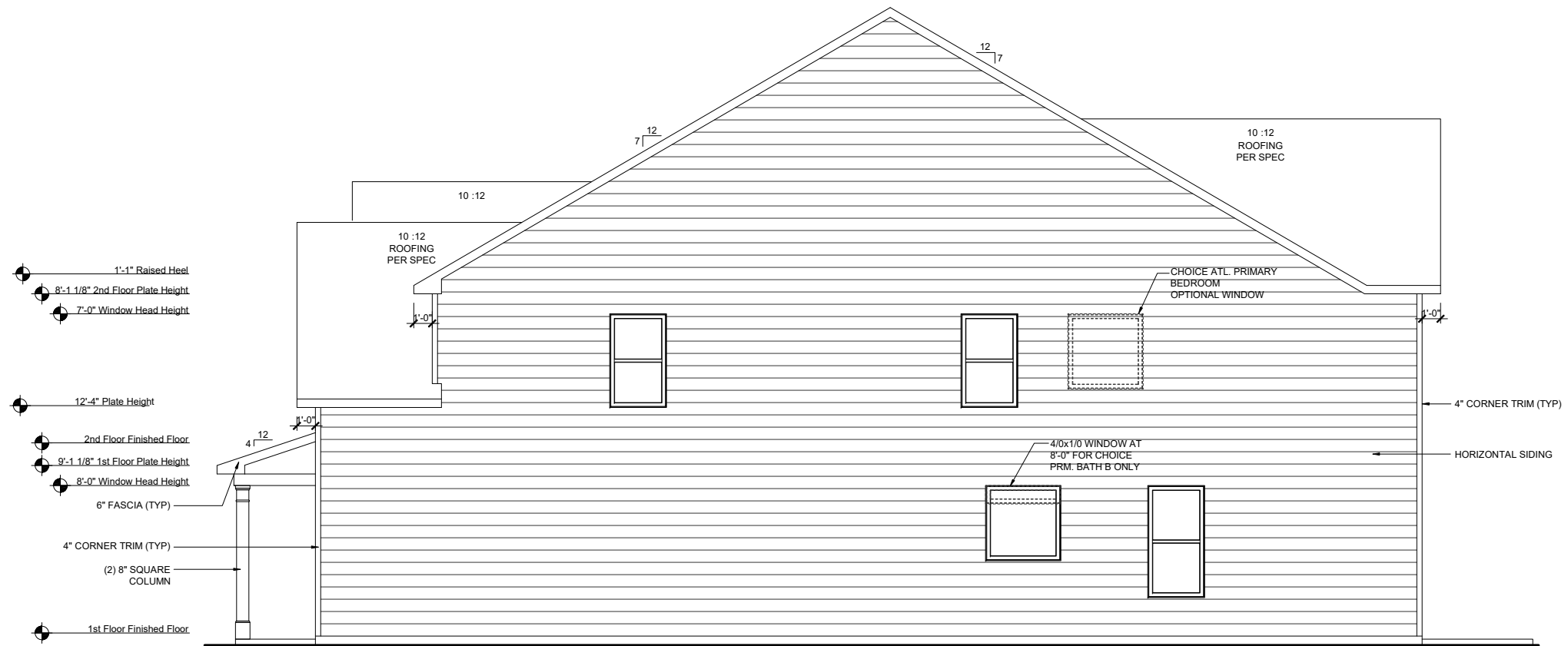
**FRONT PORCH SECTION**

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SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION TRA**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION TRA**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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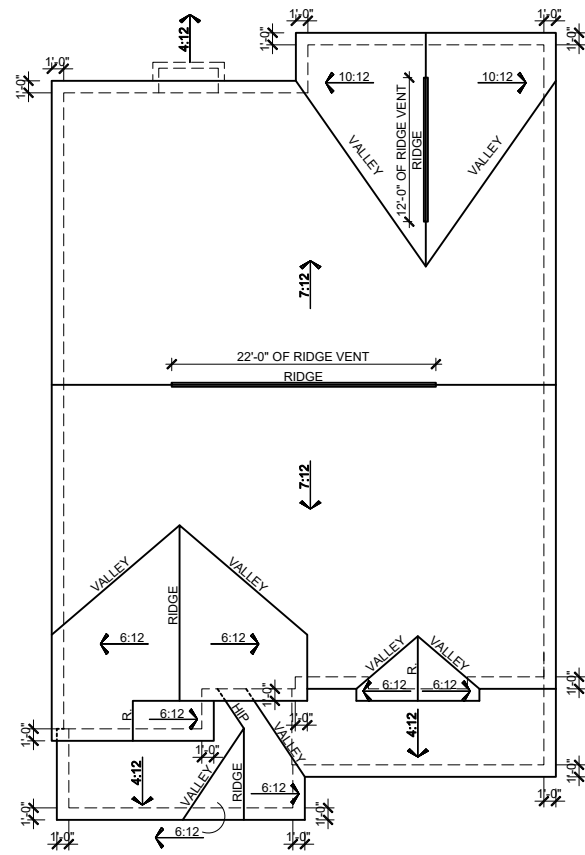
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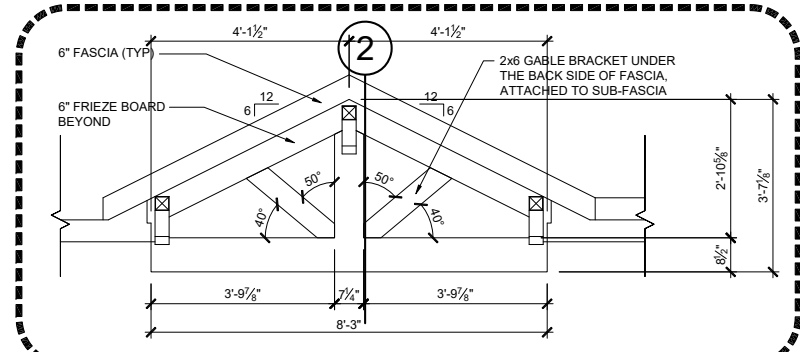
**RLH V567 3.2**  
**Elevation Plans**  
**Side Elevations TRA**

drawn by: BZH  
checked by: SDP  
date: 11.07.17  
sheet number:

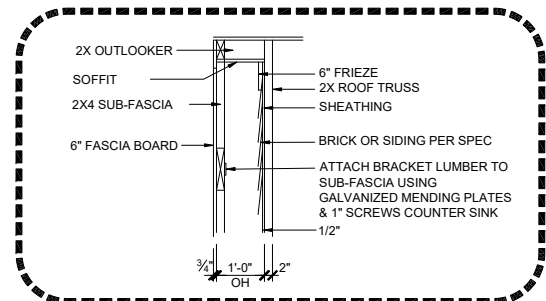
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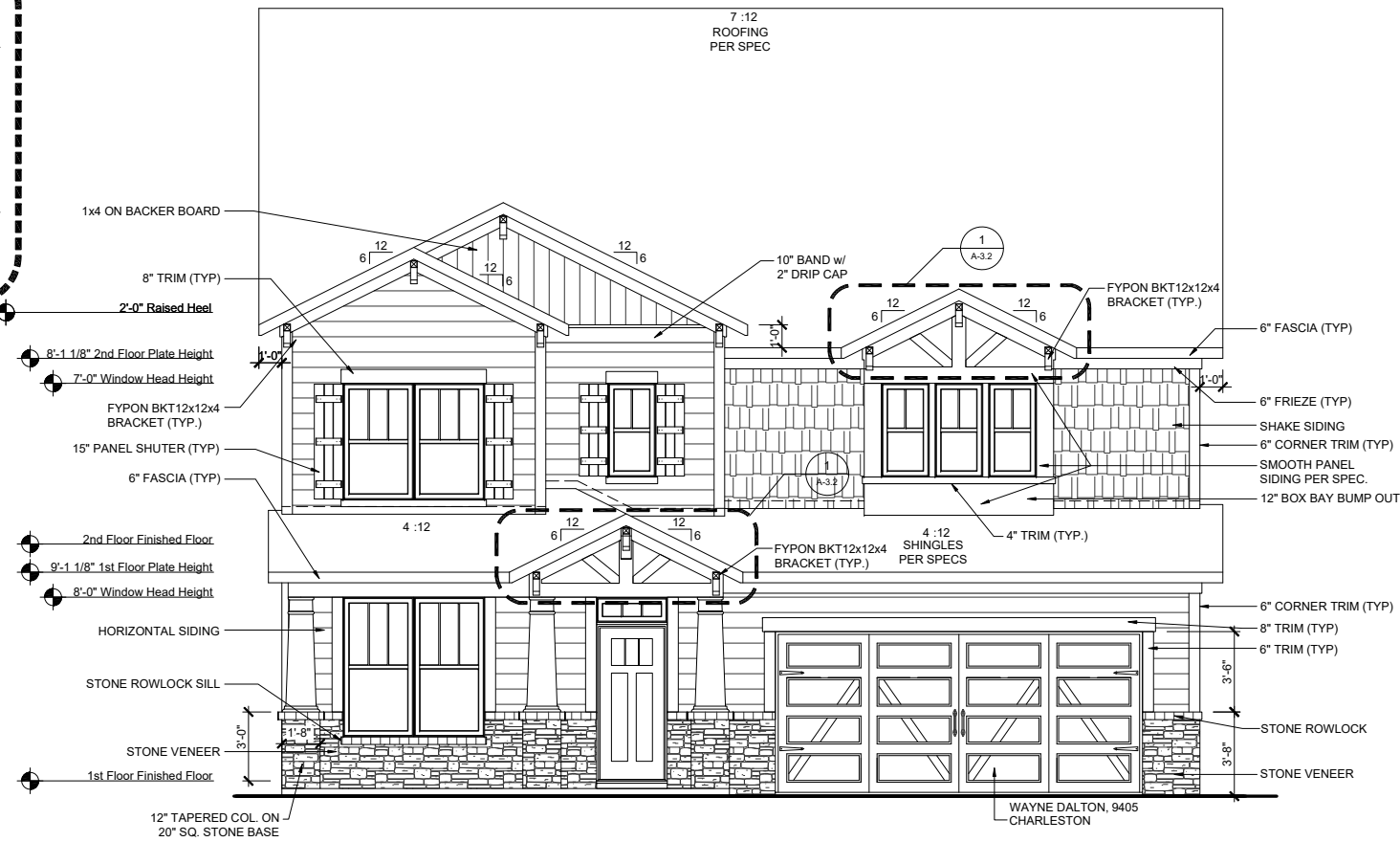
**ROOF PLAN ACL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



**1 GABLE END DETAIL**  
 SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



**2 GABLE END SECTION DETAIL**  
 SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

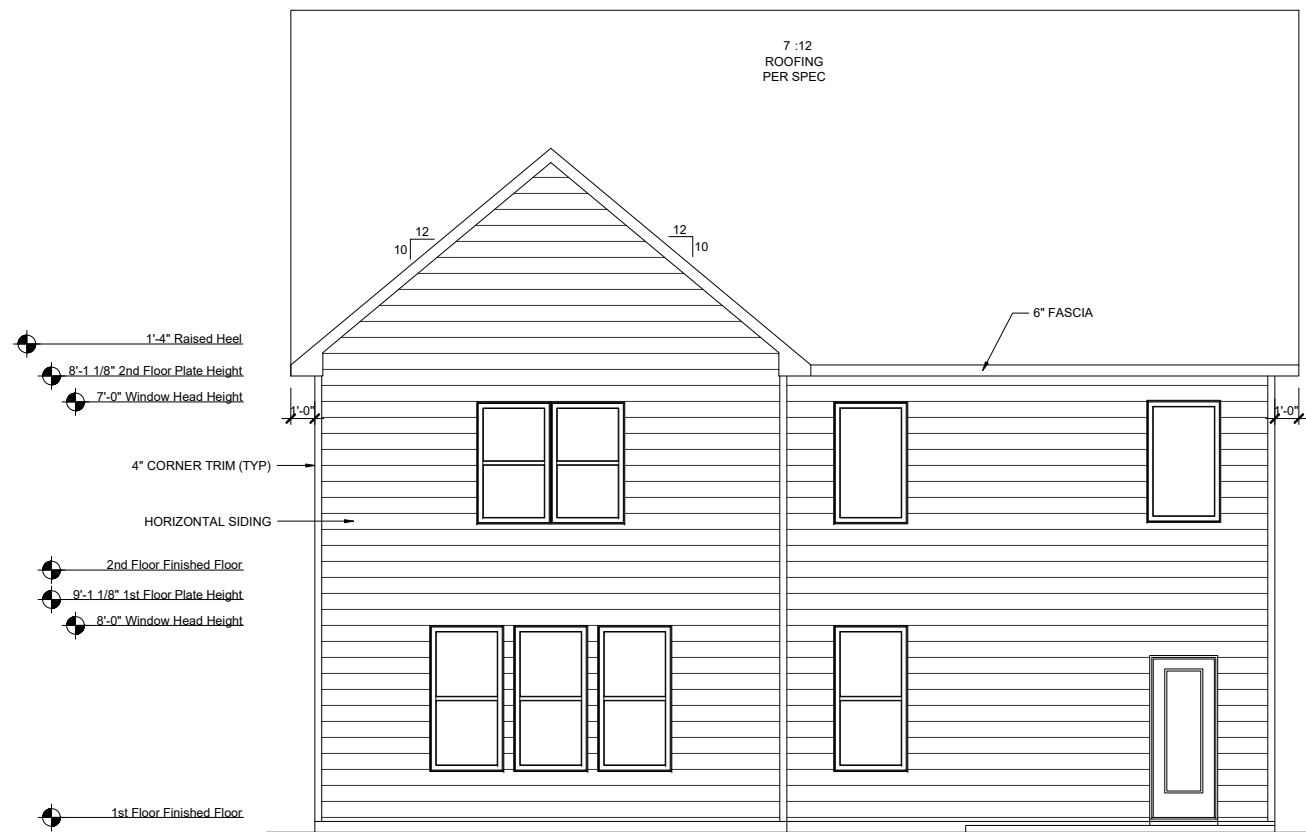


**FRONT ELEVATION - ACL on CRAWLSPACE**  
 SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF ACL**

ATTIC VENT CALCULATION	
ATTIC SQUARE FOOTAGE =	2091 SF
2091 SF x 1/300	6.97 SF
6.97 SF x 144 SQ. IN.	REQ TOTAL VENT: 1004 IN.
HIGH VENTING (34") RIDGE VENTS x 18 SQ. IN. PER LINEAL FT	612 SQ. IN.
LOW VENTING (50") SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT	450 SQ. IN.
TOTAL FREE AREA PROVIDED	1062 SQ. IN.

PORCH/GARAGE ROOF ACL	
ATTIC VENT CALCULATION	
ATTIC SQUARE FOOTAGE =	301 SF
301 SF x 1/300	1.00 SF
1.00 SF x 144 SQ. IN.	REQ TOTAL VENT: 144 IN.
HIGH VENTING (0") RIDGE VENTS x 18 SQ. IN. PER LINEAL FT	0 SQ. IN.
LOW VENTING (20") SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT	180 SQ. IN.
TOTAL FREE AREA PROVIDED	180 SQ. IN.



**REAR ELEVATION ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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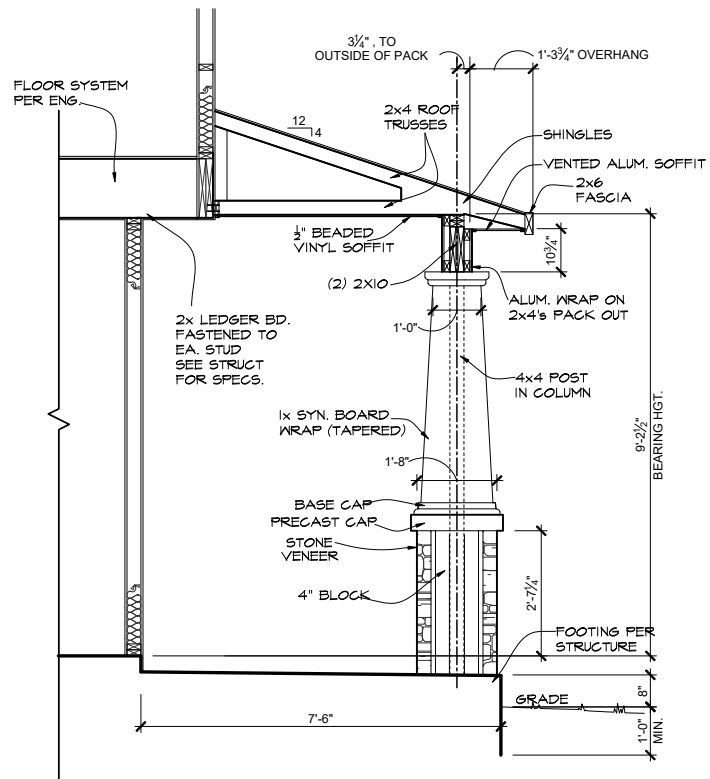
**RLH V567 3.2**  
**Elevation Plans**  
**Front Elevation ACL**

drawn by: BZH  
 checked by: SDP  
 date: 11.07.17  
 sheet number:

**A-3.2**

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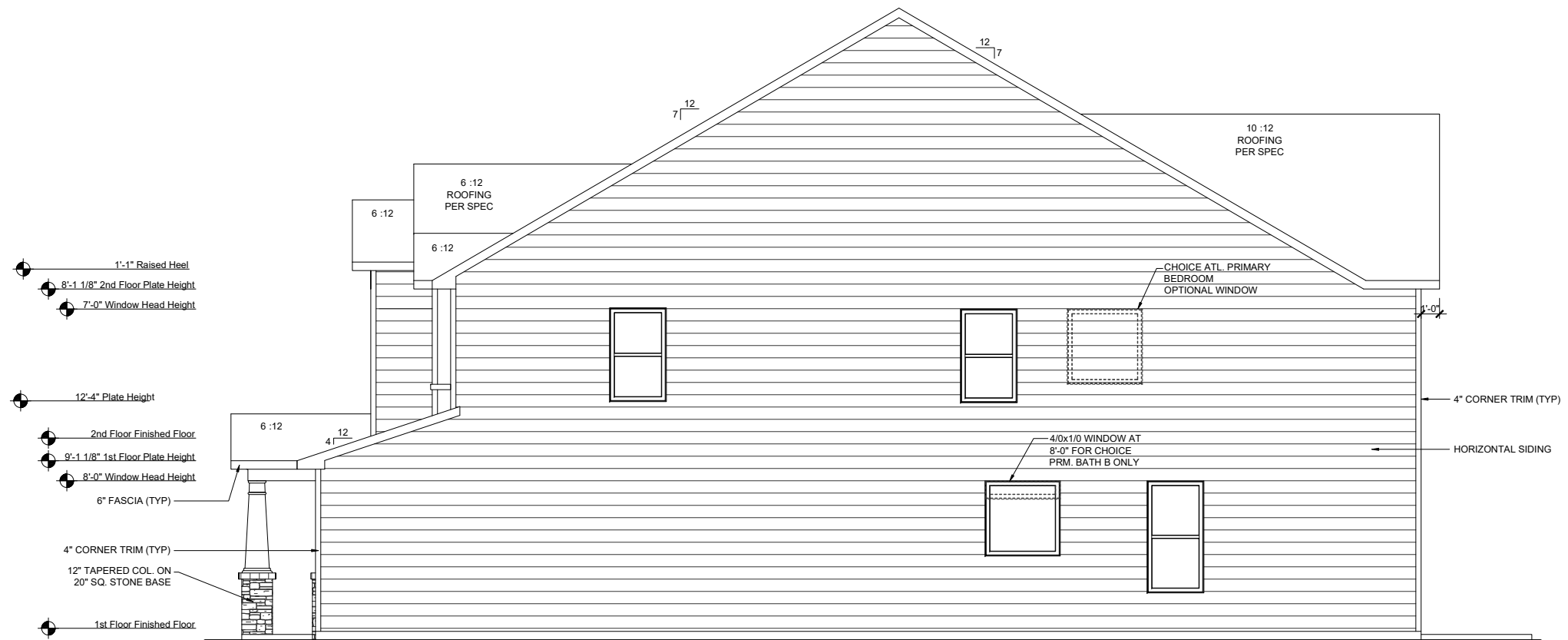
**FRONT PORCH SECTION**

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION ACL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION ACL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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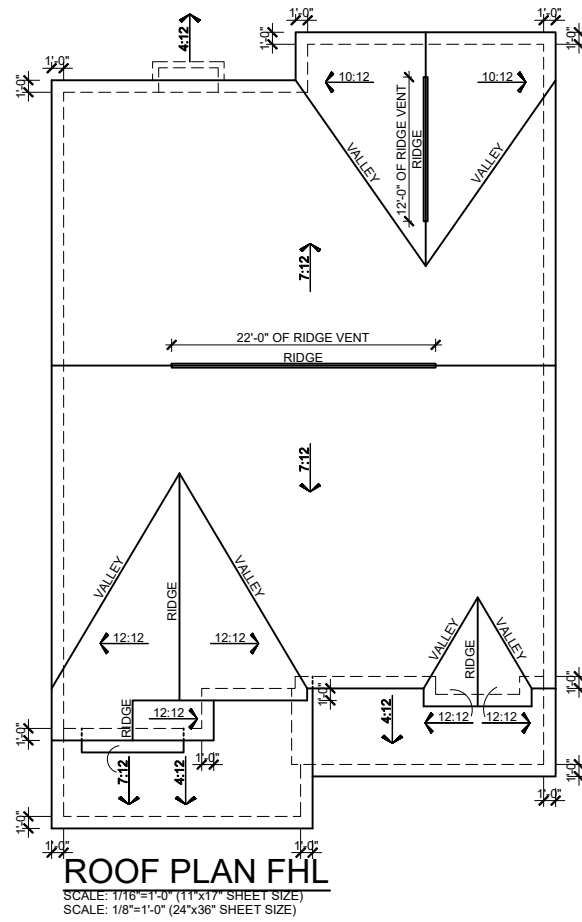
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**RLH V567 3.2**  
**Elevation Plans**  
**Side Elevations ACL**

drawn by: BZH  
checked by: SDP  
date: 11.07.17  
sheet number:

**A-3.3**

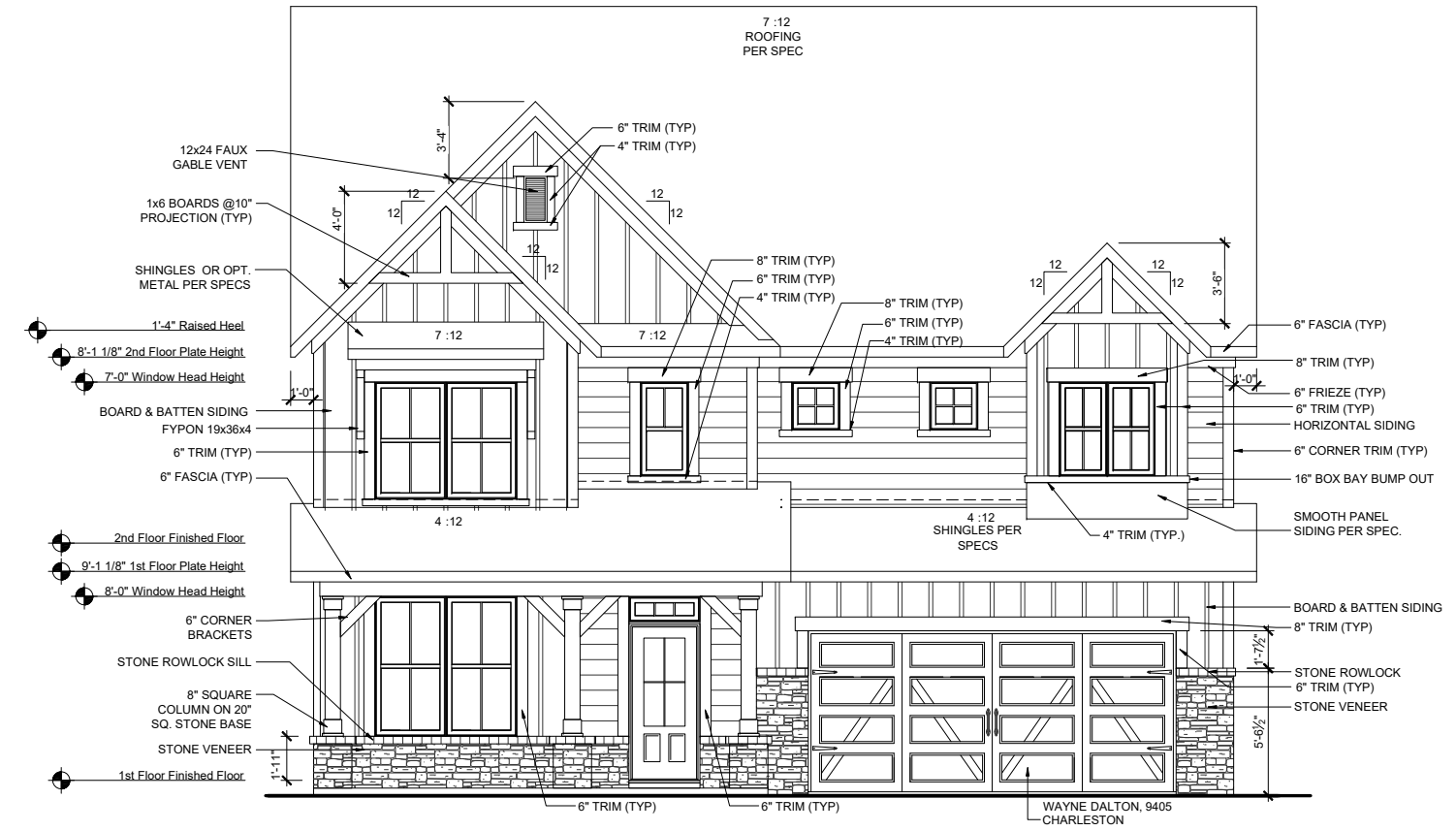


**MAIN ROOF FHL**

ATTIC VENT CALCULATION	
ATTIC SQUARE FOOTAGE =	2094 SF
2094 SF x 1/300	6.91 SF
6.91 SF x 144 SQ. IN.	REQ TOTAL VENT: 995.1 IN.
HIGH VENTING (34') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT	612 SQ. IN.
LOW VENTING (50') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT	450 SQ. IN.
TOTAL FREE AREA PROVIDED	1062 SQ. IN.

**PORCH/GARAGE ROOF FHL**

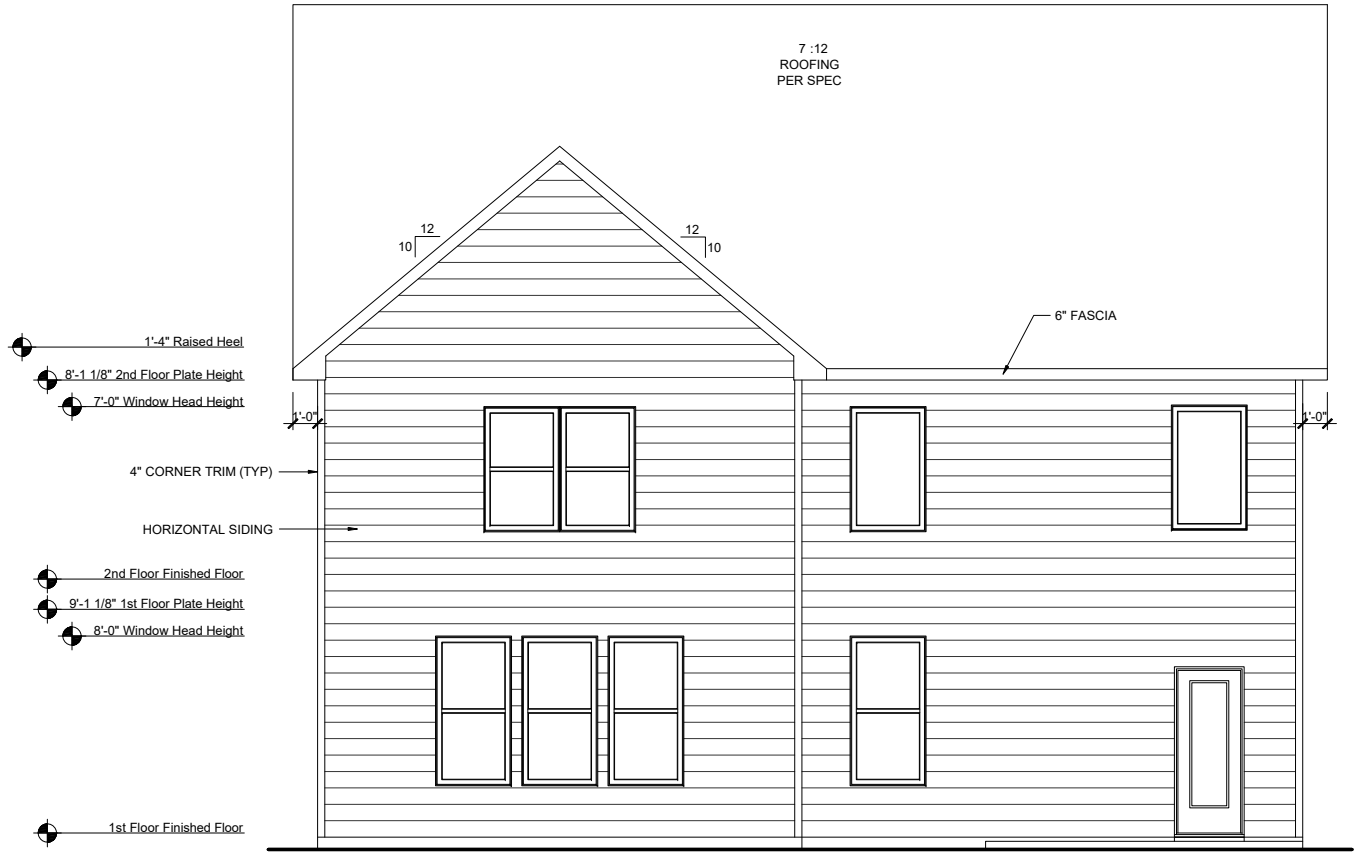
ATTIC VENT CALCULATION	
ATTIC SQUARE FOOTAGE =	369 SF
369 SF x 1/300	1.22 SF
1.22 SF x 144 SQ. IN.	REQ TOTAL VENT: 176.3 IN.
HIGH VENTING (0') RIDGE VENTS x 18 SQ. IN. PER LINEAL FT	0 SQ. IN.
LOW VENTING (20') SOFFIT VENTS x 9 SQ. IN. PER LINEAL FT	180 SQ. IN.
TOTAL FREE AREA PROVIDED	180 SQ. IN.



**FRONT ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION - FHL on CRAWLSPACE**  
 SCALE: 3/32"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 3/16"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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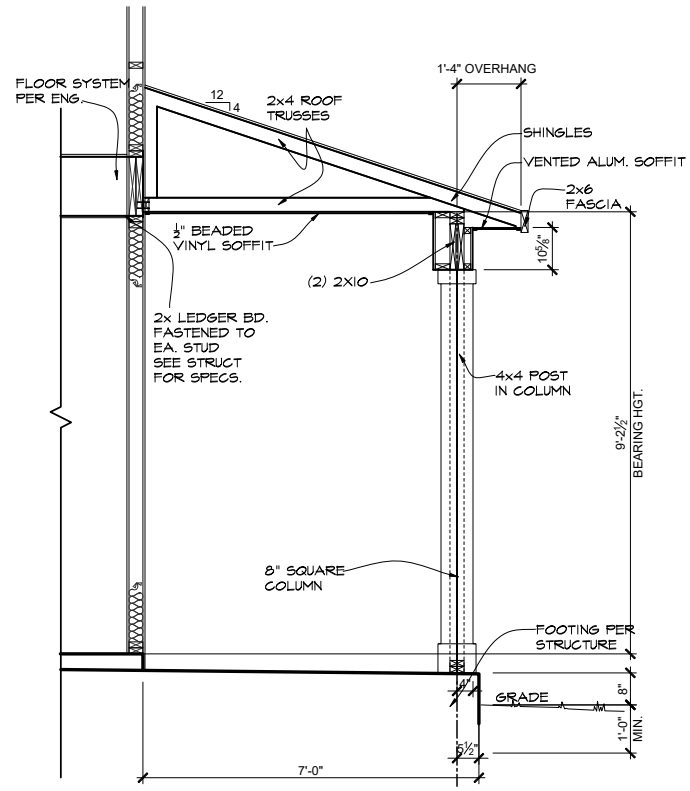
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**RLH V567 3.2**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: BZH  
 checked by: SDP  
 date: 11.07.17  
 sheet number:

**A-3.4**



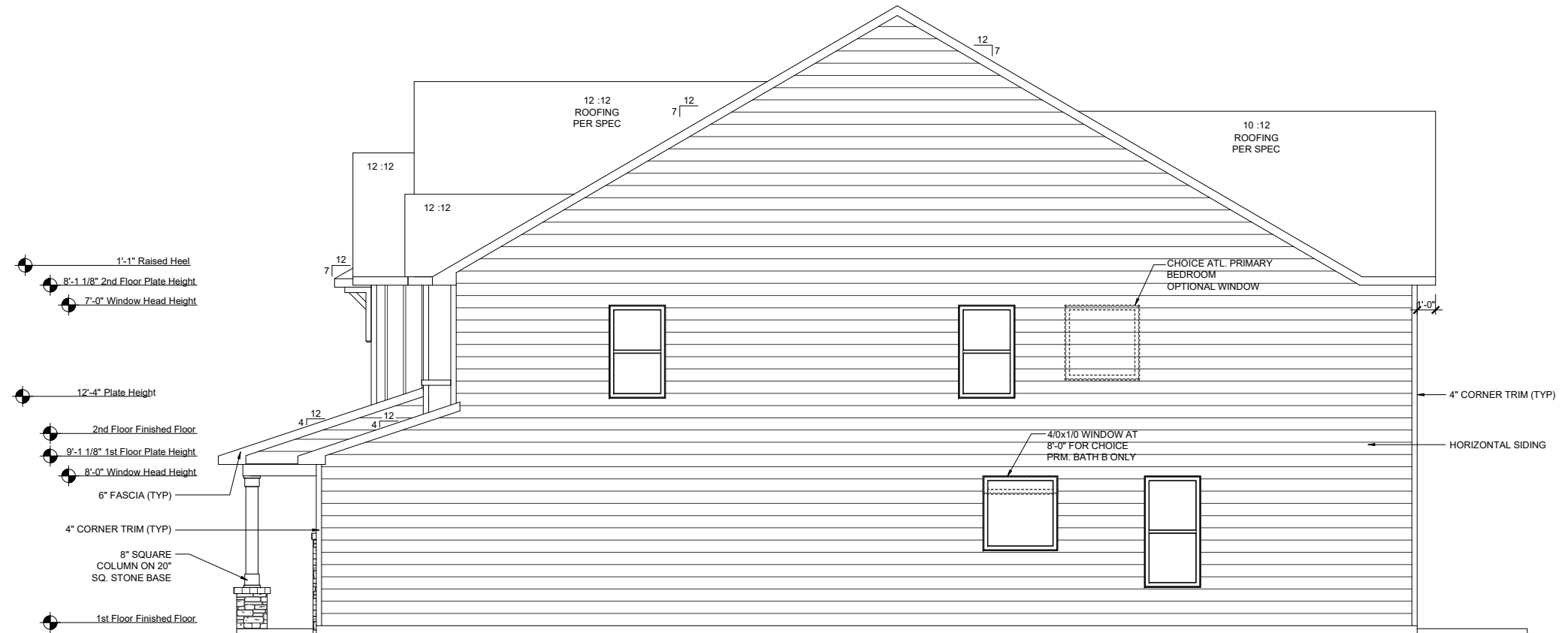
**FRONT PORCH SECTION**

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION FHL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION FHL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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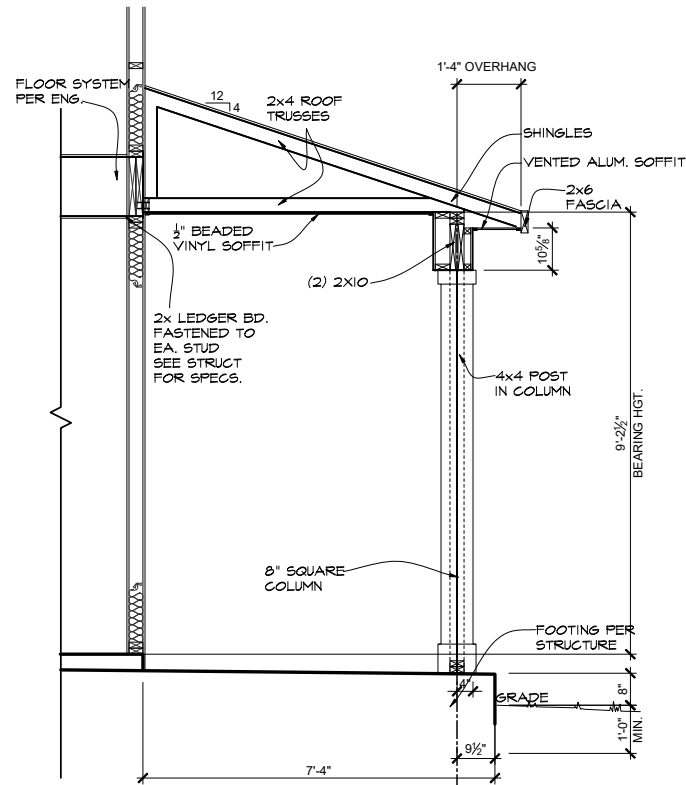


**RLH V567 3.2**  
**Elevation Plans**  
**Side Elevations FHL**

drawn by: BZH  
checked by: SDP  
date: 11.07.17  
sheet number:

**A-3.5**





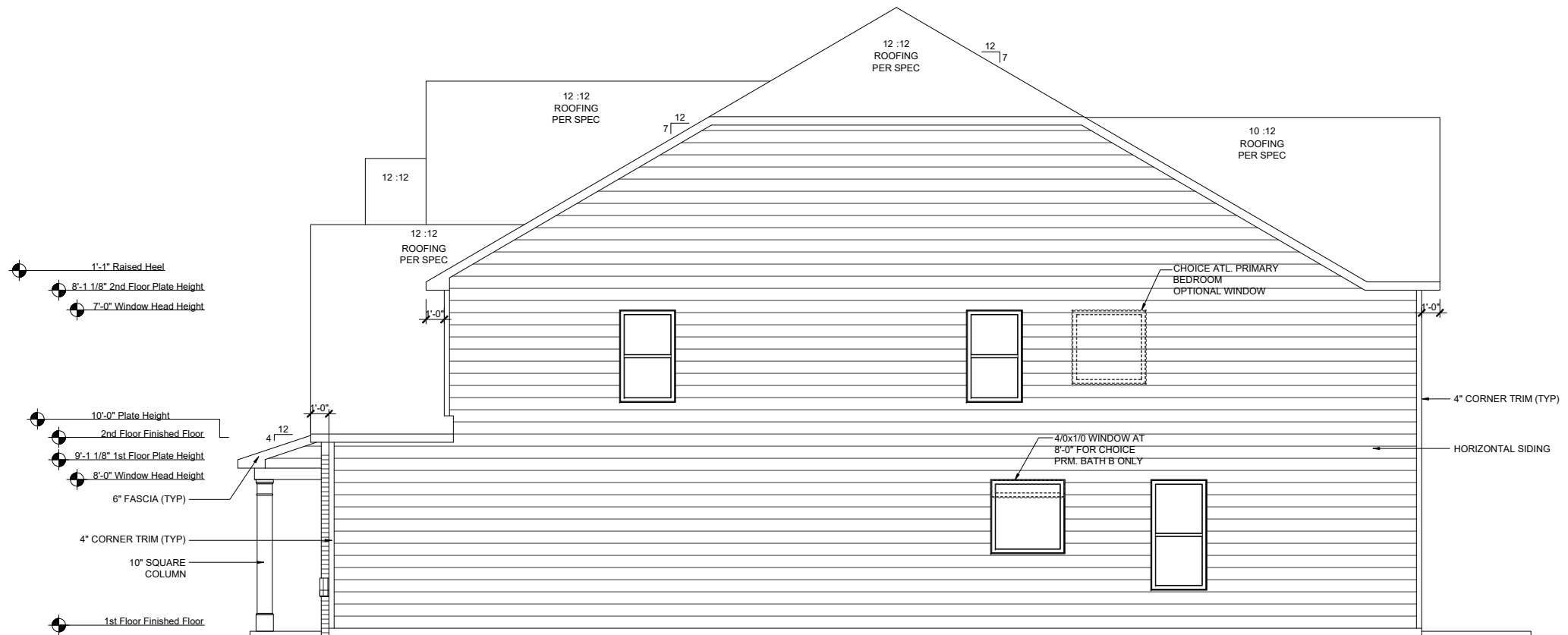
**FRONT PORCH SECTION**

SCALE: 1/4"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/2"=1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION FCL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION FCL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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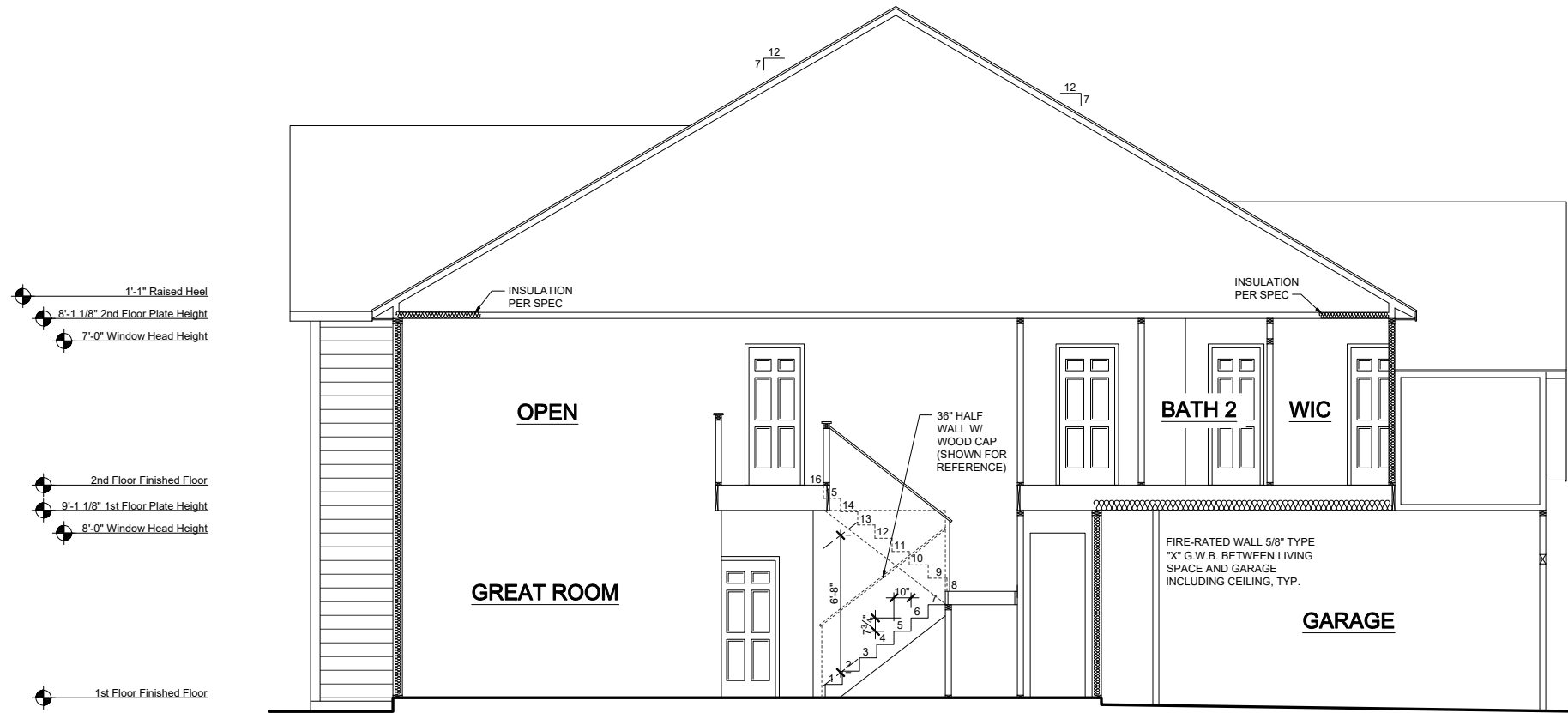
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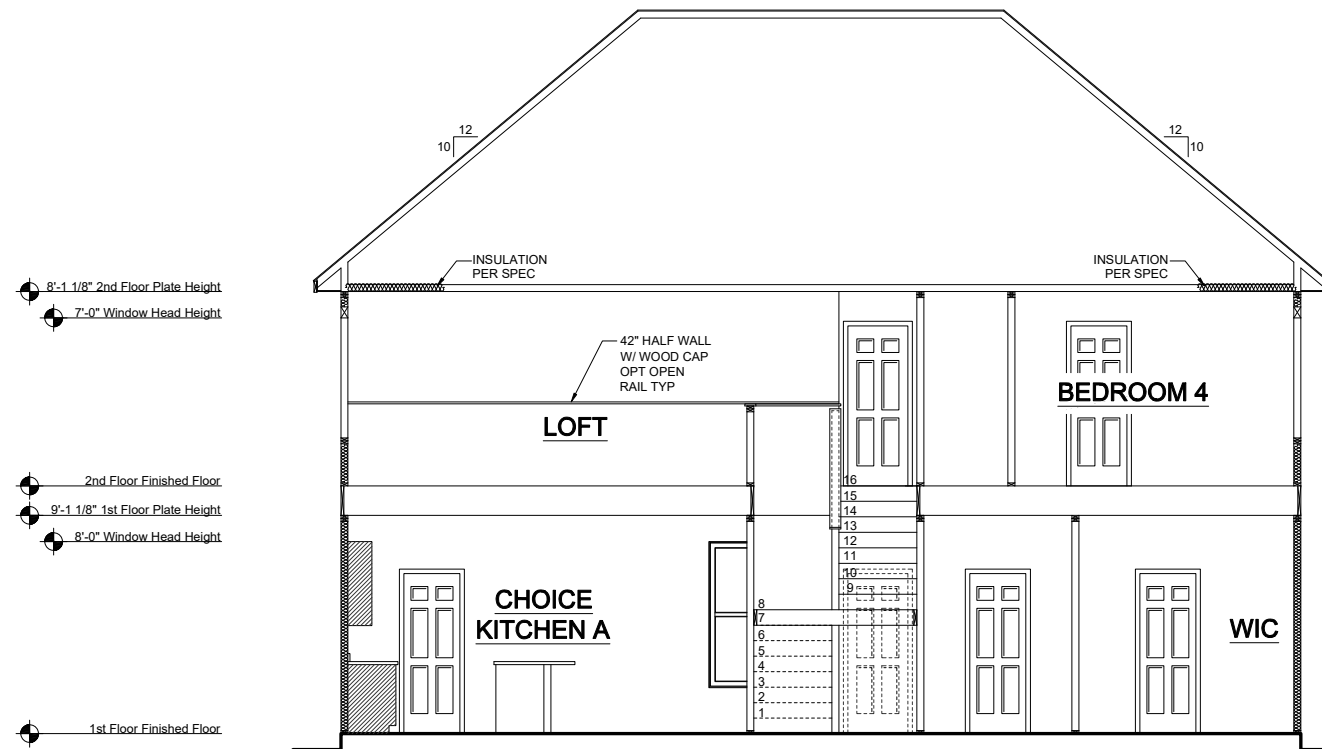
**RLH V567 3.2**  
**Elevation Plans**  
**Side Elevations FCL**

drawn by: BZH  
checked by: SDP  
date: 11.07.17  
sheet number:

**A-3.7**



**SECTION 1**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**SECTION 2**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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**RLH V567 3.2**  
**Typical Sections**  
**Sections**

drawn by: BZH  
 checked by: SDP  
 date: 11.07.17  
 sheet number:  
**A-4.0**



**REAR ELEVATION  
AT BASEMENT**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v3.0	08.16.19
v3.1	10.14.19
v3.2	07.22.19

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**RLH V567 3.2**  
**Structural Options**  
**Optional Basement Elevation**

drawn by: BZH  
checked by: SDP  
date: 11.07.17  
sheet number:

**O-4.0**



**BEAZER  
HOMES**

**BECKETT  
RLH V642**

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<p><b>BEAZER HOMES</b></p> <p>PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328</p> <p>PH: 770-392-2100</p>	<p><b>BEAZER HOMES</b></p> <p>RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607</p> <p>PH: 919-881-9350</p>	<p><b>MULHERN &amp; KULP ENGINEERING</b></p> <p>CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002</p> <p>PH: 770-777-0074</p>

NOTE:  
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:  
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:  
- GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

**ABBREVIATION LEGEND**

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

**Sheet List**

Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan TRL
F-1.1	Slab Plan FHL
F-1.2	Slab Plan FCL
F-1.3	Slab Plan Options
F-2.0	Crawl Plan TRL
F-2.1	Crawl Plan Partial
A-1.0	First Floor Plan & Partial
A-2.0	Second Floor Plan & Partial
A-3.0	Front Elevation TRL
A-3.1	Side Elevation TRL
A-3.2	Front Elevation FHL
A-3.3	Side Elevation FHL
A-3.4	Front Elevation FCL
A-3.5	Side Elevation FCL
A-4.0	Typical Sections
O-1.0	Choice Options
O-2.0	Floor Plan Options
O-2.1	Optional Screened Porch
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans
S-0.0	Structural Notes
S-1.0	1st Floor Framing Plans
S-2.0	2nd Floor Framing Plans
S-3.0	Roof Framing Plans
S-4.0	Options Framing Plans
S-5.0	Shear Transfer Details
S-5.1	Shear Transfer Details

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

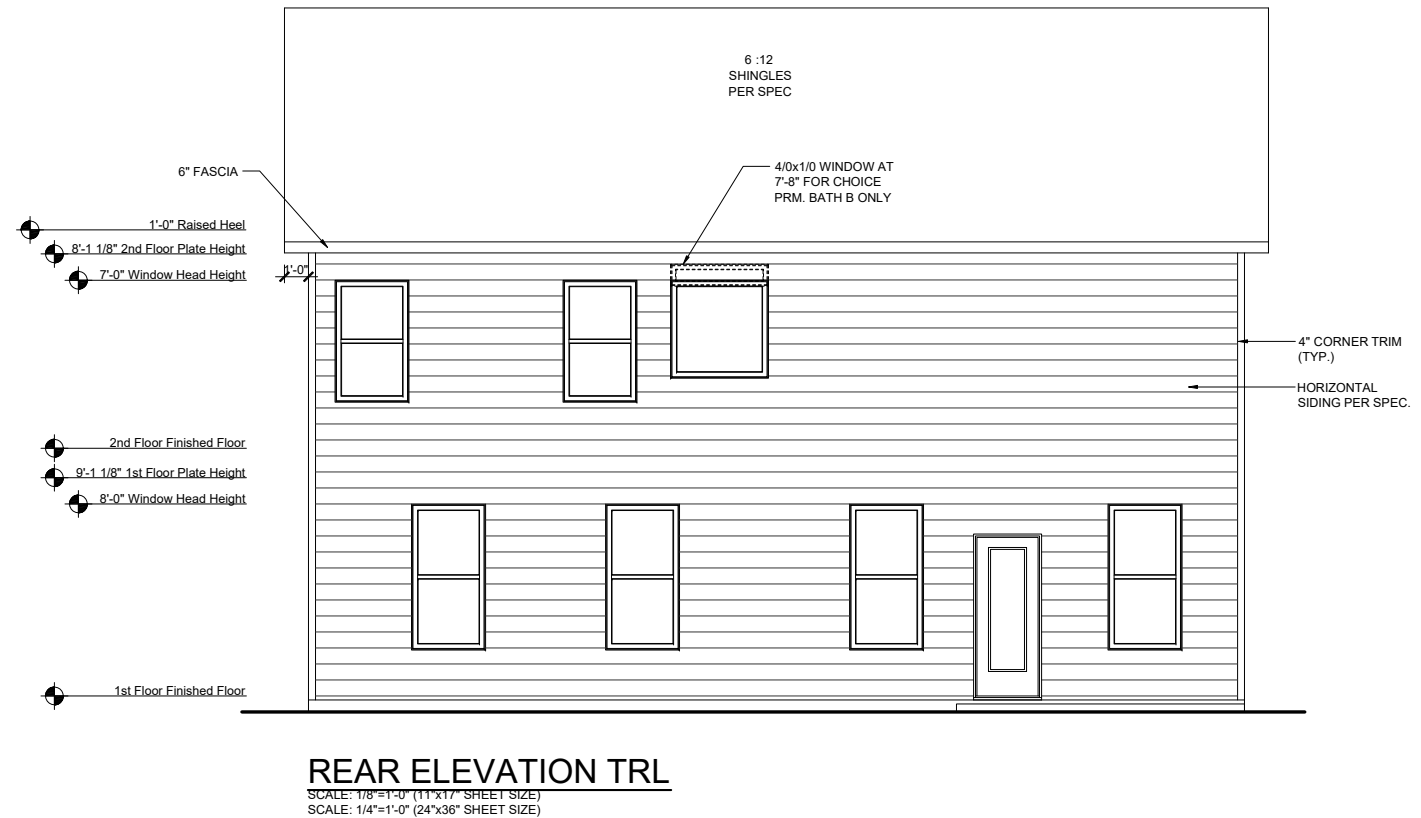
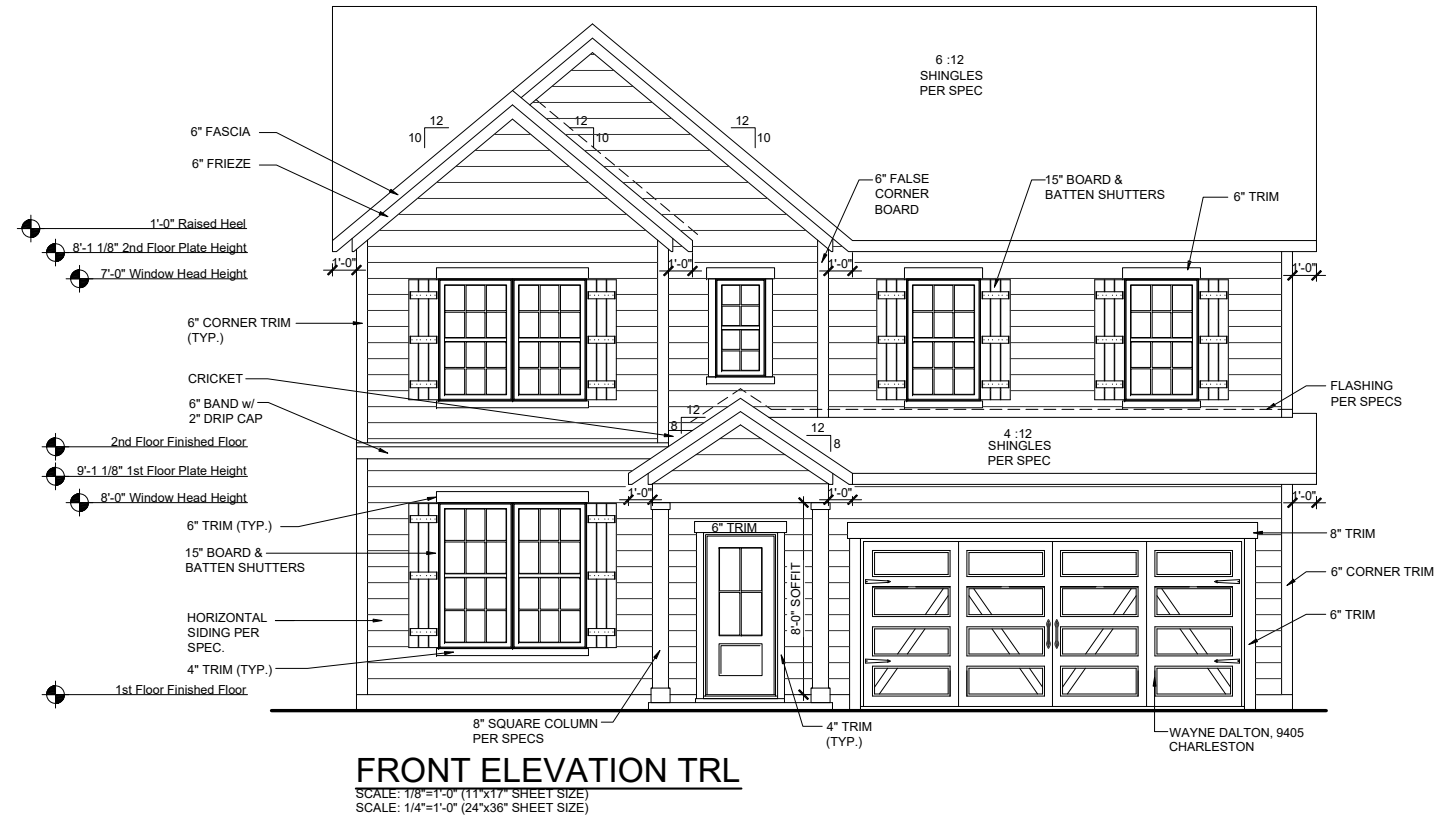
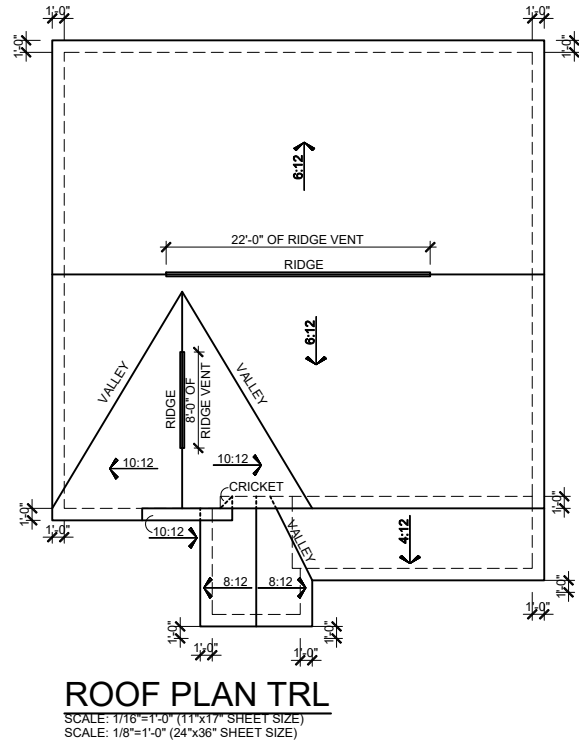
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**RLH V642 1.3**  
**Cover Sheets**  
**Cover Sheet**

drawn by: XSI  
 checked by: BZH  
 date: 07/24/19  
 sheet number:  
**CS-1.0**





REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

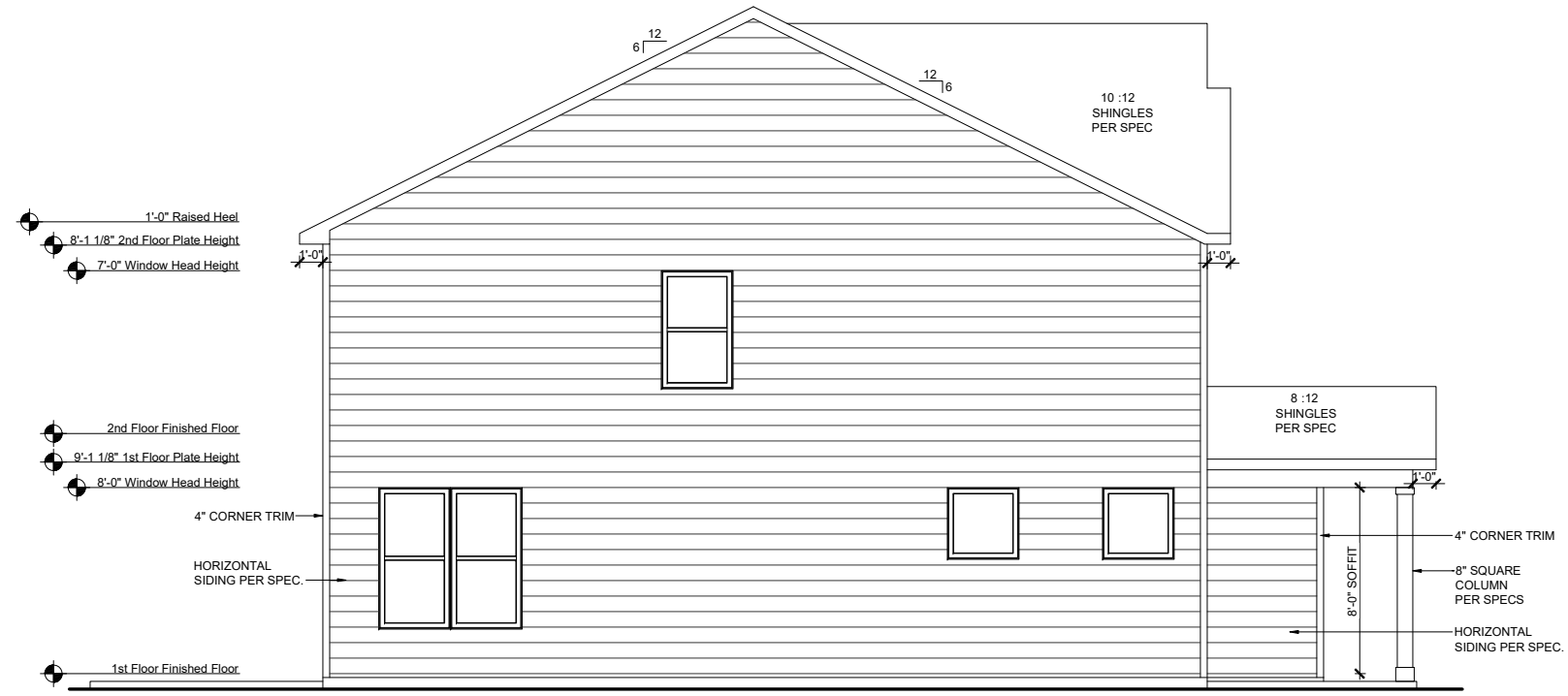
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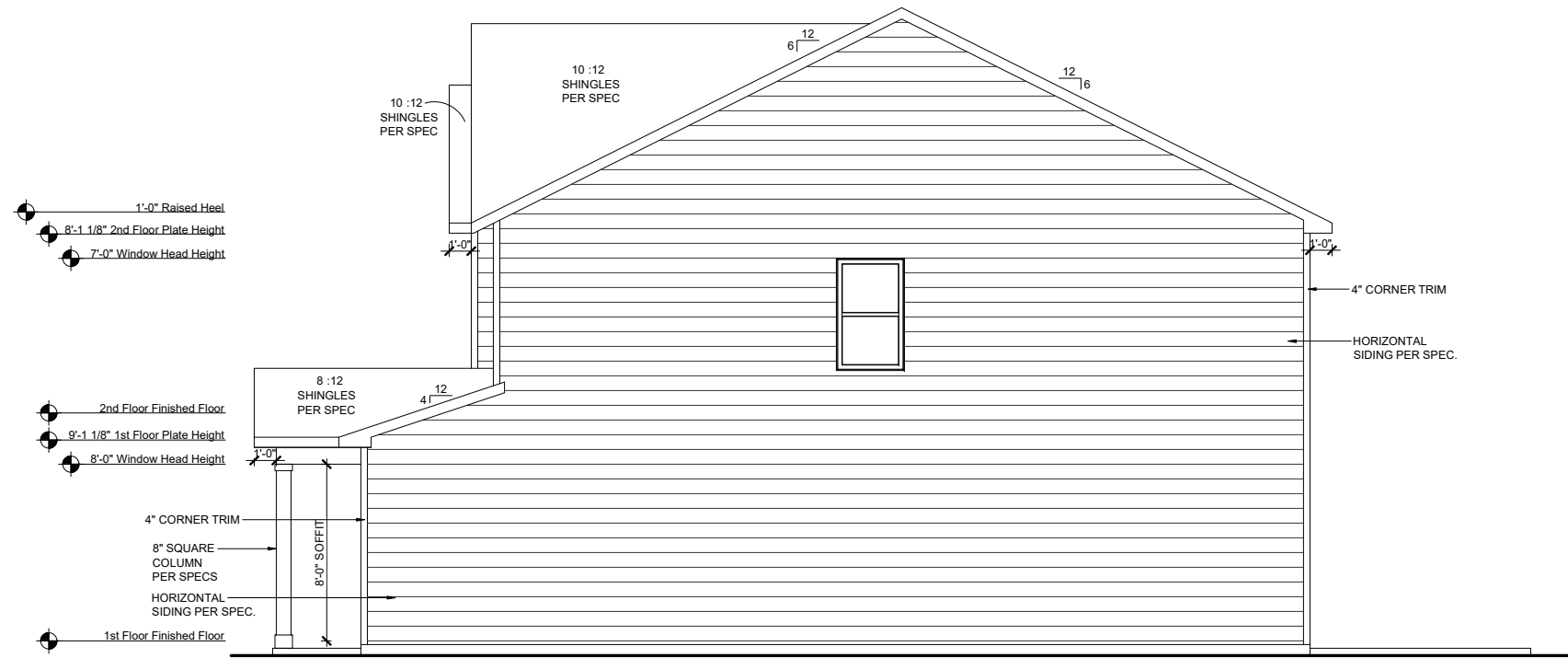
**RLH V6421.3**  
**Elevation Plans**  
**Front Elevation TRL**

drawn by: XSI  
 checked by: BZH  
 date: 07/24/19  
 sheet number:  
**A-3.0**



**LEFT ELEVATION TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

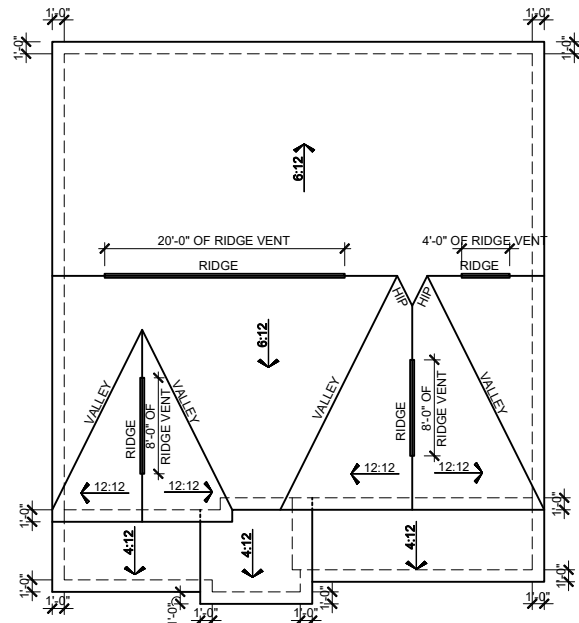
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**RLH V6421.3**  
**Elevation Plans**  
**Side Elevations TRL**

drawn by: XSI  
checked by: BZH  
date: 07/24/19  
sheet number:

**A-3.1**



**ROOF PLAN FHL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF FHL**

**ATTIC VENT CALCULATION**

TOTAL SQ. FT. OF ROOF AREA: 1456 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((1456 \text{ SQ FT} \times 1/300) \times 144) / 2 = 349 \text{ SQ. IN.}$

349 / 18 NFA OF RIDGE VENT = 19 L.F.  
 349 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 40'  
 ACTUAL SOFFIT VENT PROVIDED: 60'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE & PORCH ROOF**

**ATTIC VENT CALCULATION**

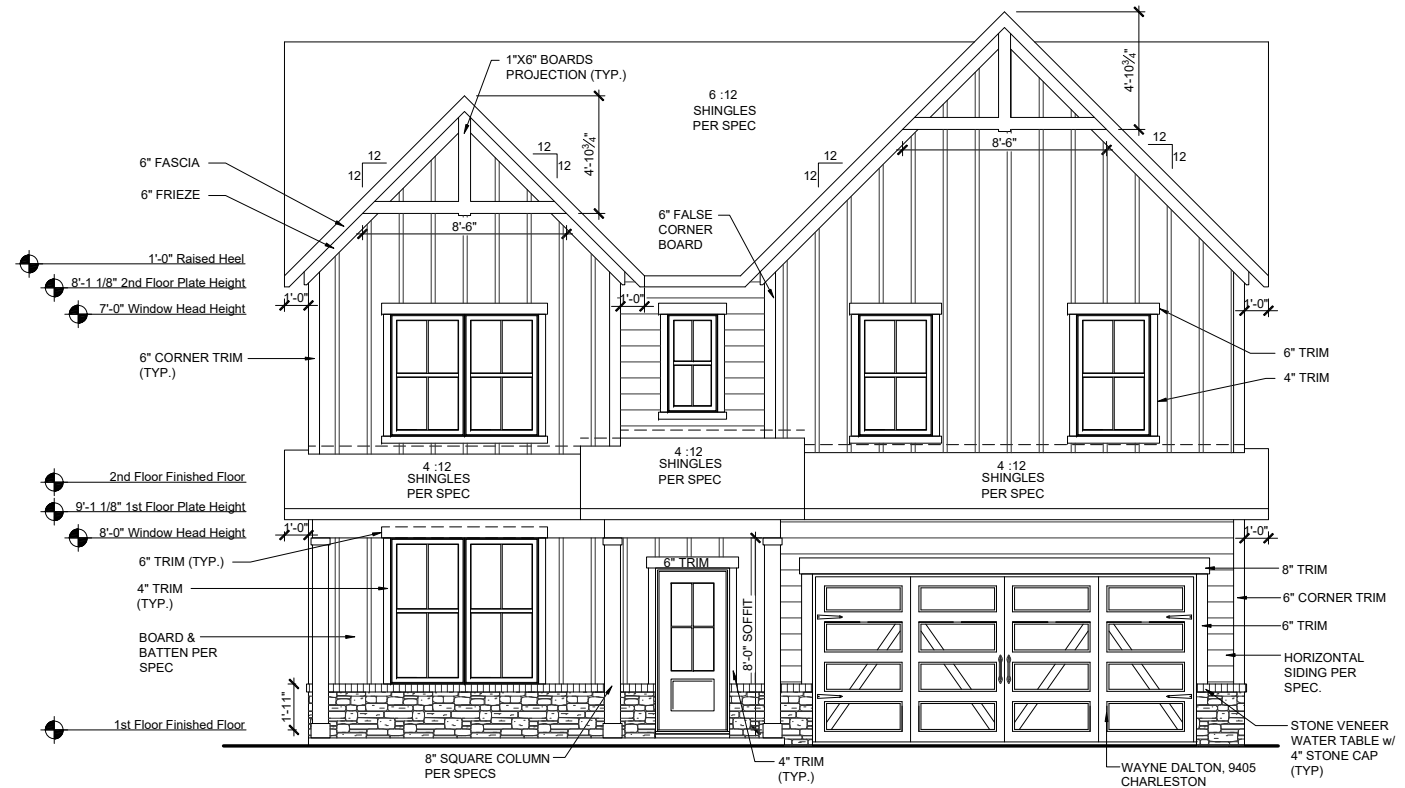
TOTAL SQ. FT. OF ROOF AREA: 245 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((245 \text{ SQ FT} \times 1/150) \times 144) = 235 \text{ SQ. IN.}$

235 / 9 NFA OF SOFFIT VENT = 26 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 39'

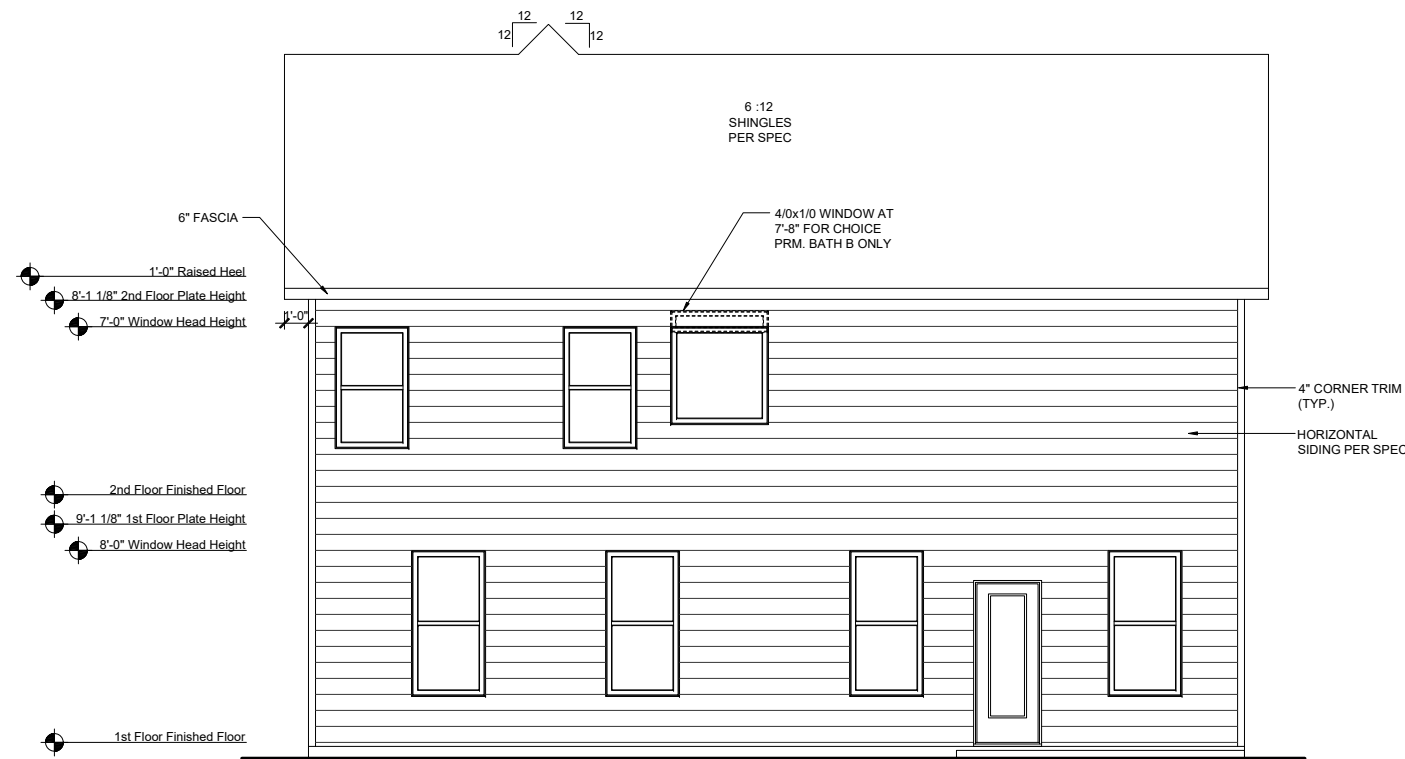
NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION FHL on CRAWL SPACE**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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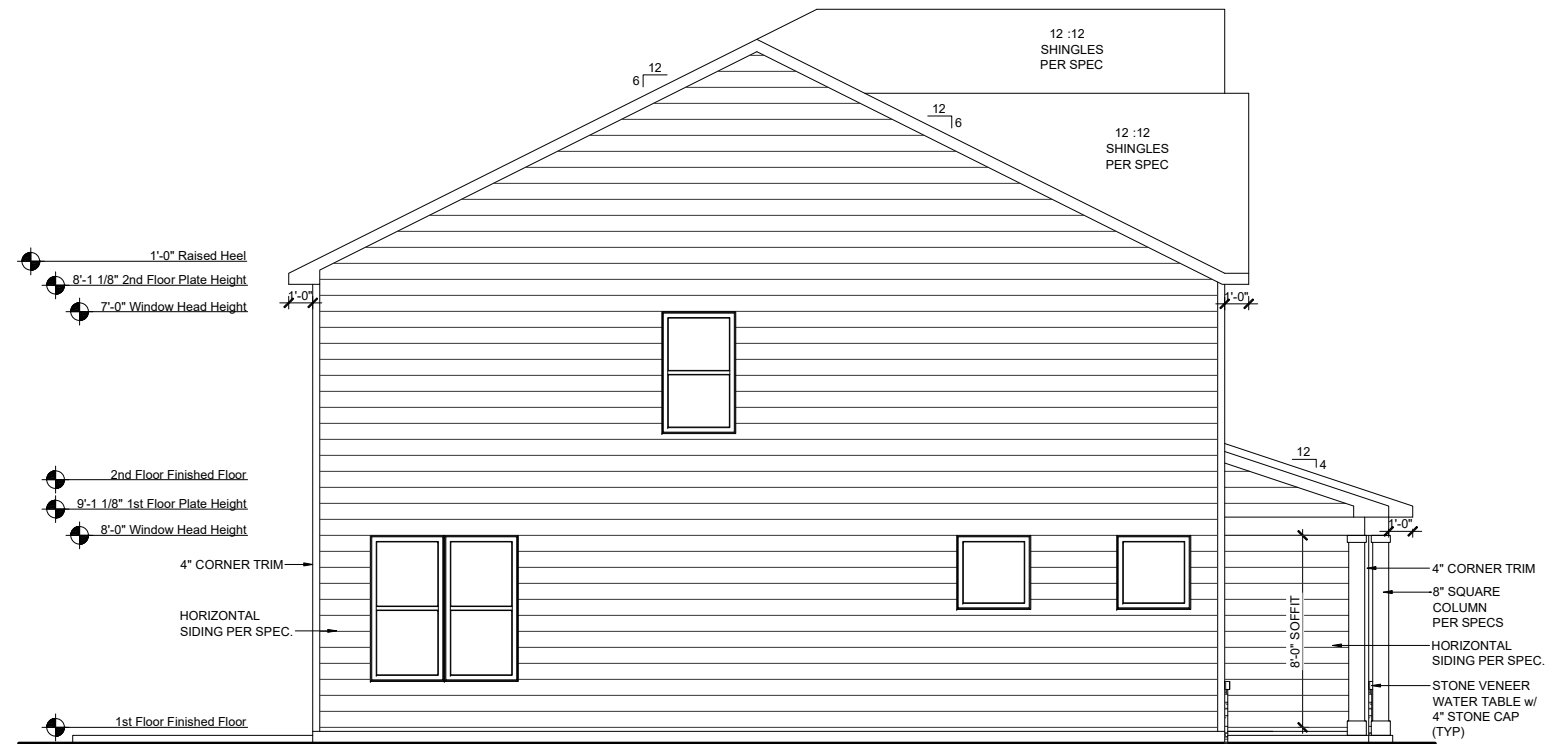
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**RLH V6421.3**  
**Elevation Plans**  
**Front Elevation FHL**

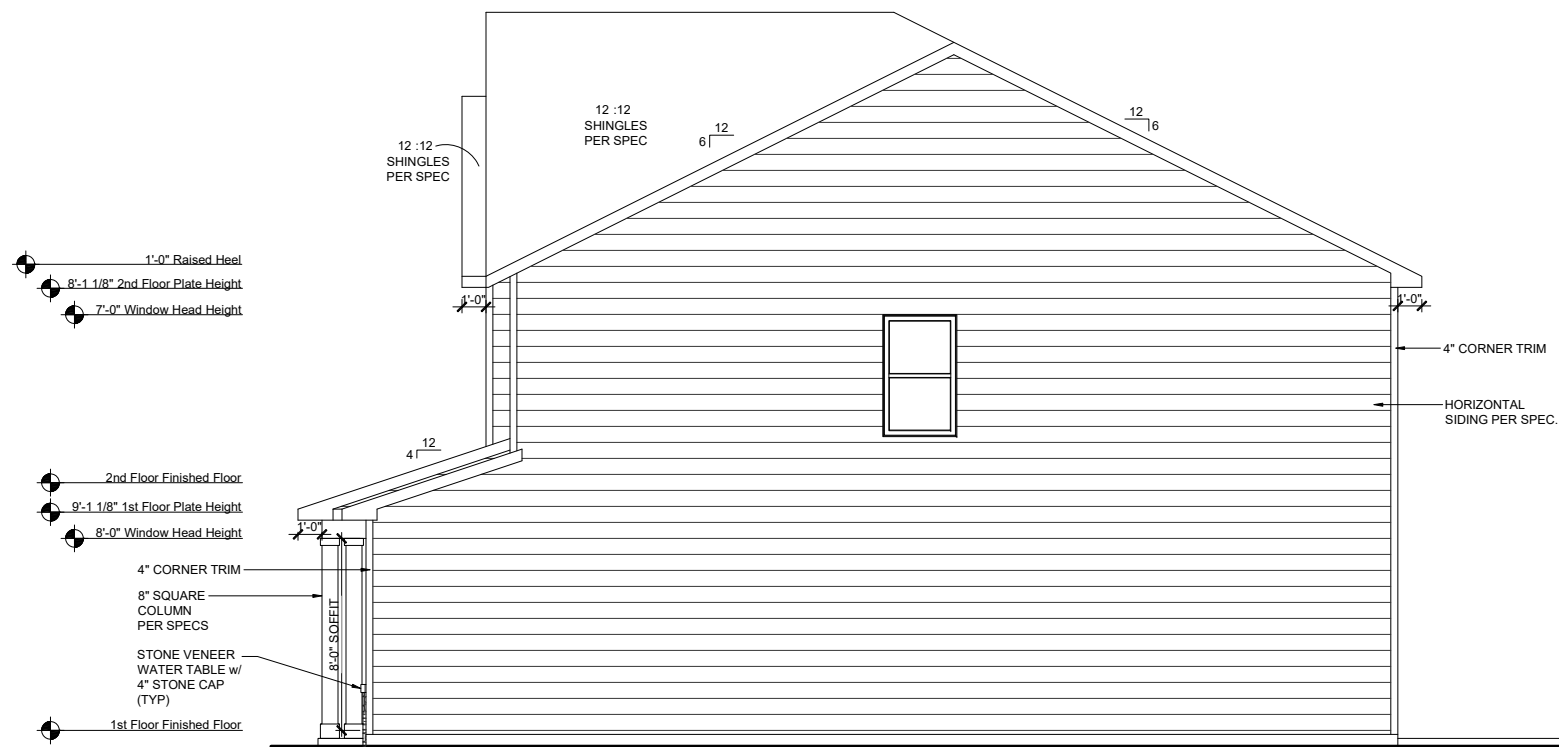
drawn by: XSI  
 checked by: BZH  
 date: 07/24/19

sheet number:  
**A-3.2**



**LEFT ELEVATION FHL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION FHL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

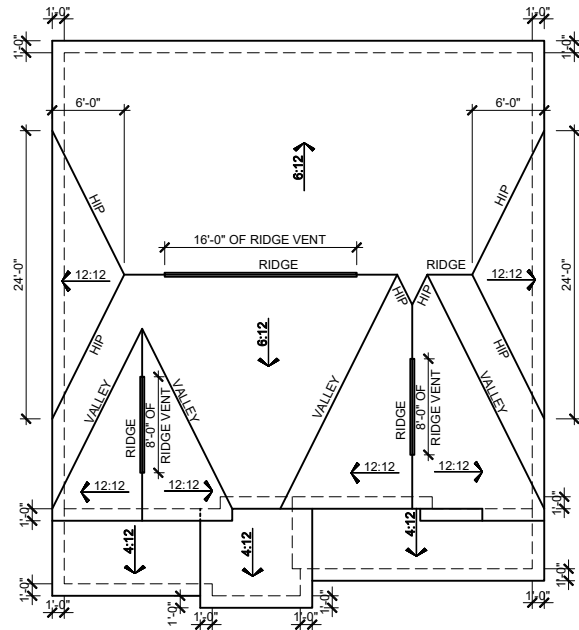
REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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**RLH V642 1.3**  
**Elevation Plans**  
**Side Elevations FHL**

drawn by: XSI  
checked by: BZH  
date: 07/24/19  
sheet number:  
**A-3.3**



**ROOF PLAN FCL**

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF FCL**

**ATTIC VENT CALCULATION**

TOTAL SQ. FT. OF ROOF AREA: 1464 SQ. FT.  
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((1464 \text{ SQ. FT.} \times 1/300) \times 144) / 2 = 351 \text{ SQ. IN.}$

351 / 18 NFA OF RIDGE VENT = 20 L.F.  
351 / 9 NFA OF SOFFIT VENT = 39 L.F.

ACTUAL RIDGE VENT PROVIDED: 32'  
ACTUAL SOFFIT VENT PROVIDED: 93'

NOTE:  
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE & PORCH ROOF**

**ATTIC VENT CALCULATION**

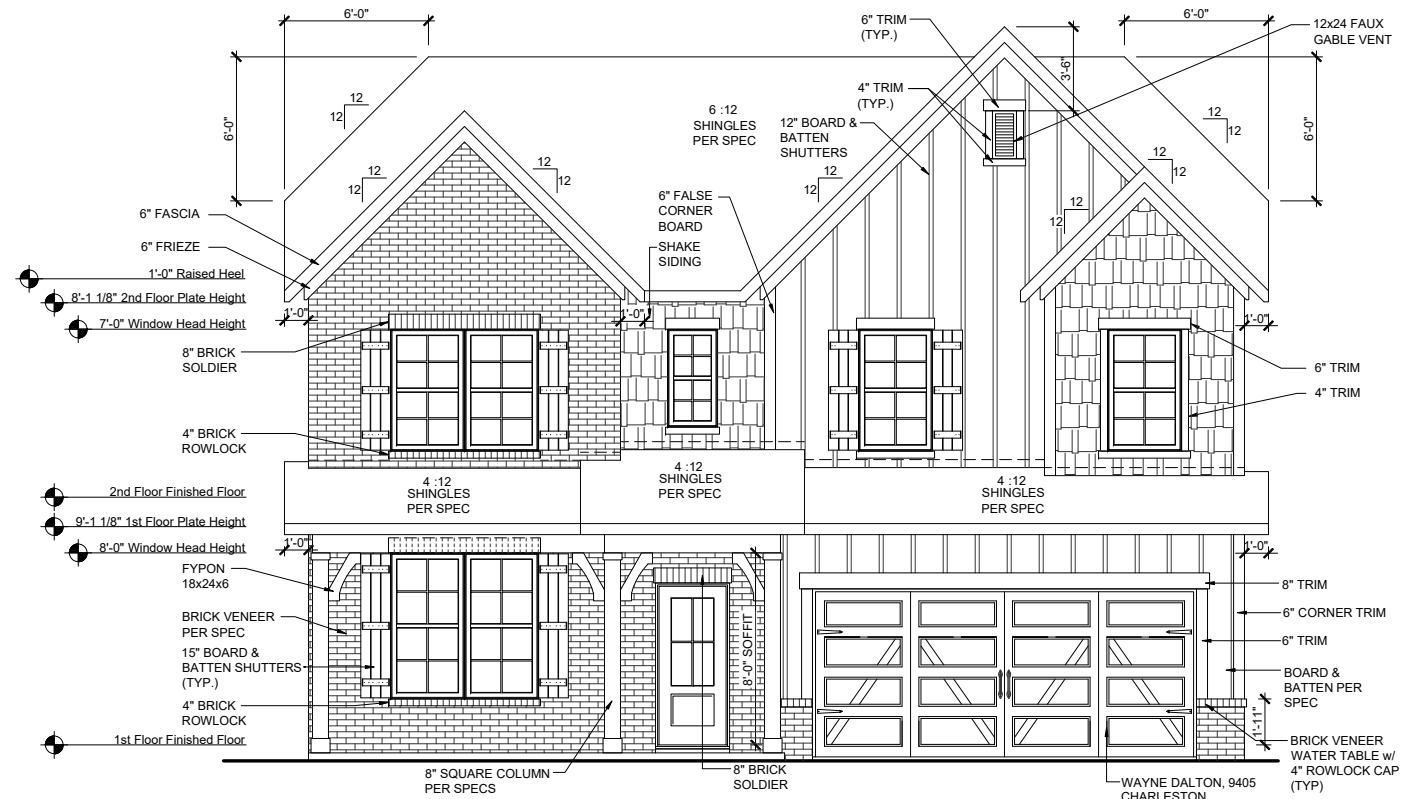
TOTAL SQ. FT. OF ROOF AREA: 245 SQ. FT.  
RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((245 \text{ SQ. FT.} \times 1/150) \times 144) = 235 \text{ SQ. IN.}$

235 / 9 NFA OF SOFFIT VENT = 26 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'  
ACTUAL SOFFIT VENT PROVIDED: 39'

NOTE:  
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



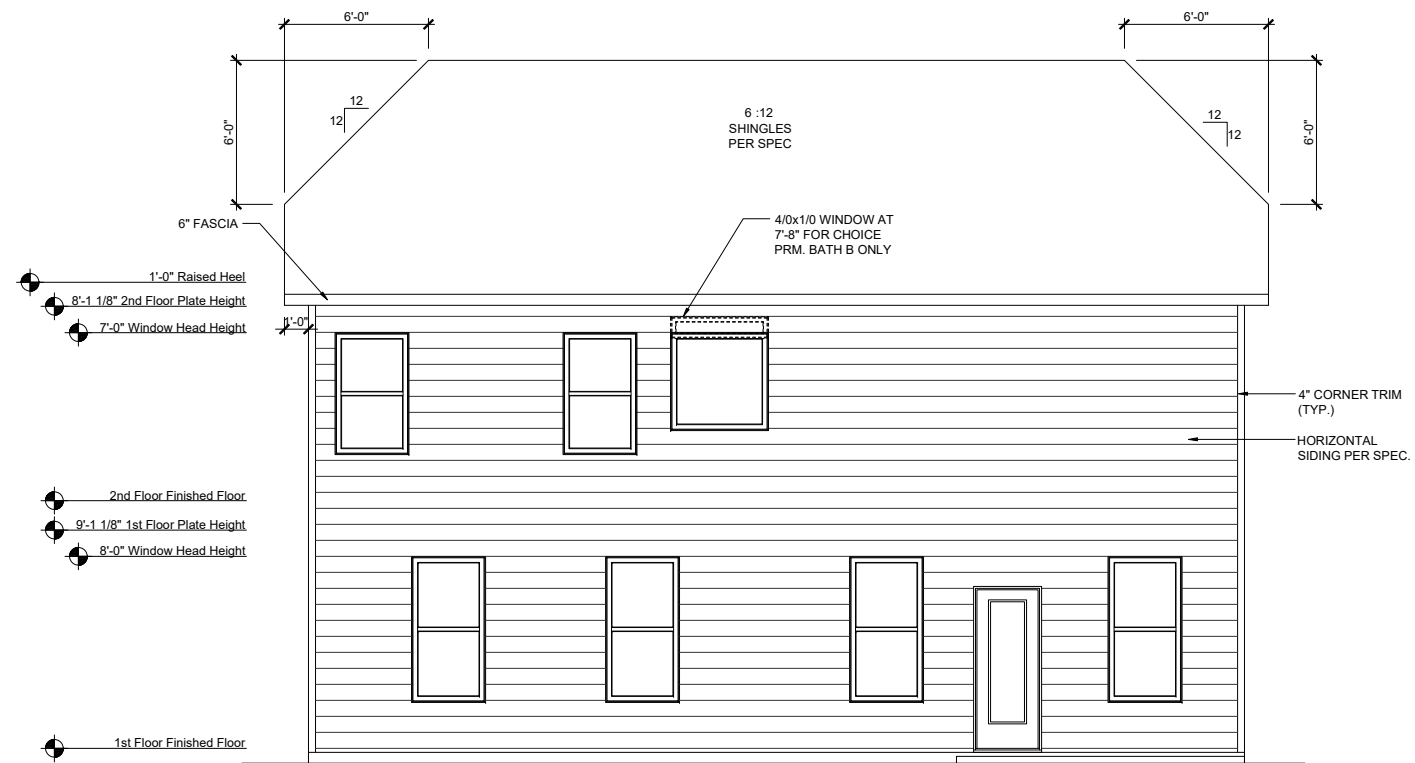
**FRONT ELEVATION FCL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION FCL on CRAWL SPACE**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION FCL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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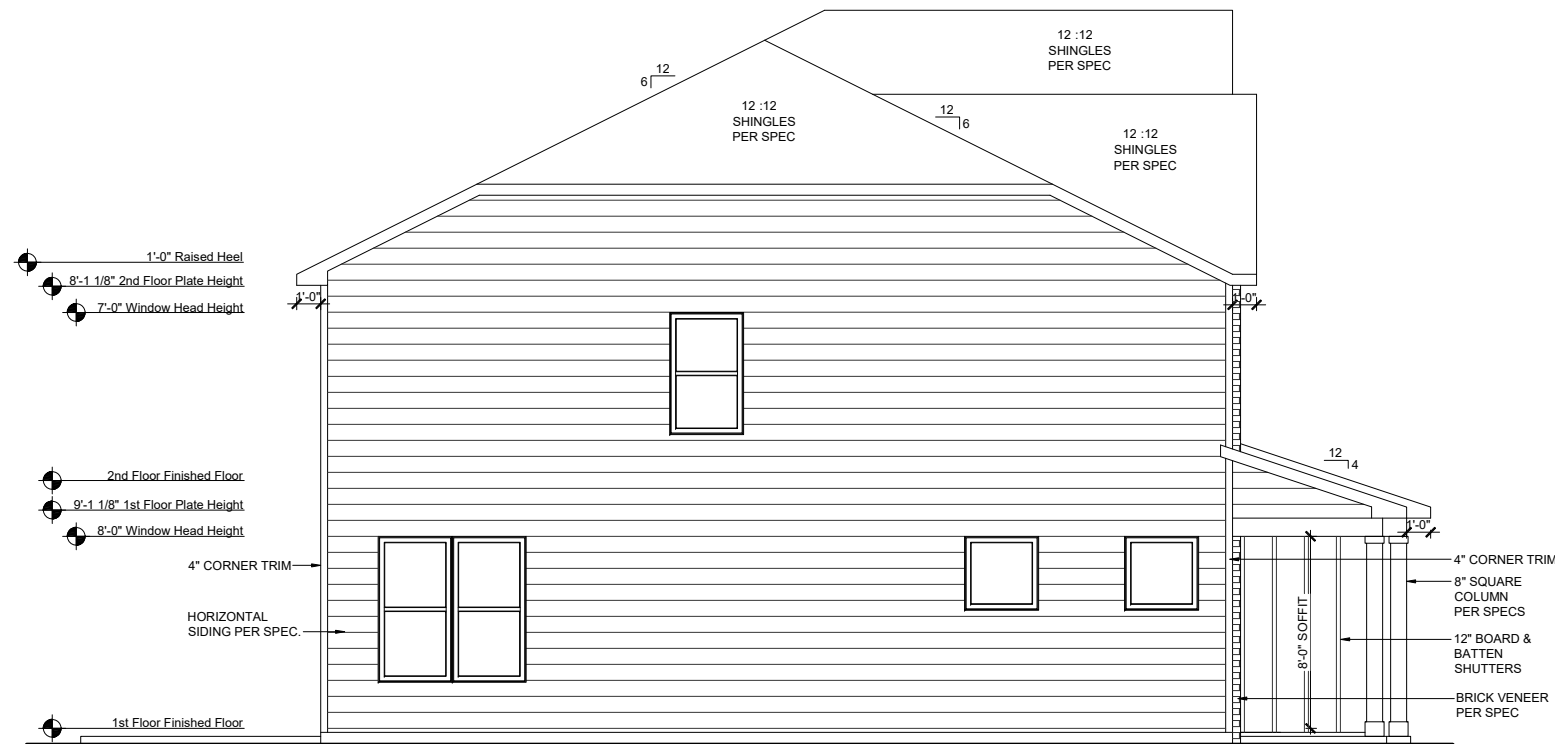
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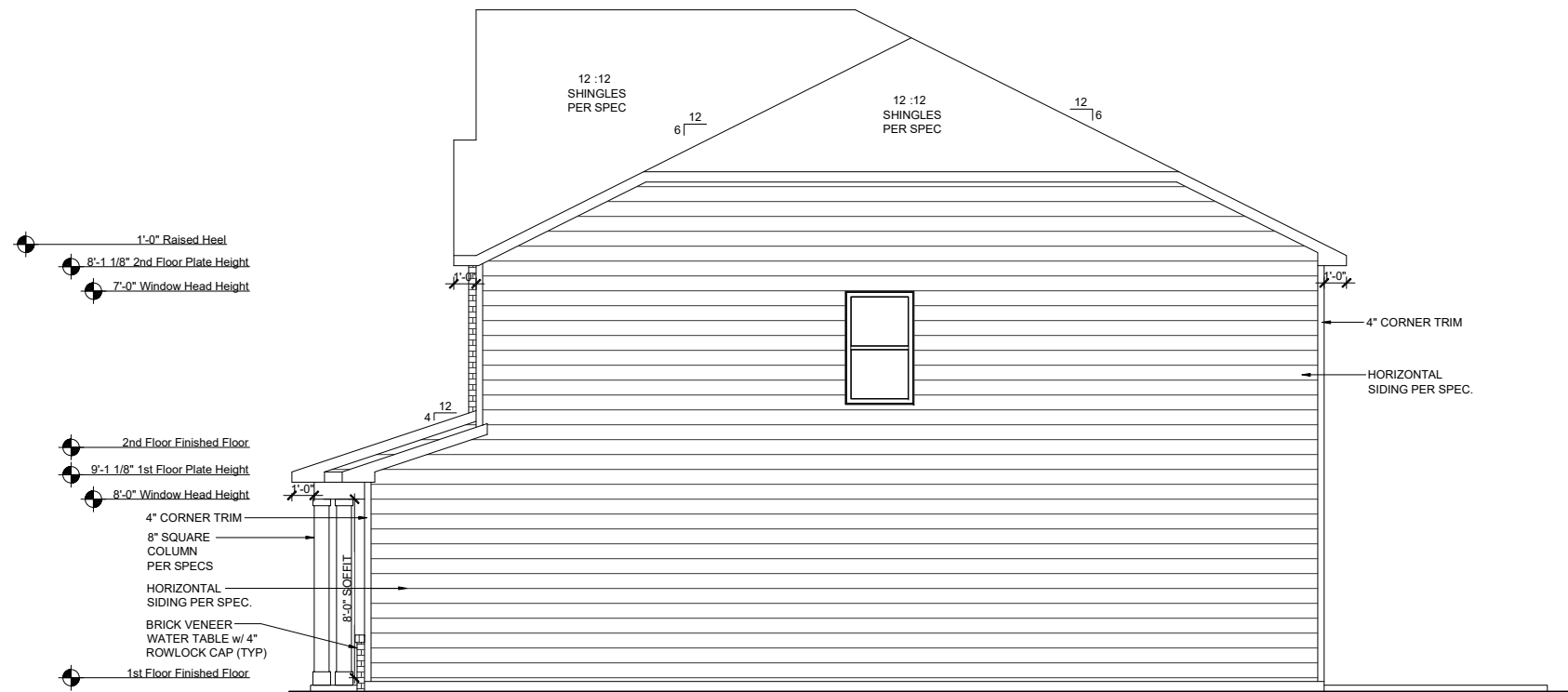
**RLH V6421.3**  
**Elevation Plans**  
**Front Elevation FCL**

drawn by: XSI  
checked by: BZH  
date: 07/24/19  
sheet number:

**A-3.4**



**LEFT ELEVATION FCL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION FCL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

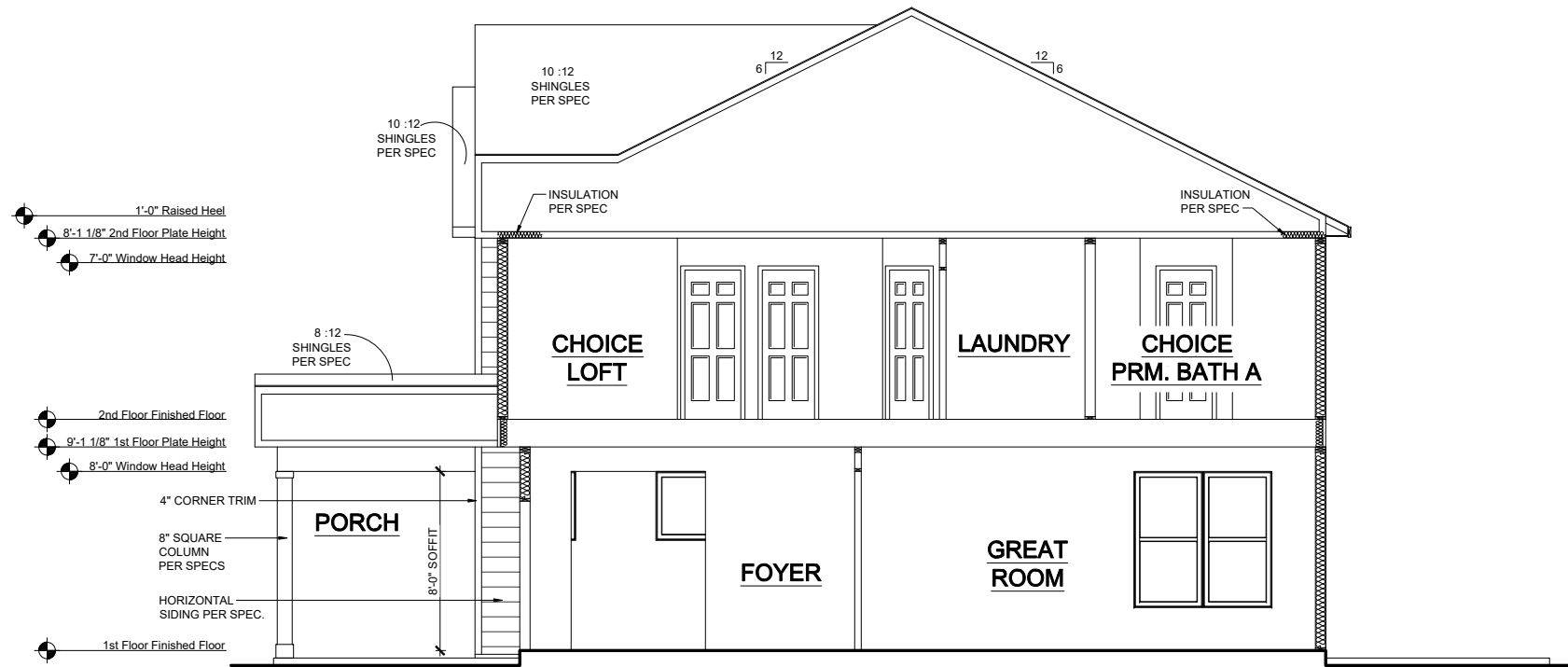
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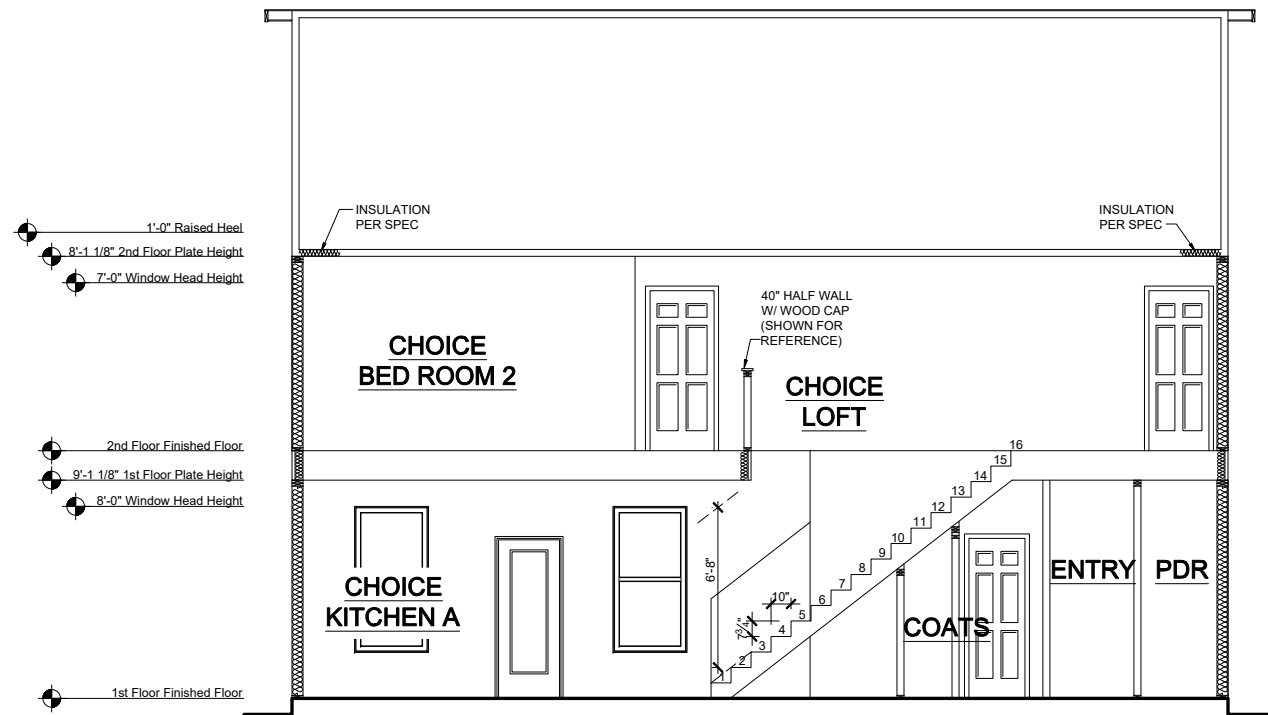
**RLH V6421.3**  
**Elevation Plans**  
**Side Elevations FCL**

drawn by: XSI  
 checked by: BZH  
 date: 07/24/19  
 sheet number:

**A-3.5**



**SECTION 1**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**SECTION 2**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10/11/19
1.2	02/06/20
1.3	07/23/20

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**RLH V642 1.3**  
**Typical Sections**  
**Sections**

drawn by: XSI  
 checked by: BZH  
 date: 07/24/19  
 sheet number:  
**A-4.0**



# MILLER RLH V643

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<b>BEAZER HOMES</b>  PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328  PH: 770-392-2100	<b>BEAZER HOMES</b>  RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607  PH: 919-881-9350	<b>MULHERN &amp; KULP ENGINEERING</b>  CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002  PH: 770-777-0074

NOTE:  
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

NOTE:  
ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:  
 - GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
 - ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
 - GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
 - DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

### ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan TRL
F-1.1	Slab Plan FHL
F-1.2	Slab Plan FCL
F-1.3	Slab Plan Options
F-2.0	Crawl Plan TRL
F-2.1	Crawl Plan Partial
F-3.0	Finished Basement Plan TRL
F-3.1	Finished Basement Plan Partial
A-1.0	First Floor Plan & Partial
A-2.0	Second Floor Plan & Partial
A-3.0	Front Elevation TRL
A-3.1	Side Elevation TRL
A-3.2	Front Elevation FHL
A-3.3	Side Elevation FHL
A-3.4	Front Elevation FCL
A-3.5	Side Elevation FCL
A-4.0	Typical Sections
A-4.1	Typical Sections
O-1.0	Choice Options
O-2.0	Floor Plan Options
O-2.1	Optional Screened Porch
O-3.0	Optional Basement Elevation
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans
E-4.0	Basement Electrical Plan
S-0.0	Structural Notes
S-1.0	1st Floor Framing Plans
S-2.0	2nd Floor Framing Plans
S-3.0	Roof Framing Plans
S-4.0	Options Framing Plans
S-5.0	Shear Transfer Details
S-5.1	Shear Transfer Details

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

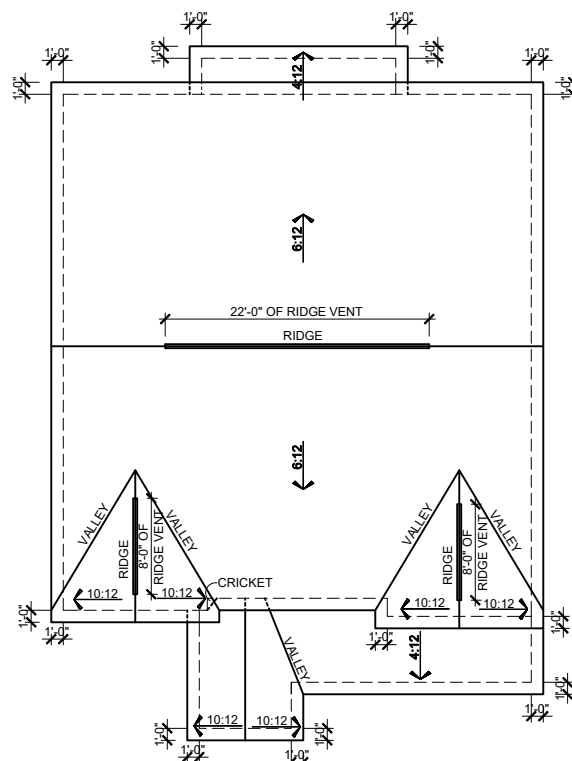
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**RLH V643 1.3**  
**Cover Sheets**  
**Cover Sheet**

drawn by: XSI  
 checked by: BZH  
 date: 09/13/19  
 sheet number:  
**CS-1.0**



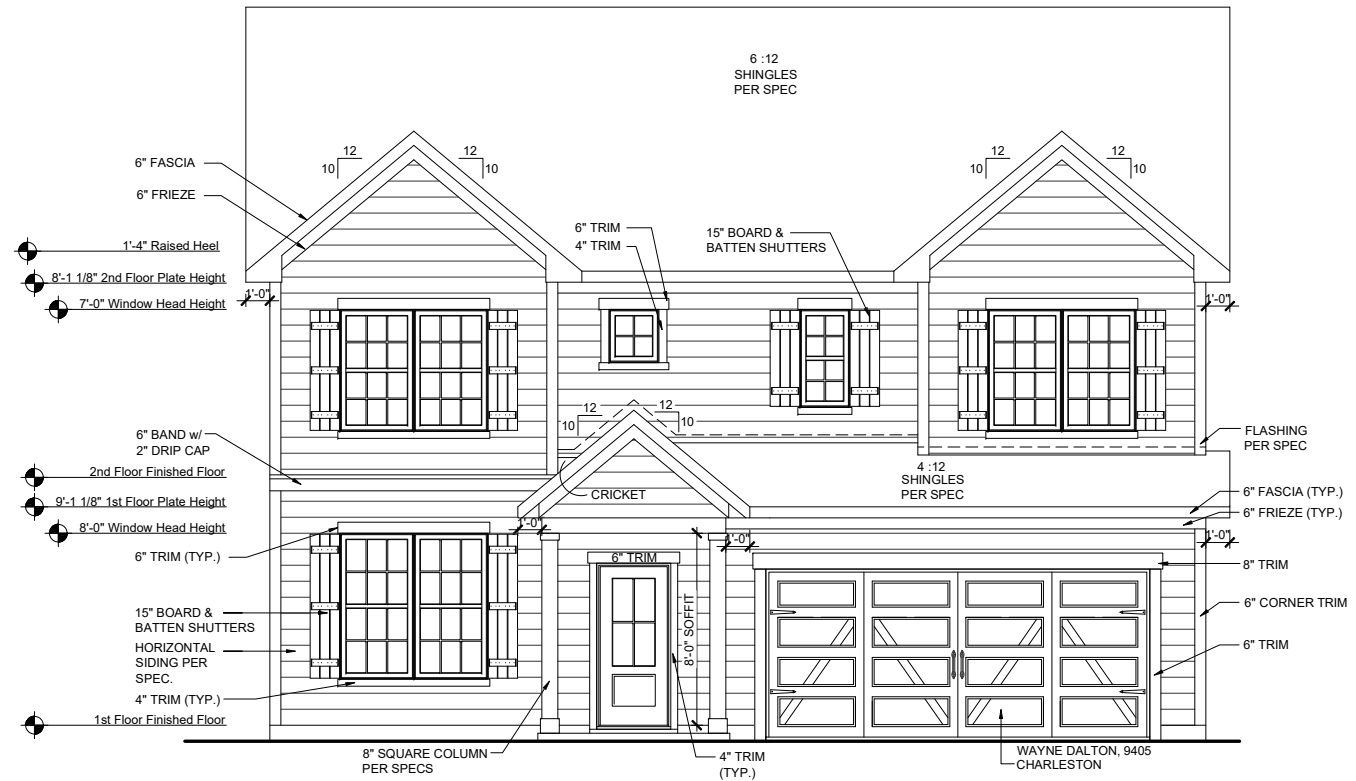


**ROOF PLAN TRL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF TRL**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT  
  
 $((1668 \text{ SQ. FT.} \times 1/300) \times 144) / 2 = 400 \text{ SQ. IN.}$   
 $400 / 18 \text{ NFA OF RIDGE VENT} = 22 \text{ L.F.}$   
 $400 / 9 \text{ NFA OF SOFFIT VENT} = 44 \text{ L.F.}$   
 ACTUAL RIDGE VENT PROVIDED: 38'  
 ACTUAL SOFFIT VENT PROVIDED: 54'  
  
 NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE & PORCH ROOF**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 204 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT  
  
 $((204 \text{ SQ. FT.} \times 1/150) \times 144) = 196 \text{ SQ. IN.}$   
 $196 / 9 \text{ NFA OF SOFFIT VENT} = 22 \text{ L.F.}$   
 ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 33'  
  
 NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

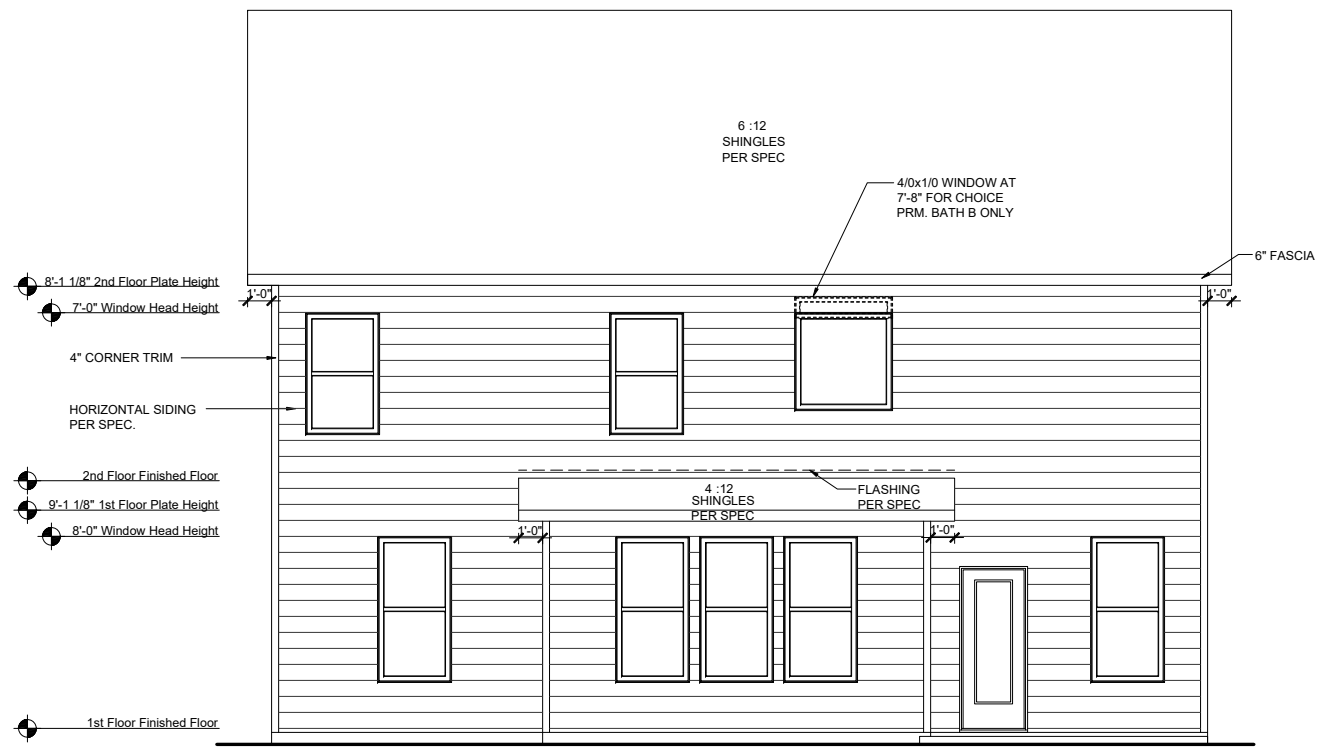
**3' EXT. GREAT ROOM**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT  
  
 $((49 \text{ SQ. FT.} \times 1/150) \times 144) = 47 \text{ SQ. IN.}$   
 $47 / 9 \text{ NFA OF SOFFIT VENT} = 5 \text{ L.F.}$   
 ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 18'  
  
 NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION TRL ON CRAWL SPACE**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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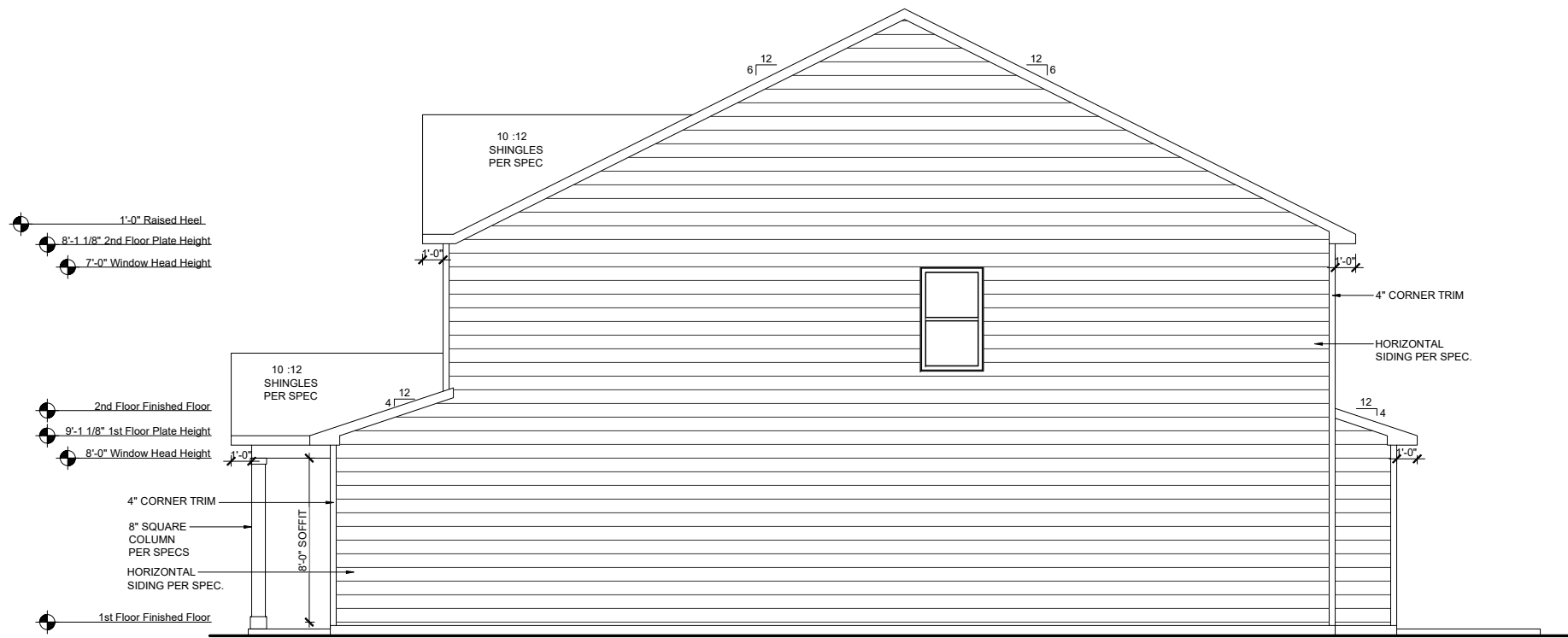
**RLH V6431.3**  
**Elevation Plans**  
**Front Elevation TRL**

drawn by: XSI  
 checked by: BZH  
 date: 09/13/19  
 sheet number:  
**A-3.0**



**LEFT ELEVATION TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

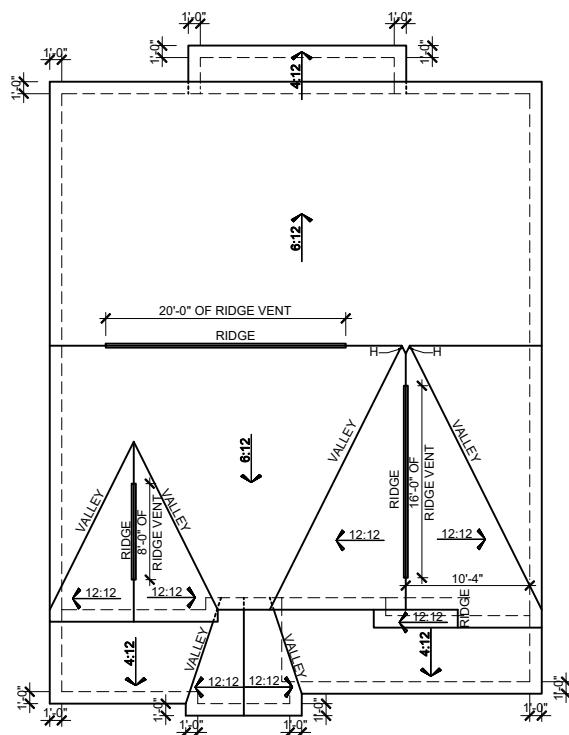
REV.	DATE
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**RLH V643 1.3**  
**Elevation Plans**  
**Side Elevations TRL**

drawn by: XSI  
checked by: BZH  
date: 09/13/19  
sheet number:  
**A-3.1**



**ROOF PLAN FHL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF FHL**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((1668 \text{ SQ FT} \times 1/300) \times 144) / 2 = 400 \text{ SQ. IN.}$   
 $400 / 18 \text{ NFA OF RIDGE VENT} = 22 \text{ L.F.}$   
 $400 / 9 \text{ NFA OF SOFFIT VENT} = 44 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 44'  
 ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE & PORCH ROOF**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 267 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((267 \text{ SQ FT} \times 1/150) \times 144) = 256 \text{ SQ. IN.}$   
 $256 / 9 \text{ NFA OF SOFFIT VENT} = 28 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 31'

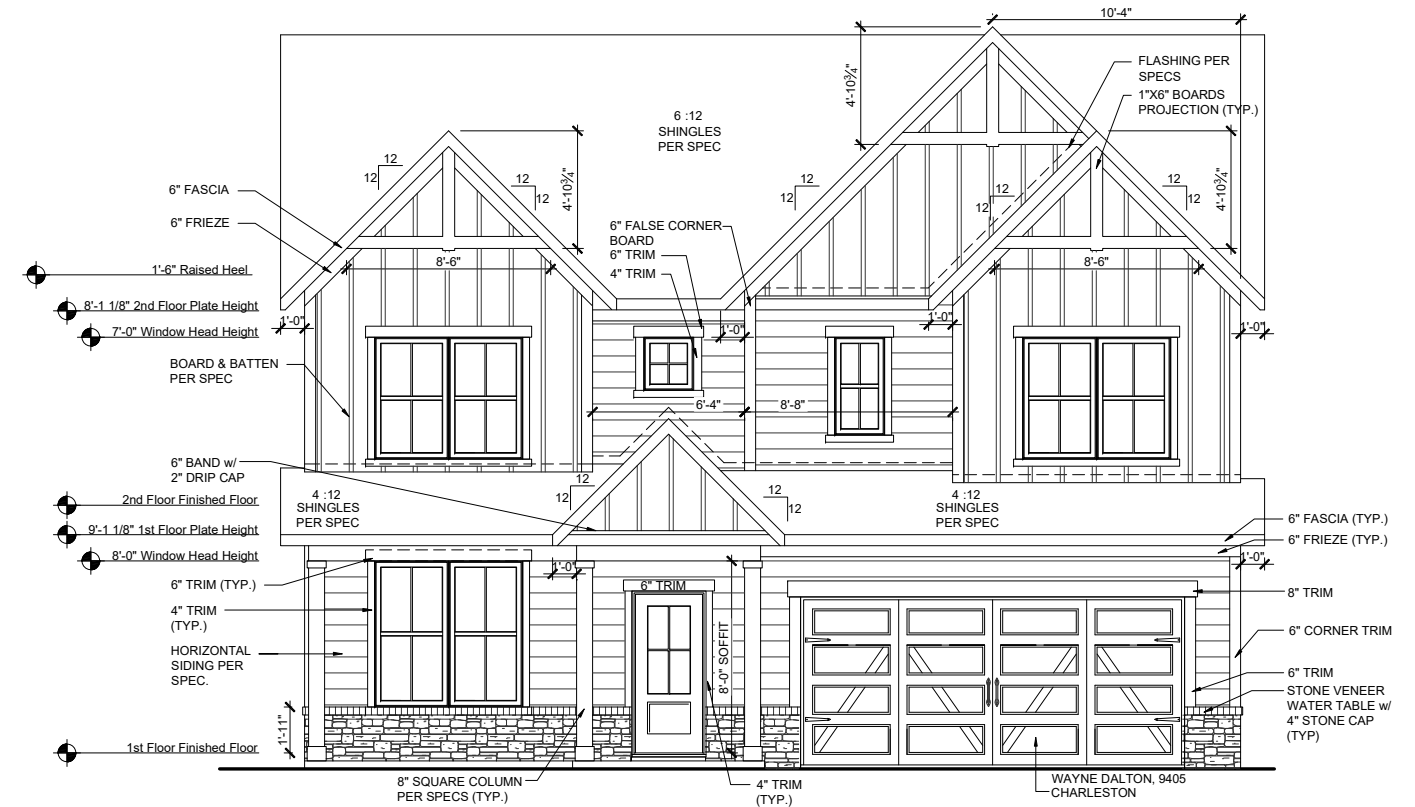
NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**3' EXT. GREAT ROOM**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

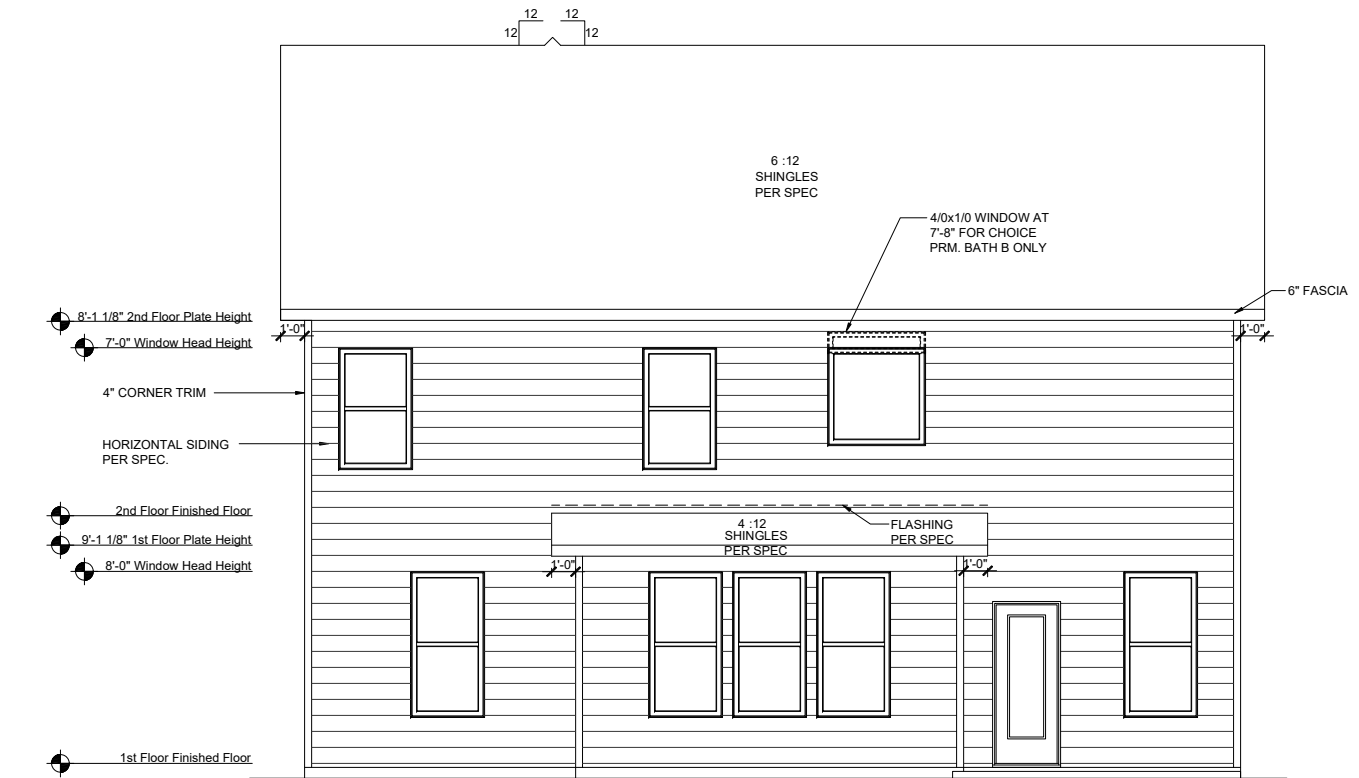
$((49 \text{ SQ FT} \times 1/150) \times 144) = 47 \text{ SQ. IN.}$   
 $47 / 9 \text{ NFA OF SOFFIT VENT} = 5 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 18'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION FHL ON CRAWL SPACE**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

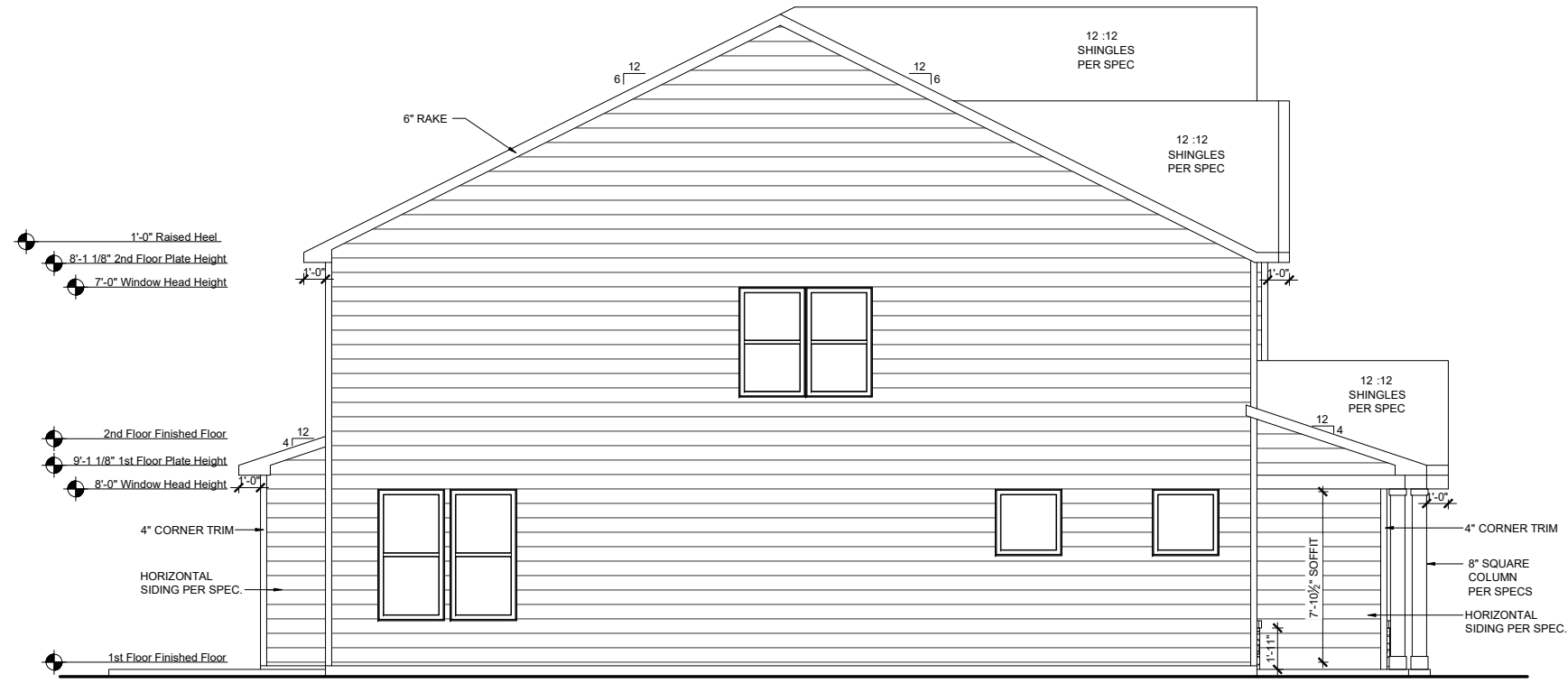
REV.	DATE
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1.3	07-22-20

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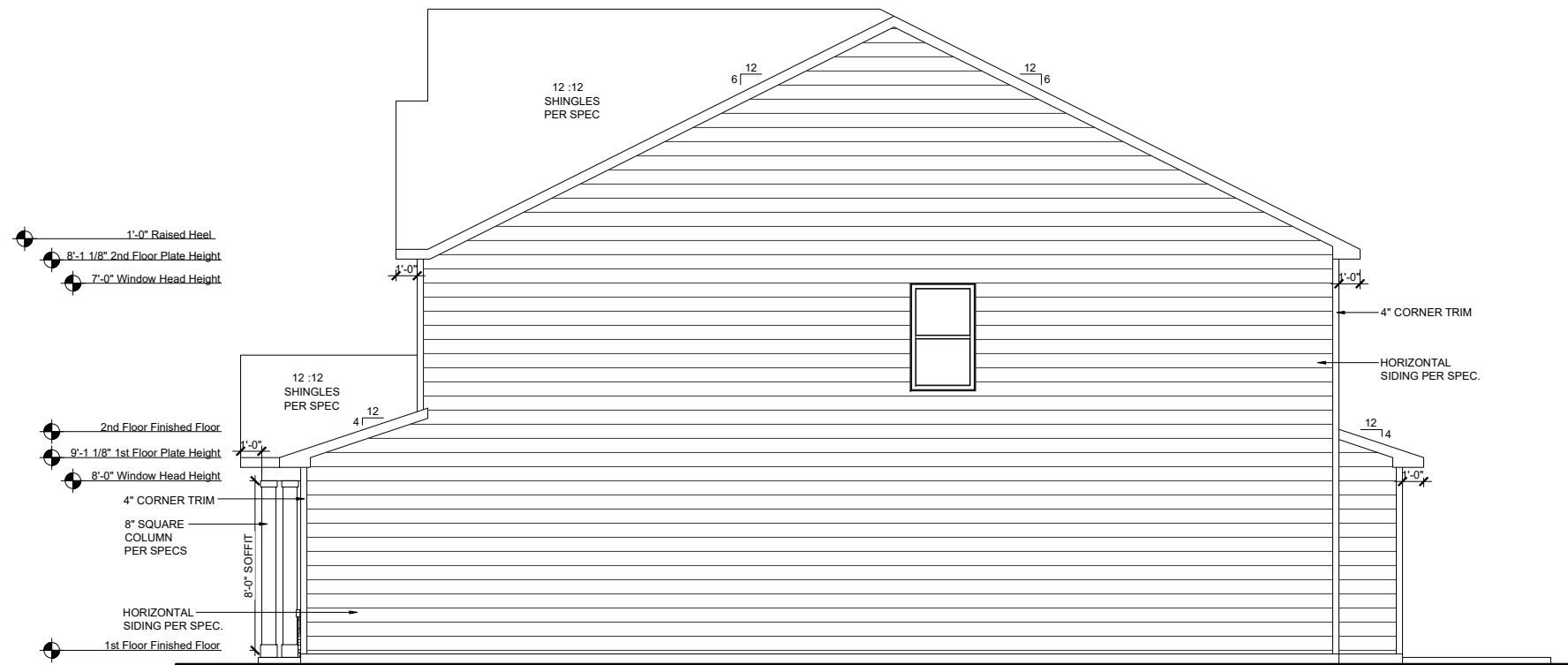


**RLH V6431.3**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/13/19  
 sheet number:  
**A-3.2**



**LEFT ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

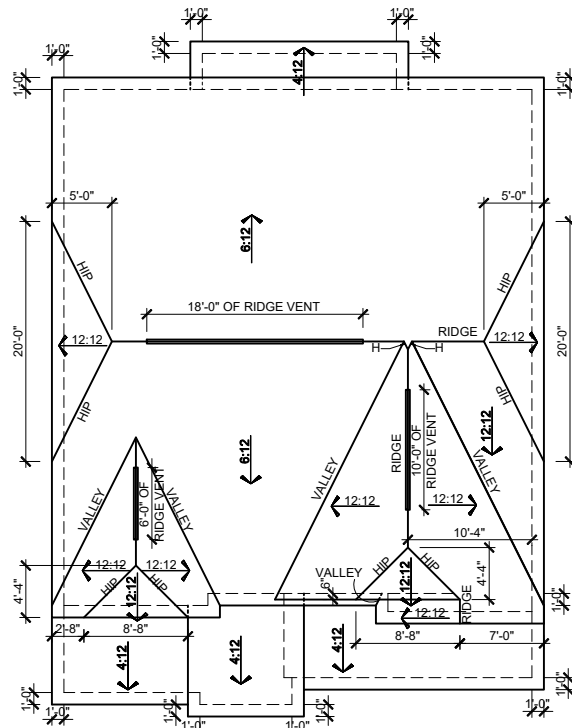
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**RLH V643 1.3**  
**Elevation Plans**  
**Side Elevations FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/13/19  
 sheet number:

**A-3.3**



**ROOF PLAN FCL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF FCL**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 1668 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((1668 \text{ SQ FT} \times 1/300) \times 144) / 2 = 400 \text{ SQ. IN.}$   
 $400 / 18 \text{ NFA OF RIDGE VENT} = 22 \text{ L.F.}$   
 $400 / 9 \text{ NFA OF SOFFIT VENT} = 44 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 34'  
 ACTUAL SOFFIT VENT PROVIDED: 54'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE & PORCH ROOF**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 274 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((274 \text{ SQ FT} \times 1/150) \times 144) = 263 \text{ SQ. IN.}$   
 $263 / 9 \text{ NFA OF SOFFIT VENT} = 29 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 51'

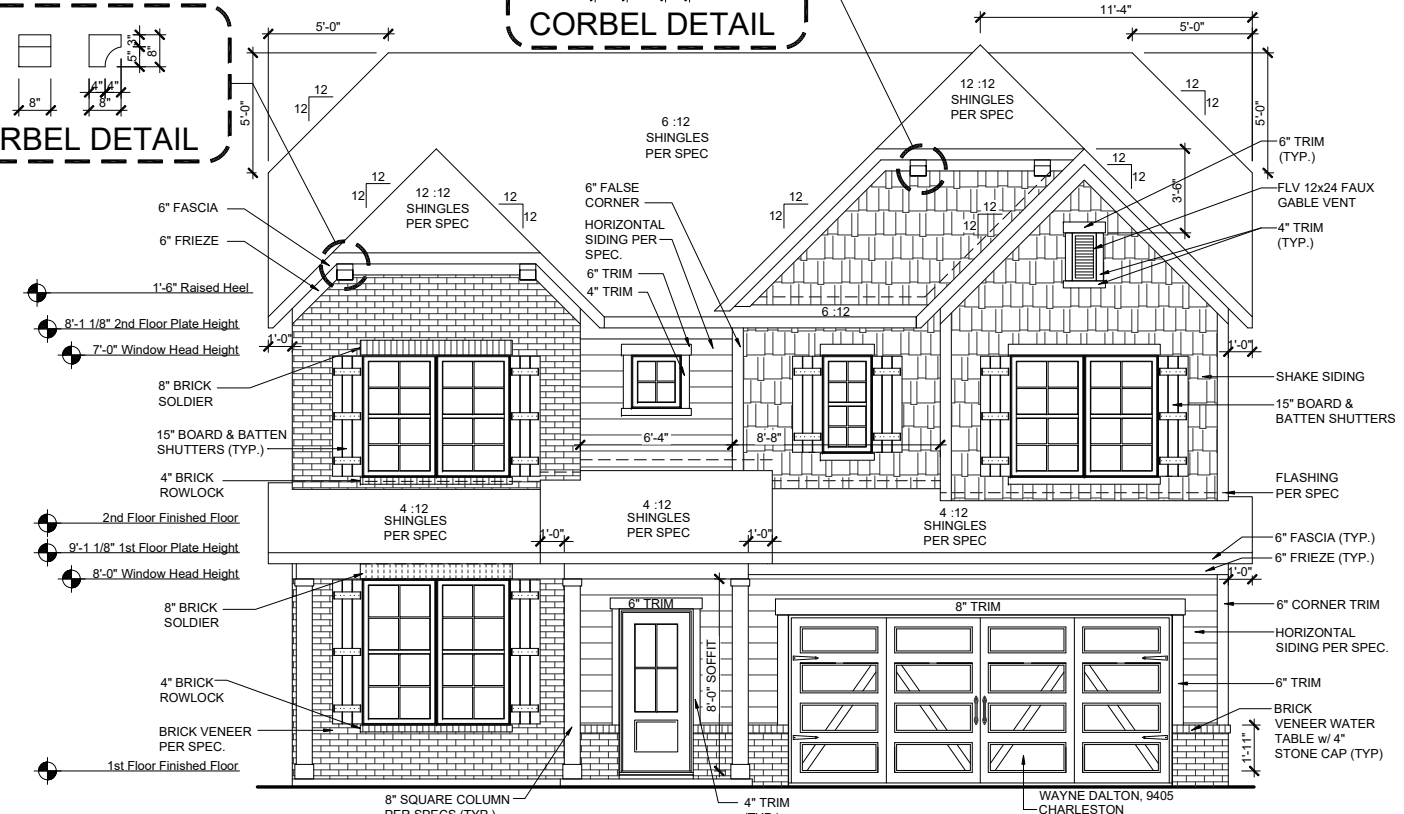
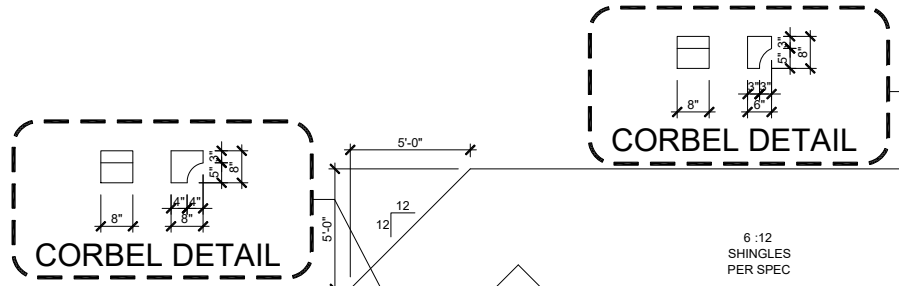
NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**3' EXT. GREAT ROOM**  
**ATTIC VENT CALCULATION**  
 TOTAL SQ. FT. OF ROOF AREA: 49 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((49 \text{ SQ FT} \times 1/150) \times 144) = 47 \text{ SQ. IN.}$   
 $47 / 9 \text{ NFA OF SOFFIT VENT} = 5 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 18'

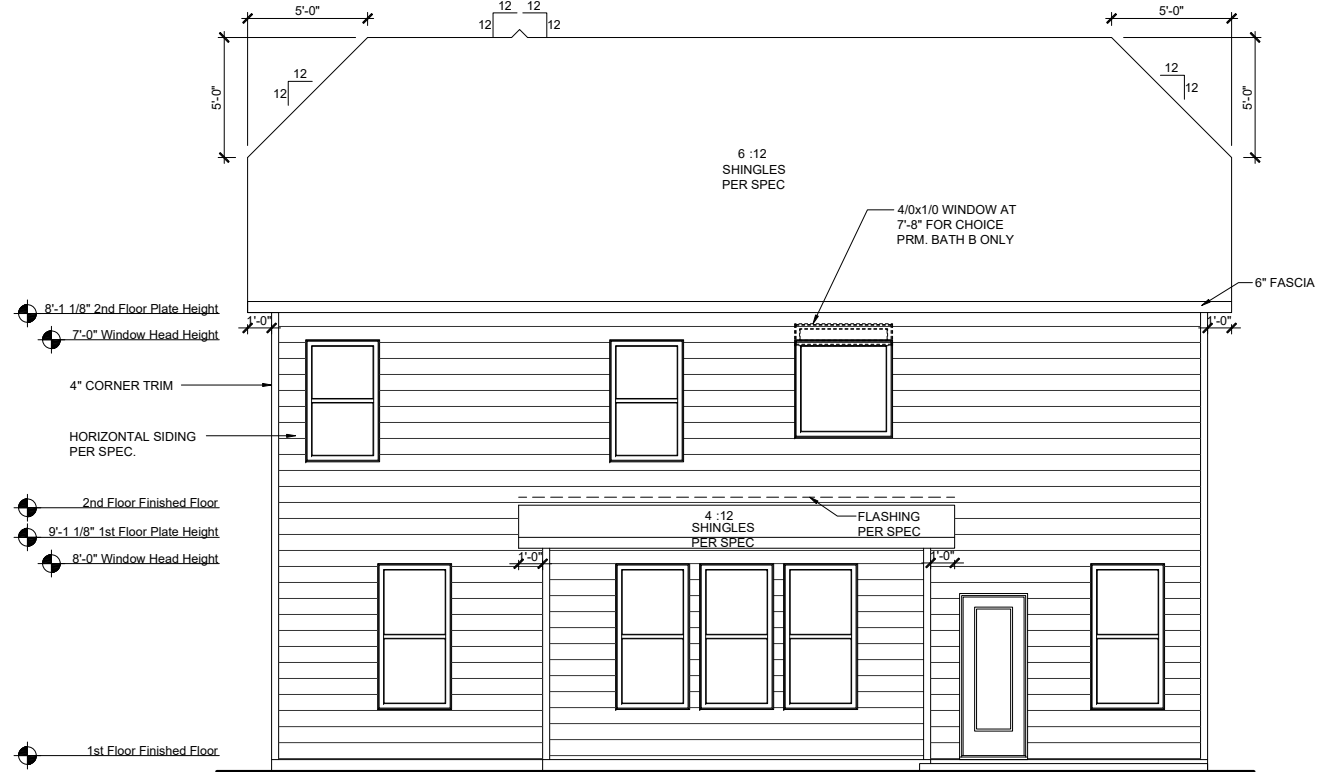
NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION FCL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION FCL ON CRAWL SPACE**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION FCL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

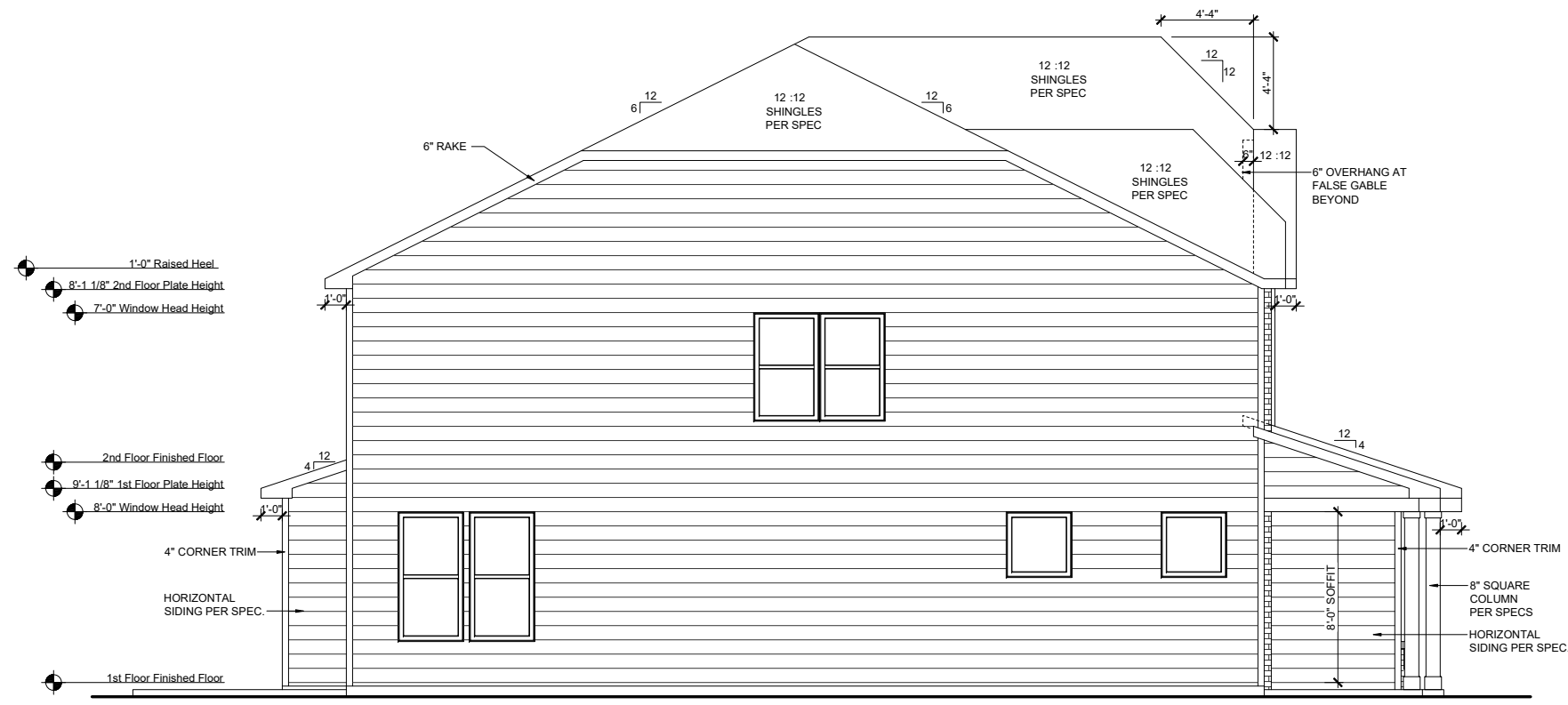
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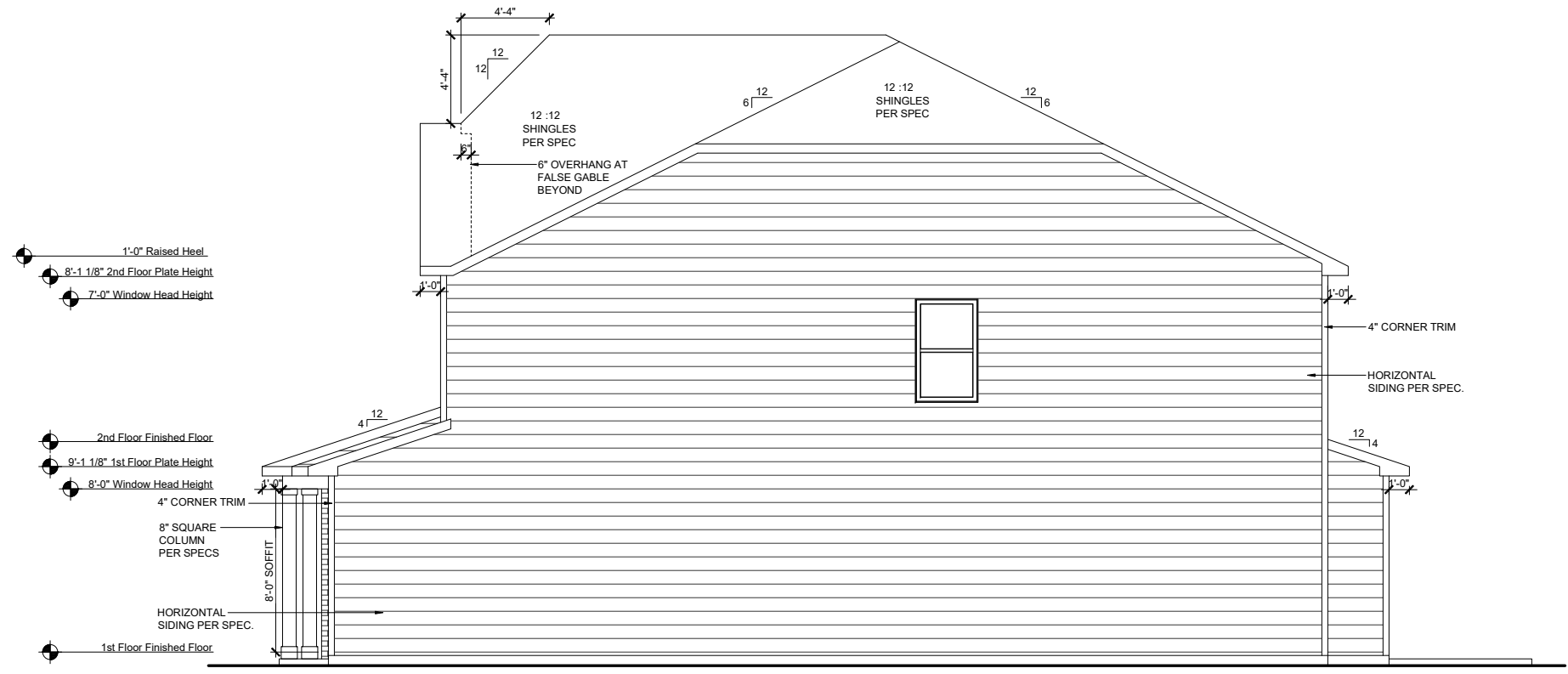


**RLH V643 1.3**  
**Elevation Plans**  
**Front Elevation FCL**

drawn by: XSI  
 checked by: BZH  
 date: 09/13/19  
 sheet number:  
**A-3.4**



**LEFT ELEVATION FCL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION FCL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.1	10-11-19
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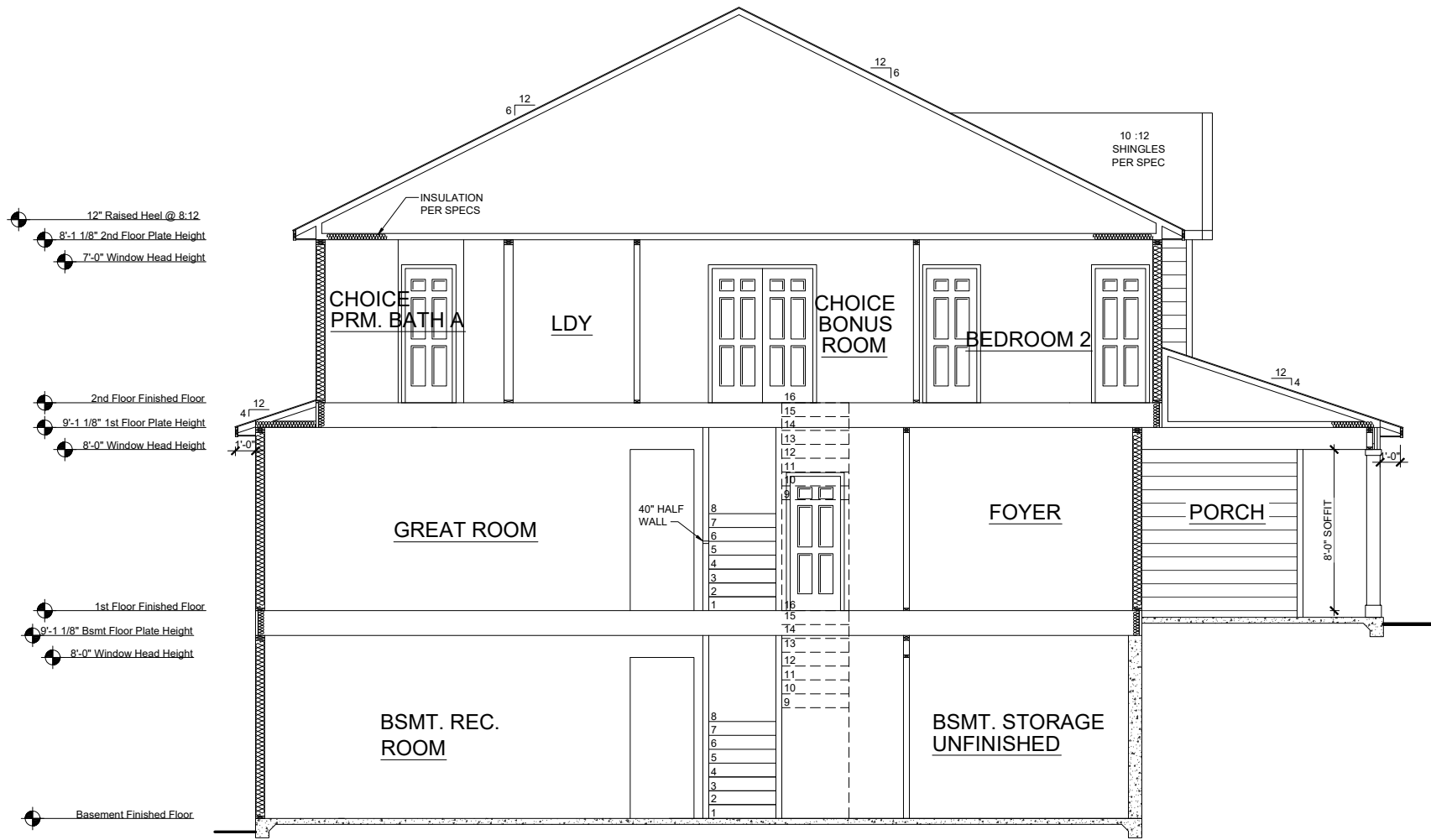
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**RLH V643 1.3**  
**Elevation Plans**  
**Side Elevations FCL**

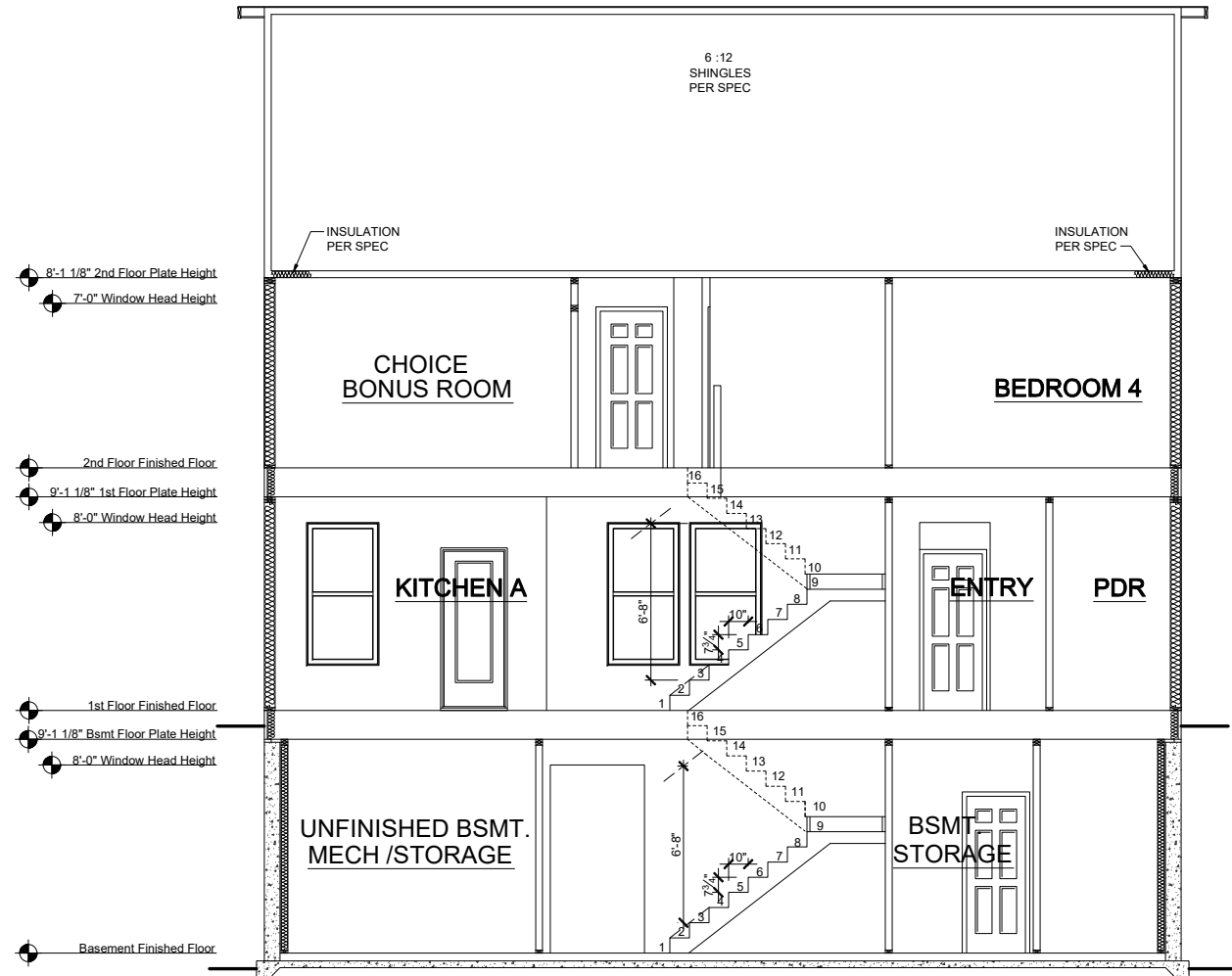
drawn by: XSI  
 checked by: BZH  
 date: 09/13/19  
 sheet number:

**A-3.5**



**SECTION 1 w/ BASEMENT**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**SECTION 2 w/ BASEMENT**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

12" Raised Heel @ 8:12  
8'-1 1/8" 2nd Floor Plate Height  
7'-0" Window Head Height

2nd Floor Finished Floor  
9'-1 1/8" 1st Floor Plate Height  
8'-0" Window Head Height

1st Floor Finished Floor  
9'-1 1/8" Bsmt Floor Plate Height  
8'-0" Window Head Height

Basement Finished Floor

8'-1 1/8" 2nd Floor Plate Height  
7'-0" Window Head Height

2nd Floor Finished Floor  
9'-1 1/8" 1st Floor Plate Height  
8'-0" Window Head Height

1st Floor Finished Floor  
9'-1 1/8" Bsmt Floor Plate Height  
8'-0" Window Head Height

Basement Finished Floor

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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**RLH V643 1.3**  
**Typical Sections**  
**Sections**

drawn by: XSI  
checked by: BZH  
date: 09/13/19  
sheet number:  
**A-4.1**

Square Footage Options	
Area	Square Footage
Opt. Screened Porch	119 SF
Opt. Finished Basement Area	929 SF
Unfinished Basement Area	344 SF
Extended Patio/Deck	110 SF



**REAR ELEVATION  
AT BASEMENT**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Plot Date: 7/22/2020 7:58:39 PM; By: Vinayak Dhargat

REV.	DATE
1.1	10-11-19
1.2	03-24-20
1.3	07-22-20

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**RLH V643 1.3**  
**Structural Options**  
**Optional Basement Elevation**

drawn by: XSI  
checked by: BZH  
date: 09/13/19  
sheet number:  
**O-3.0**





# DOUGLAS RLH V648 THORNEBURY COMMUNITY

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<b>BEAZER HOMES</b>  PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328  PH: 770-392-2100	<b>BEAZER HOMES</b>  RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607  PH: 919-881-9350	<b>MULHERN &amp; KULP ENGINEERING</b>  CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002  PH: 770-777-0074

**NOTE:**

AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

**NOTE:**

ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC RESIDENTIAL CODE, SPECIFICALLY:  
 - GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
 - ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
 - GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
 - DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

**ABBREVIATION LEGEND**

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan TRL
F-1.1	Slab Plan TRM
F-1.2	Slab Plan FHL/FHM
F-1.3	Slab Plan FCL
F-1.4	Slab Plan Options
A-1.0	First Floor Plan & Partials
A-2.0	Second Floor Plan & Partials
A-3.0	Front Elevation TRL
A-3.1	Side Elevation TRL
A-3.2	Front Elevation FHL
A-3.3	Side Elevation FHL
A-3.4	Front Elevation FCL
A-3.5	Side Elevation FCL
A-4.0	Typical Sections
O-1.0	Choice Options
O-2.0	Optional Screened Porch
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan
E-3.0	Option Electrical Plans

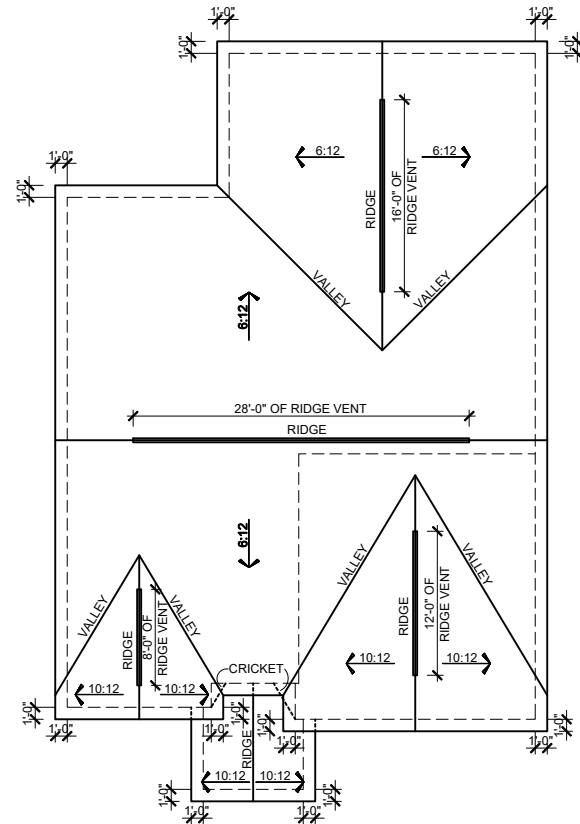
REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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**THORNEBURY COMMUNITY**  
**RLH V648 1.3**  
**Cover Sheets**  
**Cover Sheet**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:  
**CS-1.0**



**ROOF PLAN TRL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF TRL**

**ATTIC VENT CALCULATION**

TOTAL SQ. FT. OF ROOF AREA: 1969 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((1969 \text{ SQ FT} \times 1/300) \times 144) / 2 = 473 \text{ SQ. IN.}$

473 / 18 NFA OF RIDGE VENT = 26 L.F.  
 473 / 9 NFA OF SOFFIT VENT = 53 L.F.

ACTUAL RIDGE VENT PROVIDED: 64'  
 ACTUAL SOFFIT VENT PROVIDED: 48'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**PORCH ROOF**

**ATTIC VENT CALCULATION**

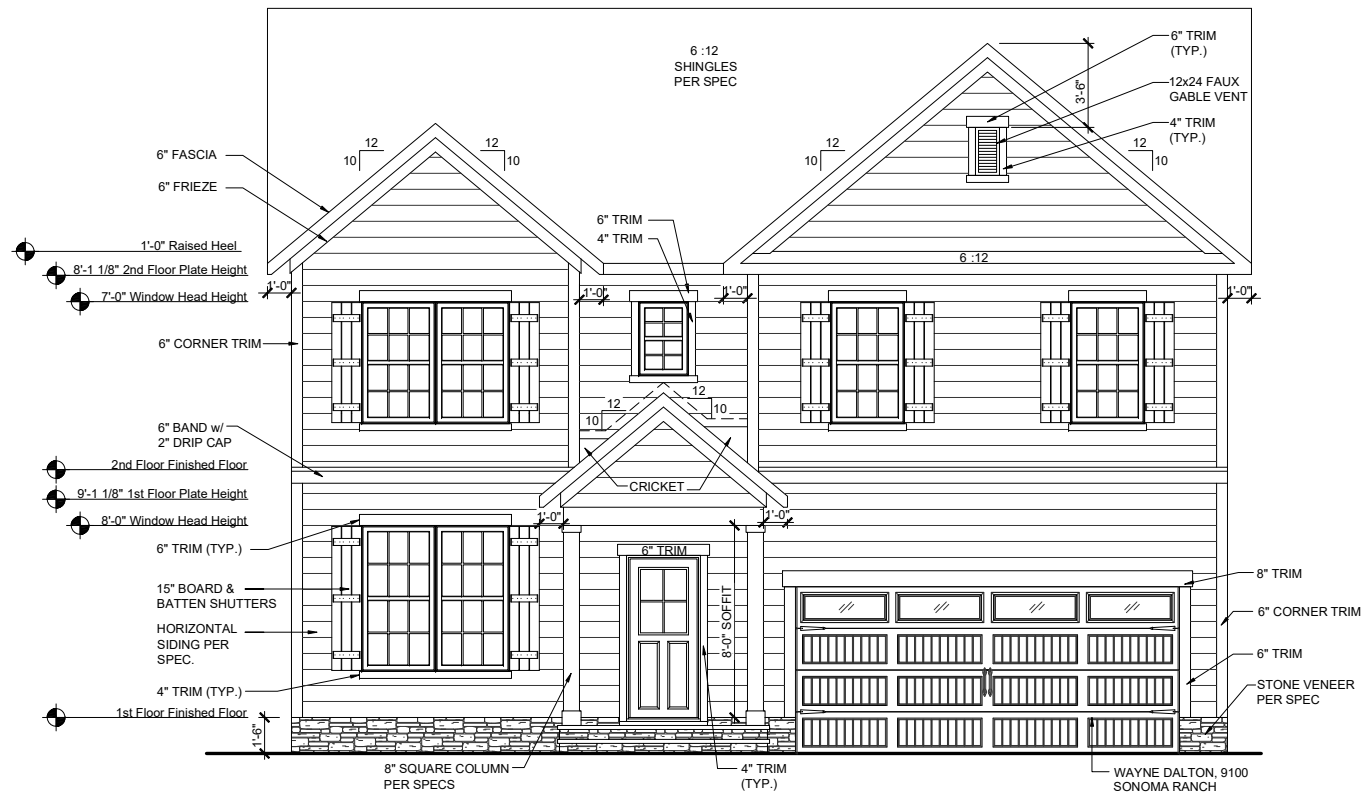
TOTAL SQ. FT. OF ROOF AREA: 70 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((70 \text{ SQ FT} \times 1/150) \times 144) = 67 \text{ SQ. IN.}$

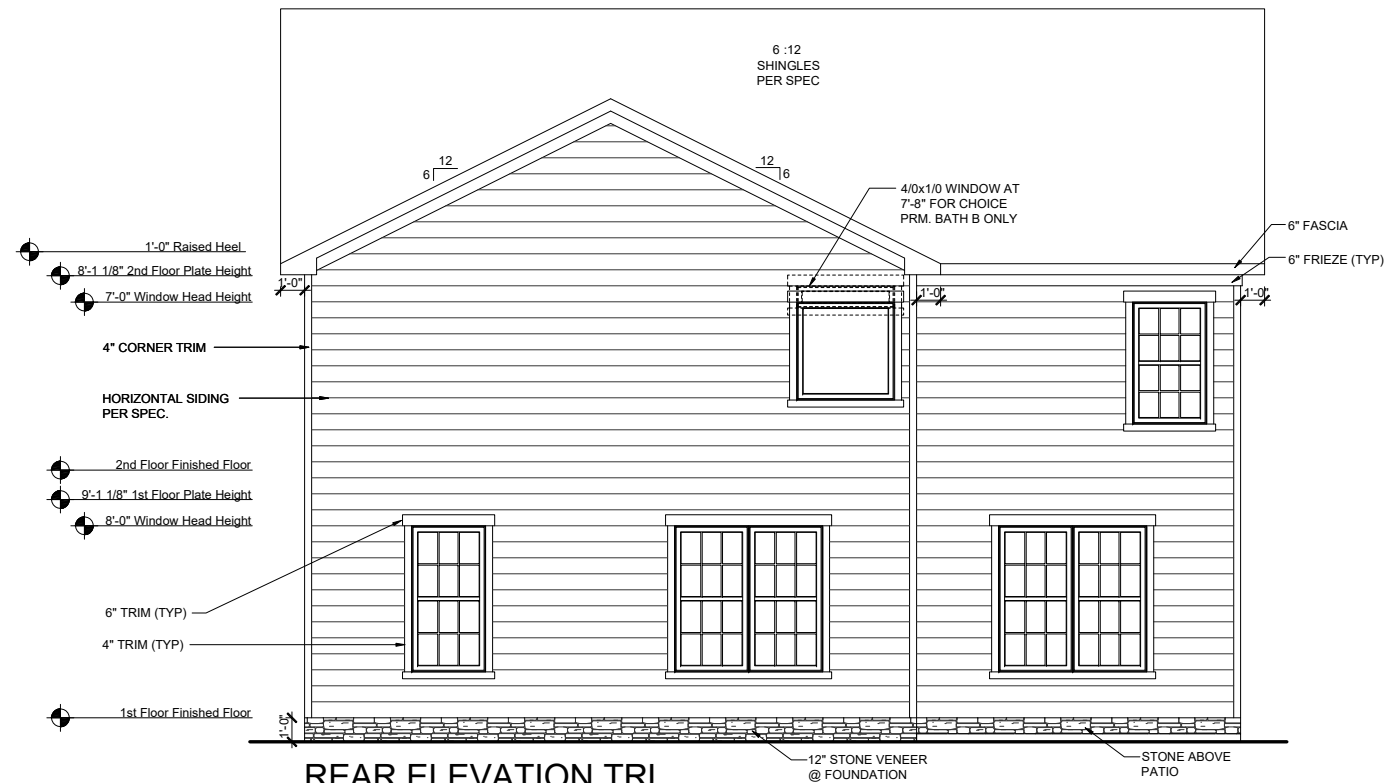
67 / 9 NFA OF SOFFIT VENT = 8 L.F.

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 15'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

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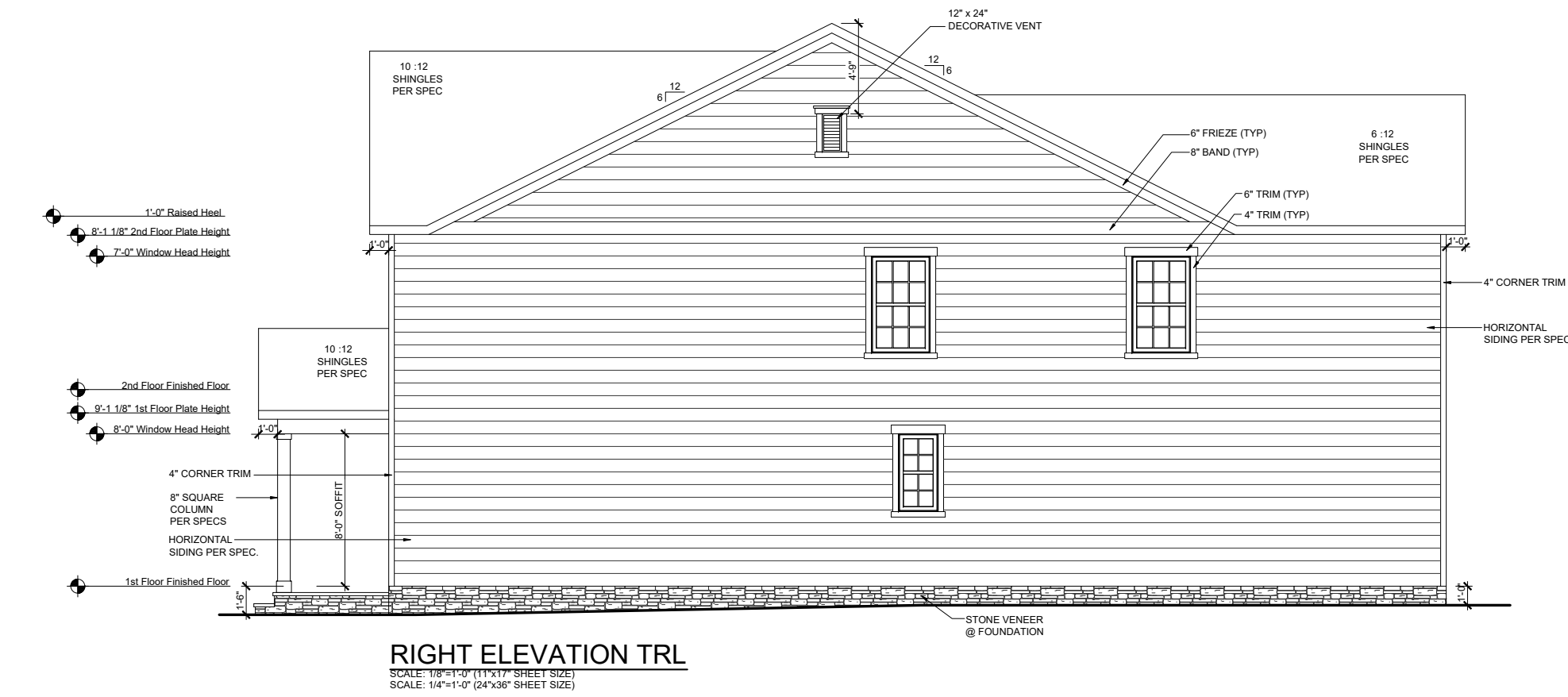
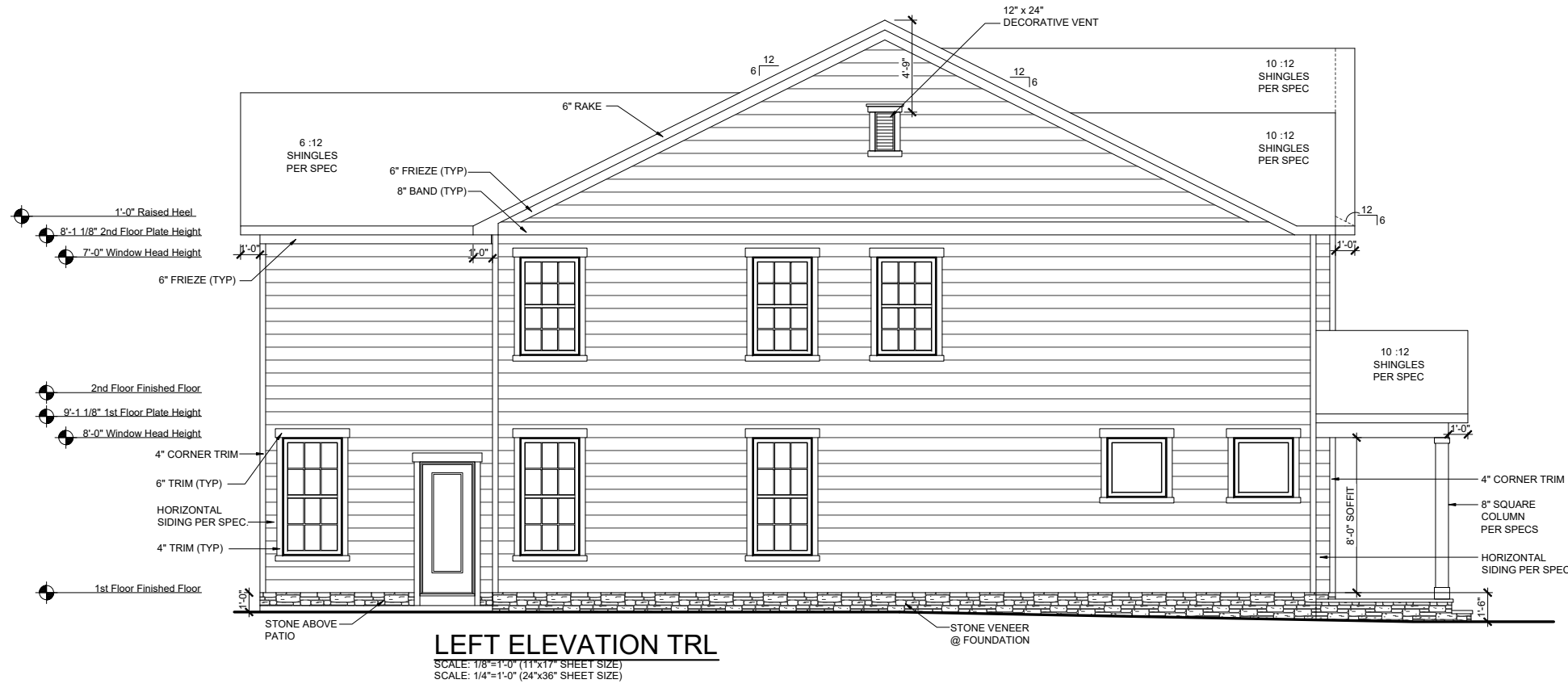
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**RLH V6481.3**  
**Elevation Plans**  
**Front Elevation TRL**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:

**A-3.0**



REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

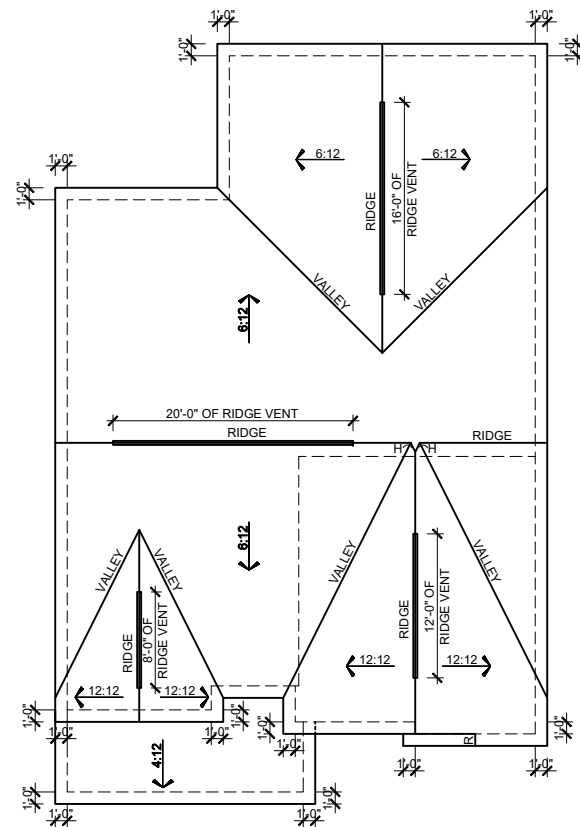
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**RLH V648 1.3**  
**Elevation Plans**  
**Side Elevations TRL**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:  
**A-3.1**

THORNEBURY COMMUNITY



**ROOF PLAN FHL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF FHL**

**ATTIC VENT CALCULATION**

TOTAL SQ. FT. OF ROOF AREA: 1979 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((1979 \text{ SQ FT} \times 1/300) \times 144) / 2 = 475 \text{ SQ. IN.}$

$475 / 18 \text{ NFA OF RIDGE VENT} = 26 \text{ L.F.}$   
 $475 / 9 \text{ NFA OF SOFFIT VENT} = 53 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 56'  
 ACTUAL SOFFIT VENT PROVIDED: 49'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**PORCH ROOF**

**ATTIC VENT CALCULATION**

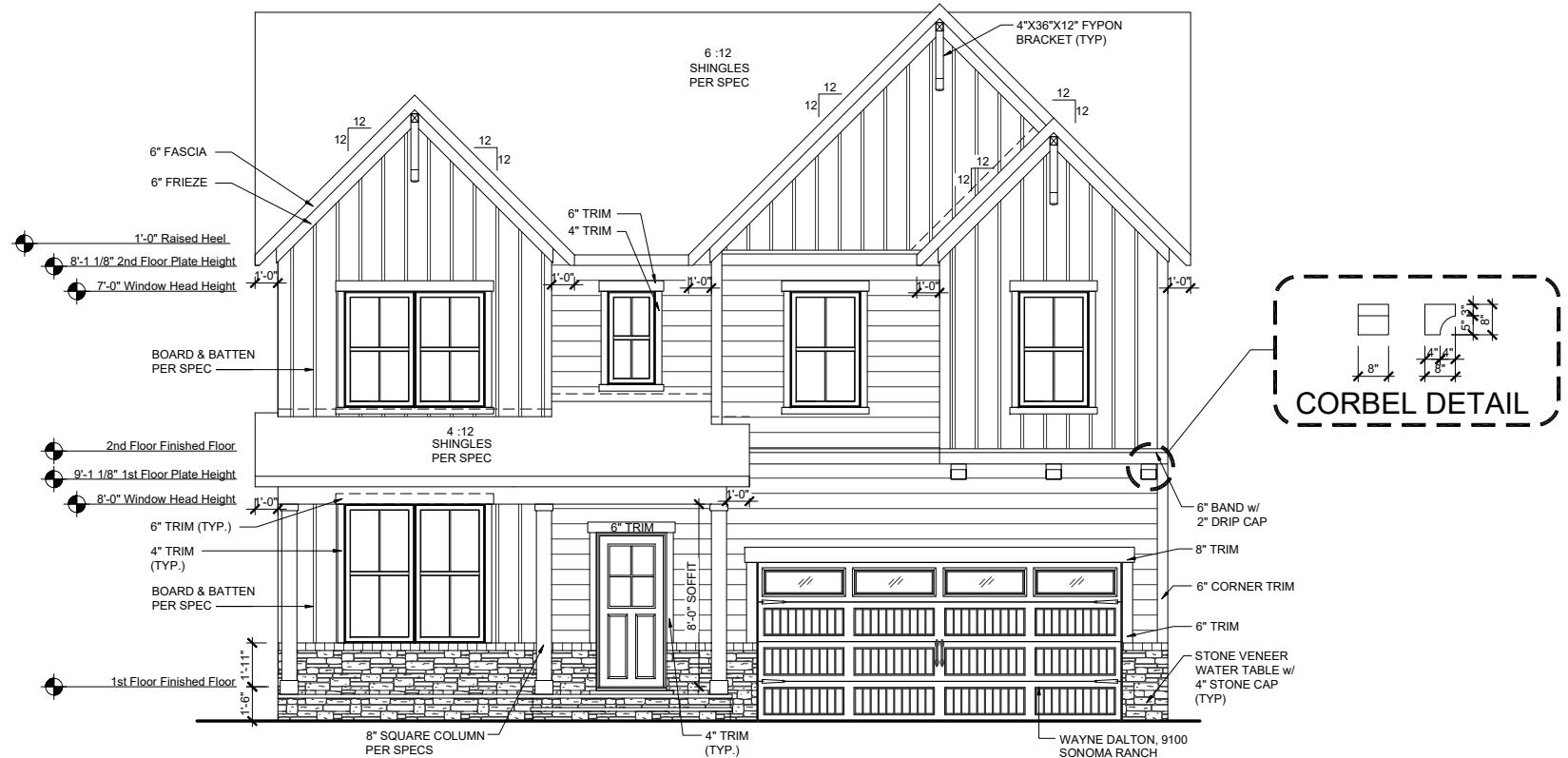
TOTAL SQ. FT. OF ROOF AREA: 148 SQ. FT.  
 RIDGE VENT NET FREE AREA: 18 SQ. IN. PER LINEAL FOOT  
 SOFFIT VENT NET FREE AREA: 9 SQ. IN. PER LINEAL FOOT

$((148 \text{ SQ FT} \times 1/150) \times 144) = 142 \text{ SQ. IN.}$

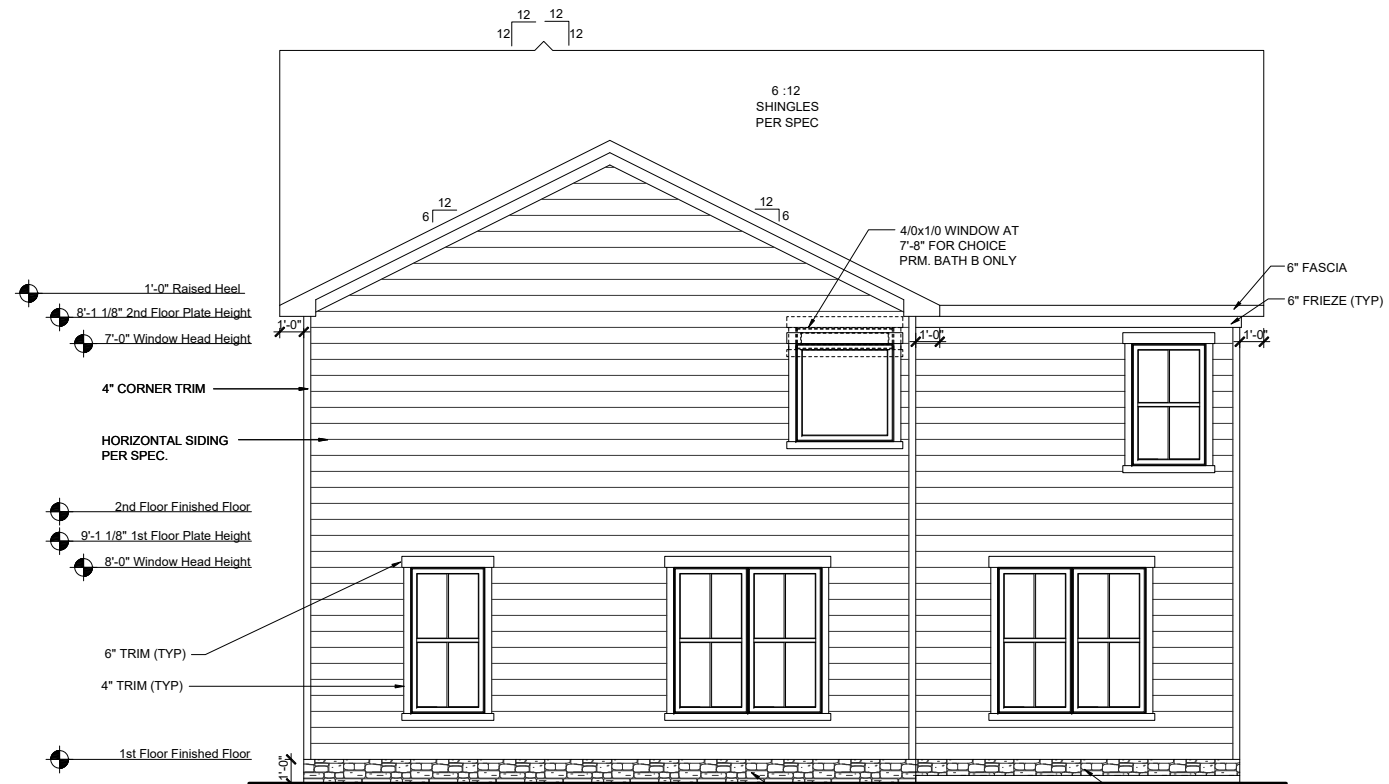
$142 / 9 \text{ NFA OF SOFFIT VENT} = 16 \text{ L.F.}$

ACTUAL RIDGE VENT PROVIDED: 0'  
 ACTUAL SOFFIT VENT PROVIDED: 22'

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 50% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

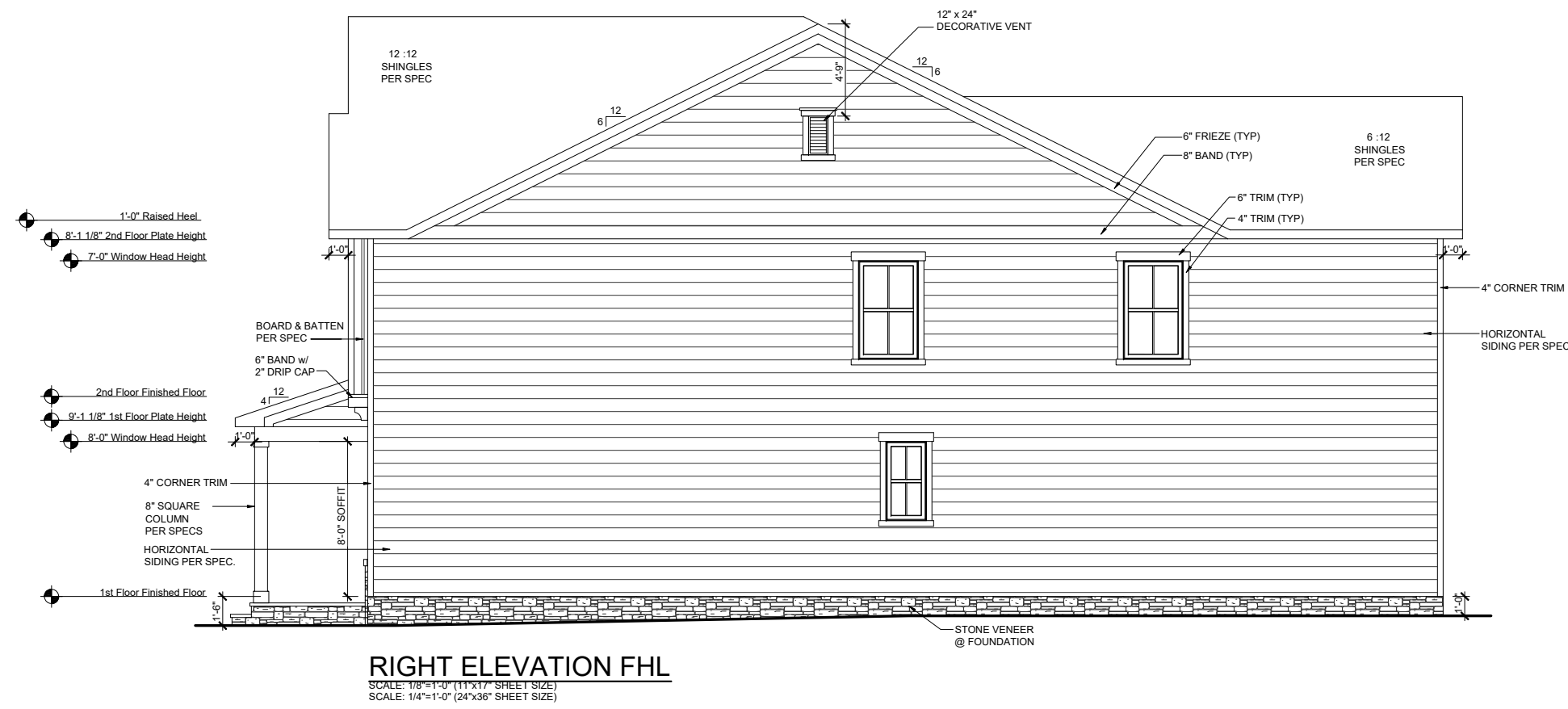
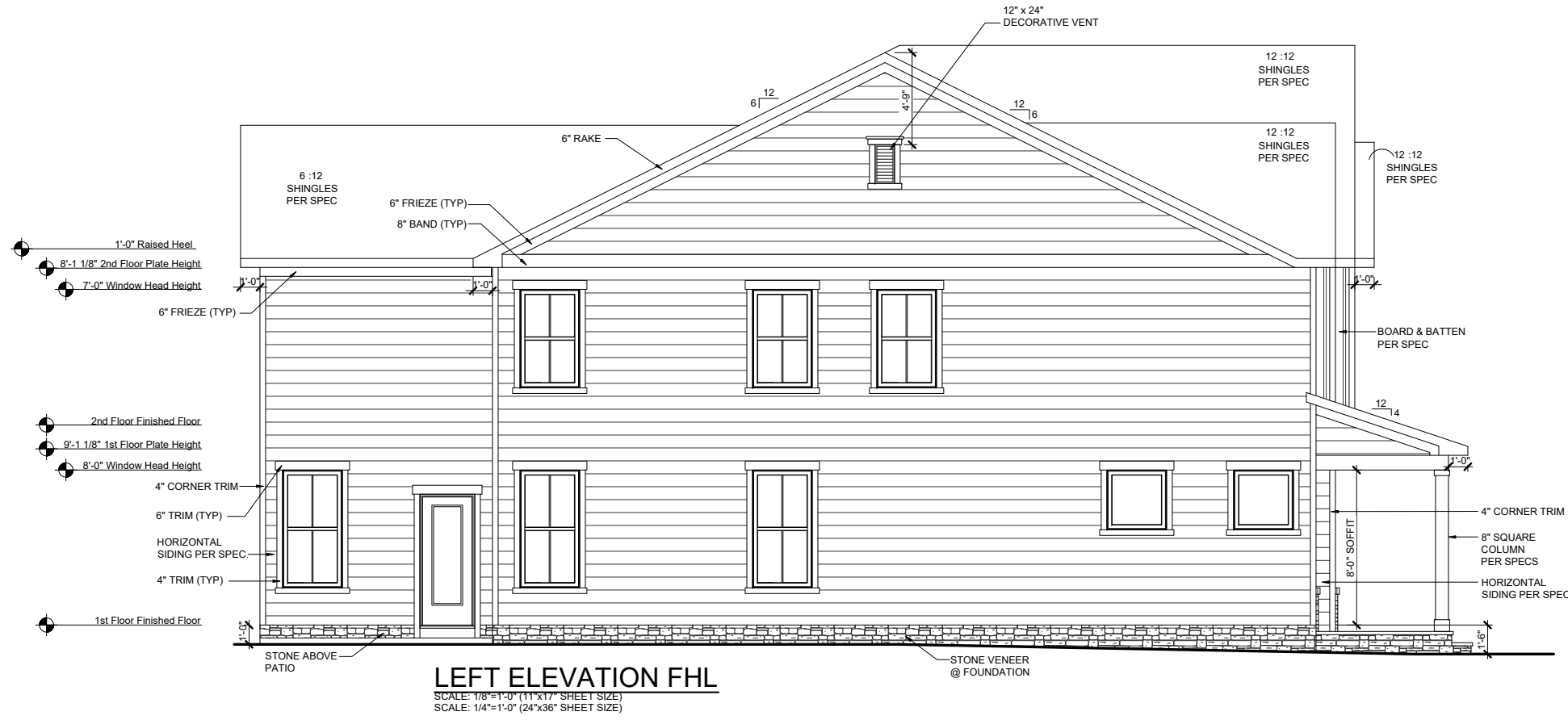
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**RLH V648 1.3**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:  
**A-3.2**



REV.	DATE
1.2	07-01-2020
1.3	02-24-2021

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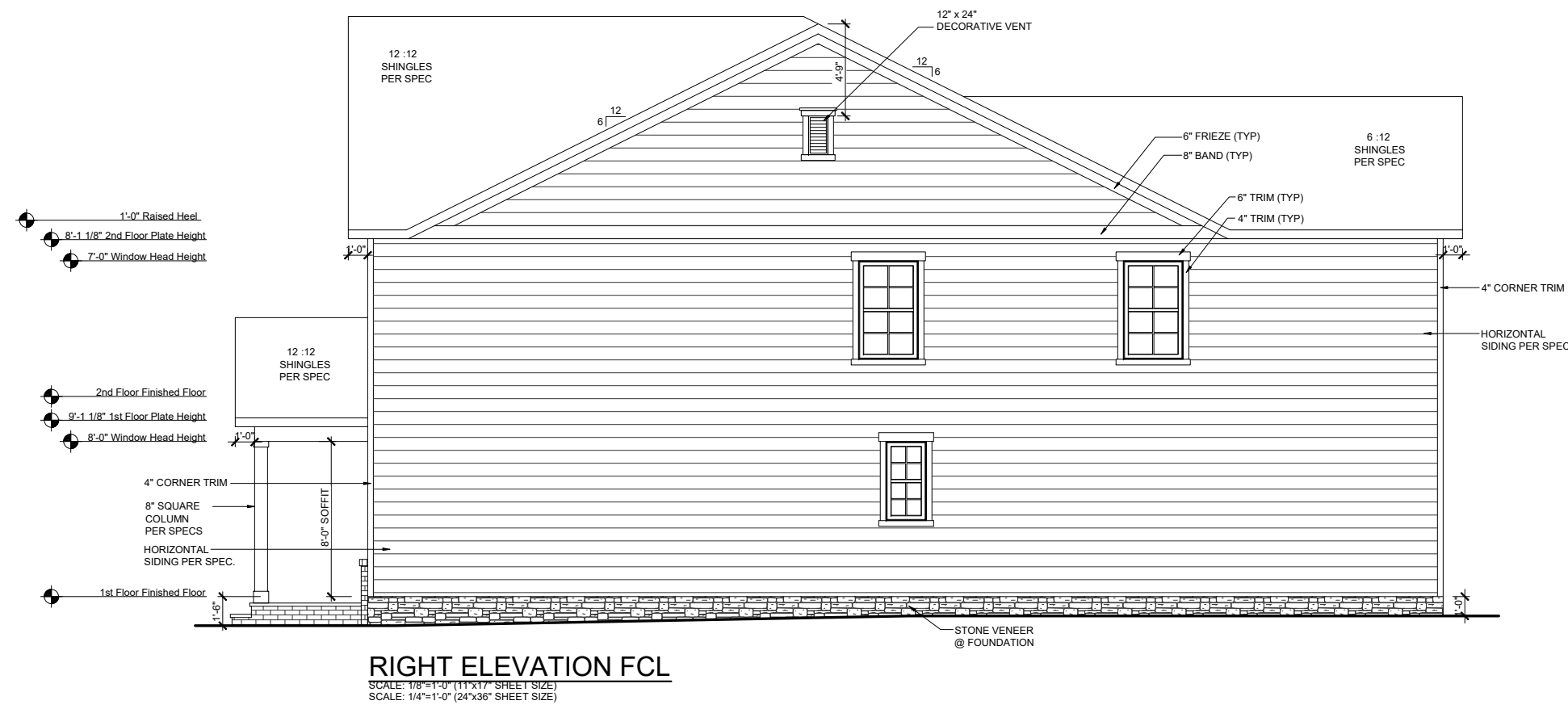
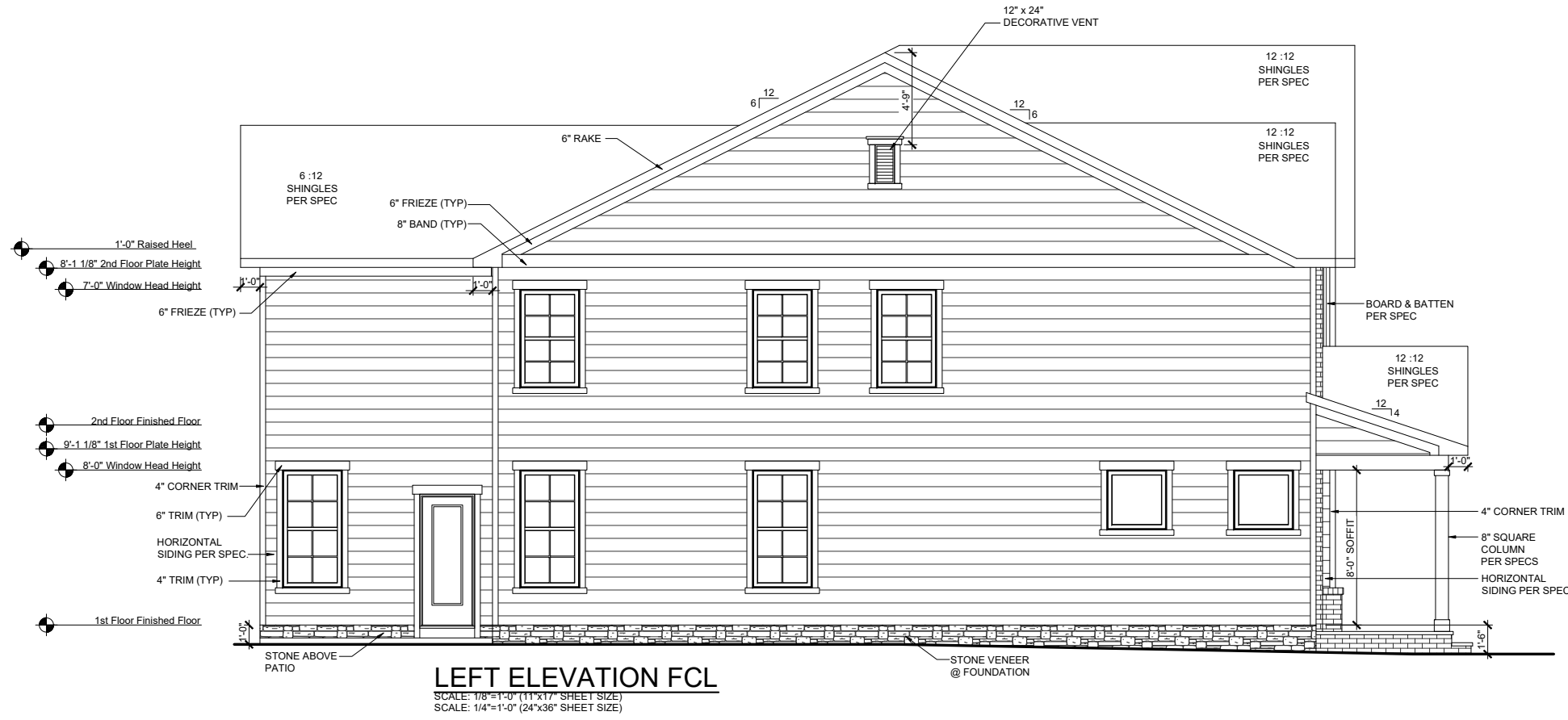


**RLH V648 1.3**  
**Elevation Plans**  
**Side Elevations FHL**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:  
**A-3.3**

THORNEBURY COMMUNITY





REV.	DATE
1.2	07-01-2020
1.2	14-10-2020
1.3	02-24-2021

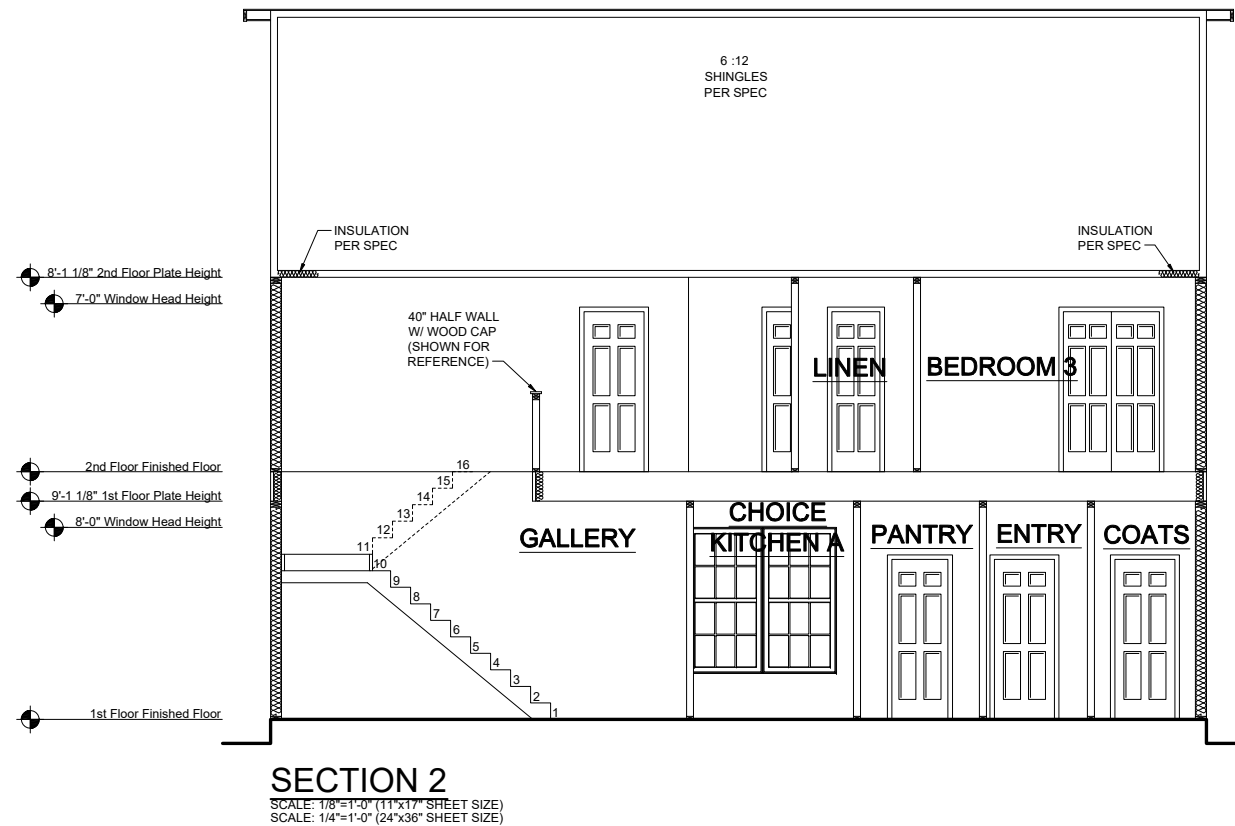
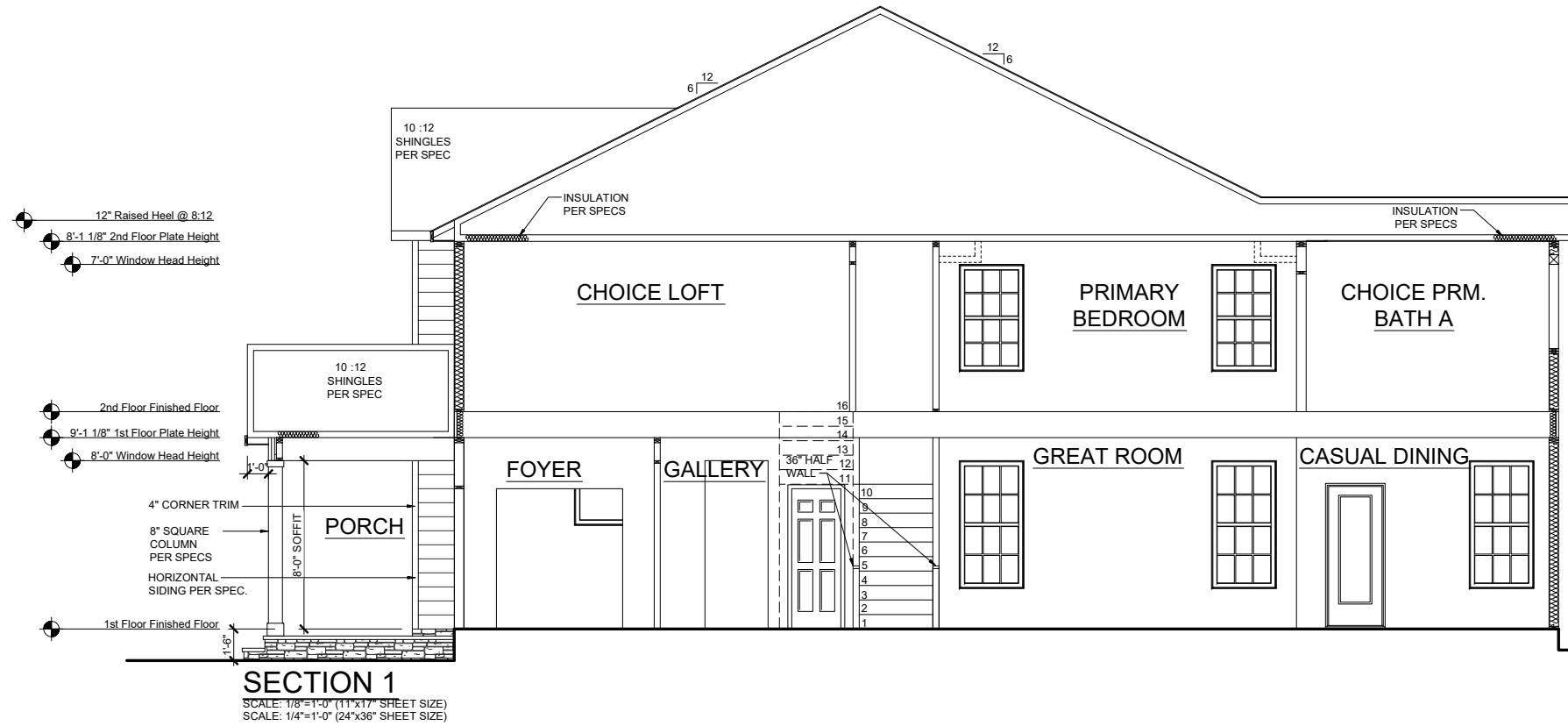
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**RLH V648 1.3**  
**Elevation Plans**  
**Side Elevations FCL**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:  
**A-3.5**

THORNBURY COMMUNITY



REV.	DATE
1.2	07-01-2020
1.3	14-10-2020
1.3	02-24-2021

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**RLH V648 1.3**  
**Typical Sections**  
**Sections**

drawn by: XSI  
 checked by: BZH  
 date: 10/05/19  
 sheet number:  
**A-4.0**

THORNEBURY COMMUNITY



Building 1 elev DWN





**T477 PARKER  
FRONT ELEVATION - FHL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

**T439 BRAXTON  
FRONT ELEVATION - FHL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

**T433 ADDISON  
FRONT ELEVATION - ACL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

**T437 MAXWELL  
FRONT ELEVATION - ACL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

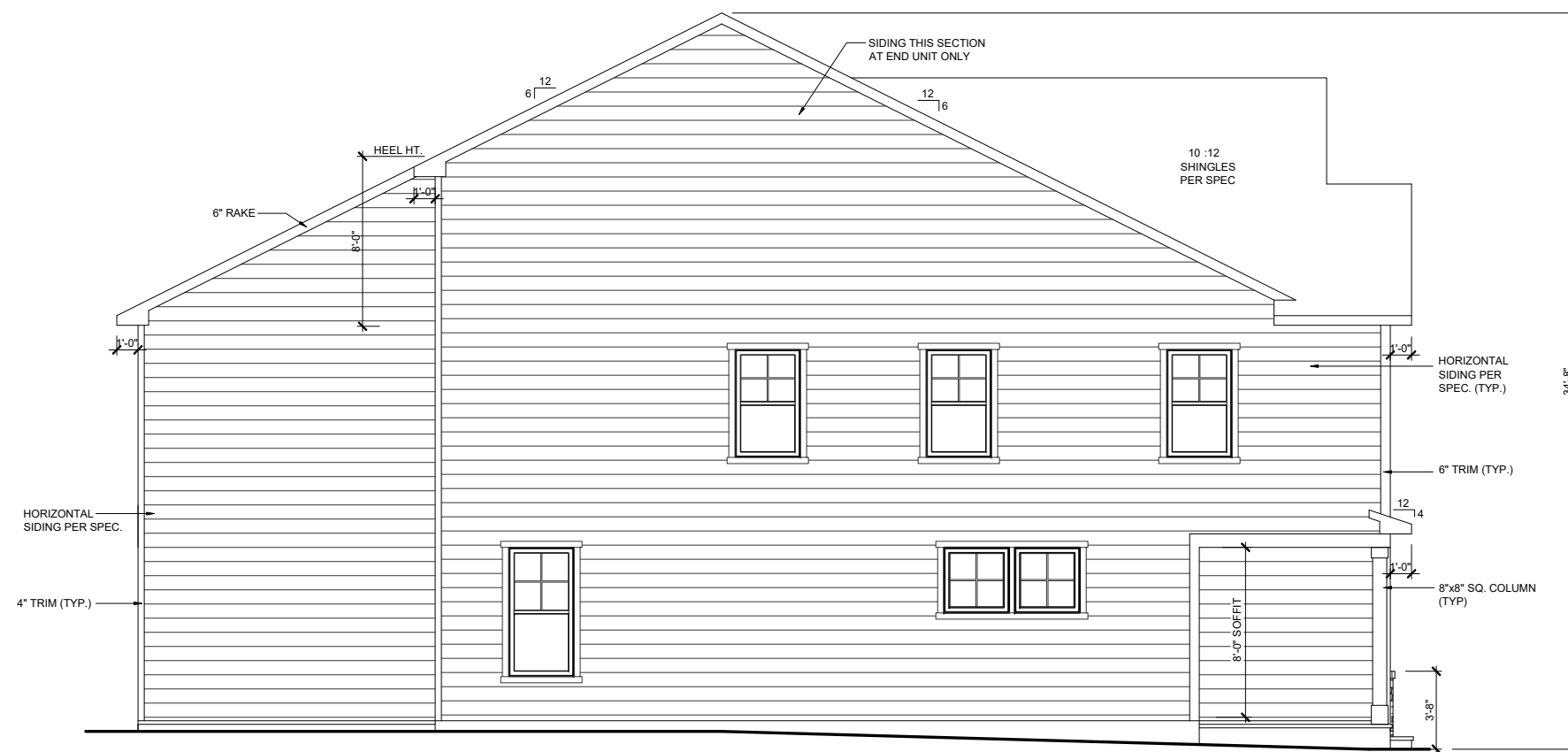


26' TH SERIES

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

FRONT ELEVATION

DATE: 4-30-2021



**LEFT ELEVATION**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



26' TH SERIES

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

SIDE ELEVATIONS

DATE: 4-30-2021



**REAR ELEVATION**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



## Addison

4 beds / 3 baths  
2,148 sq. ft.  
2-car garage



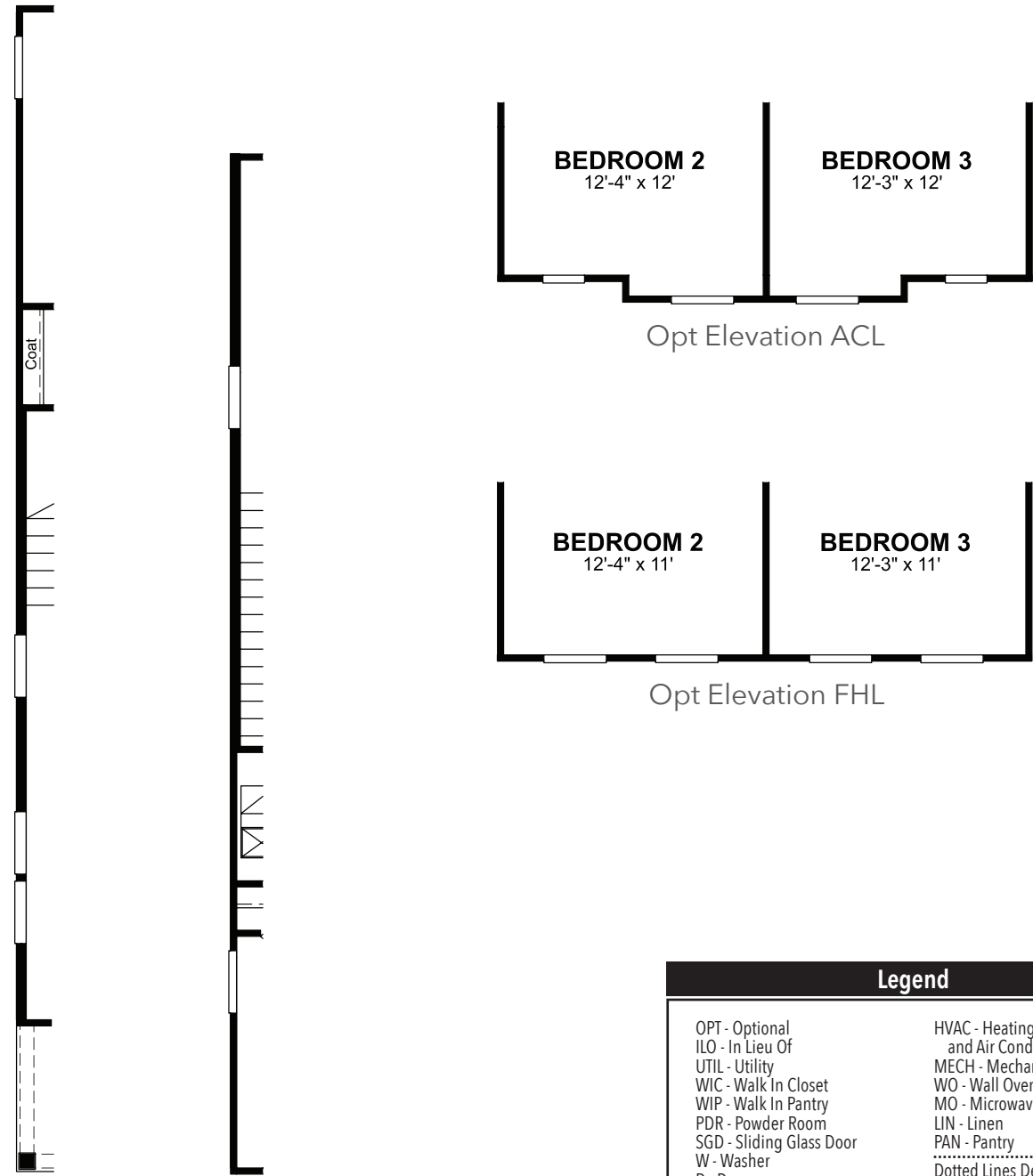
Arts & Crafts L Exterior



Farmhouse L Exterior



Traditional L Exterior



Legend	
OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	----- Dashed Lines Denote Elevated Features
D - Dryer	
WH - Water Heater	
DW - Dishwasher	
REF - Refrigerator	

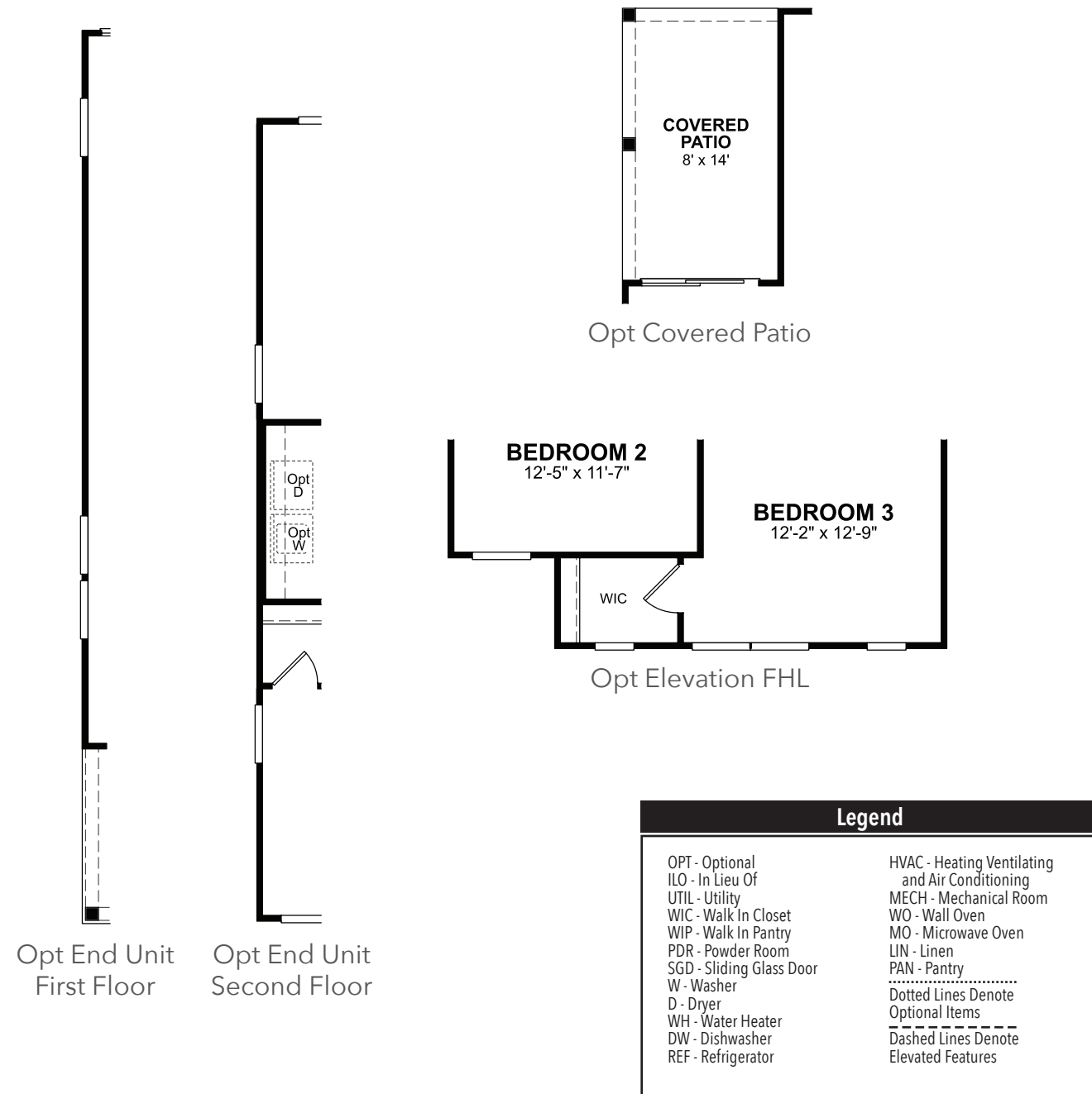
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# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



## Braxton

3 beds / 2.5 baths  
2,282 sq. ft.  
2-car garage



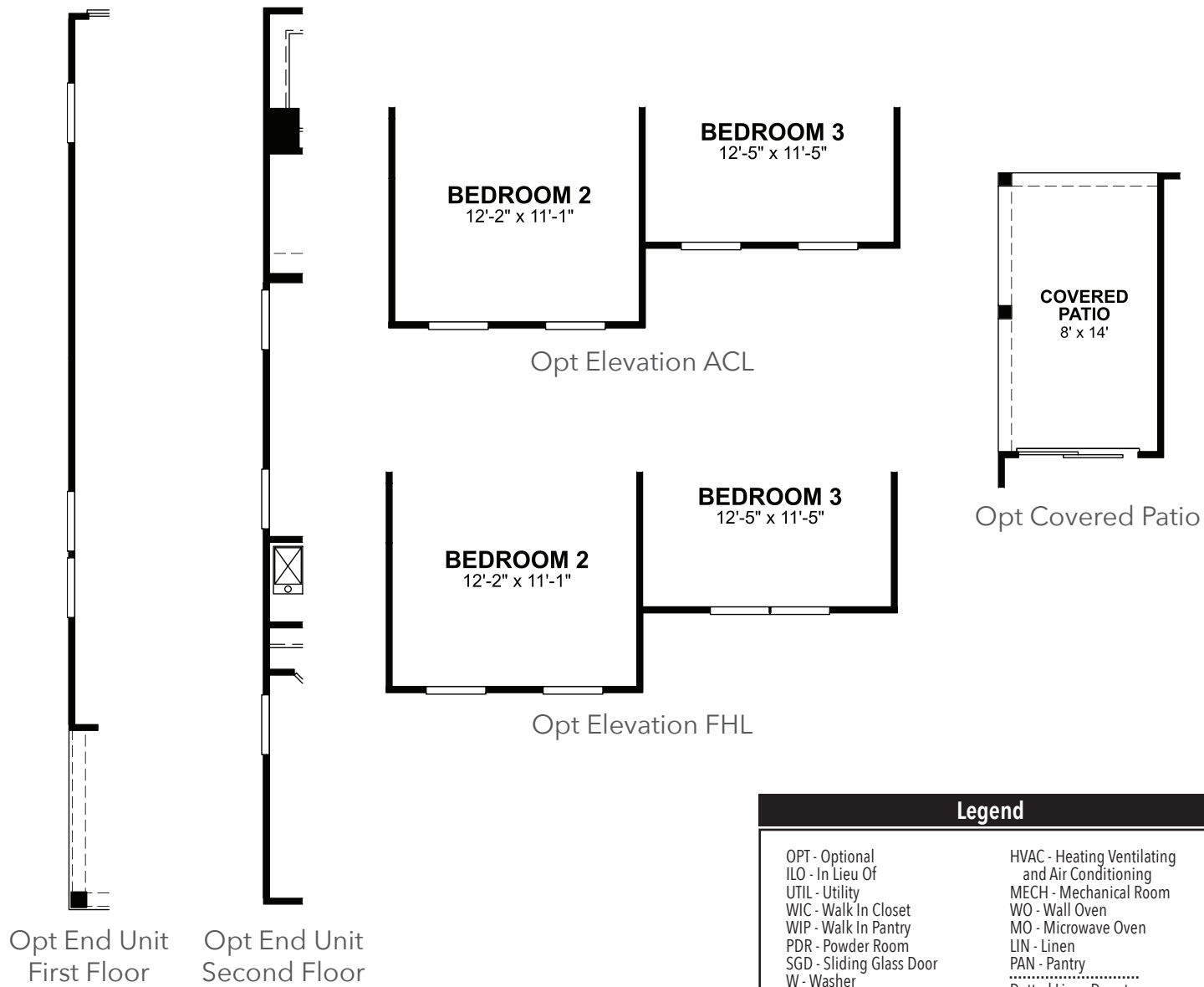
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# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



Legend	
OPT - Optional	HVAC - Heating Ventilating and Air Conditioning
ILO - In Lieu Of	MECH - Mechanical Room
UTIL - Utility	WO - Wall Oven
WIC - Walk In Closet	MO - Microwave Oven
WIP - Walk In Pantry	LIN - Linen
PDR - Powder Room	PAN - Pantry
SGD - Sliding Glass Door	..... Dotted Lines Denote Optional Items
W - Washer	----- Dashed Lines Denote Elevated Features
D - Dryer	
WH - Water Heater	
DW - Dishwasher	
REF - Refrigerator	



## Maxwell

3 beds / 2.5 baths  
2,207 sq. ft.  
2-car garage



Arts & Crafts L Exterior



Farmhouse L Exterior



Traditional L Exterior

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# Paid Options

Structural options that add square footage or other structure (s) to the home for a fee



## Parker

3-4 beds / 2.5-3.5 baths  
2,623 sq. ft.  
2-car garage



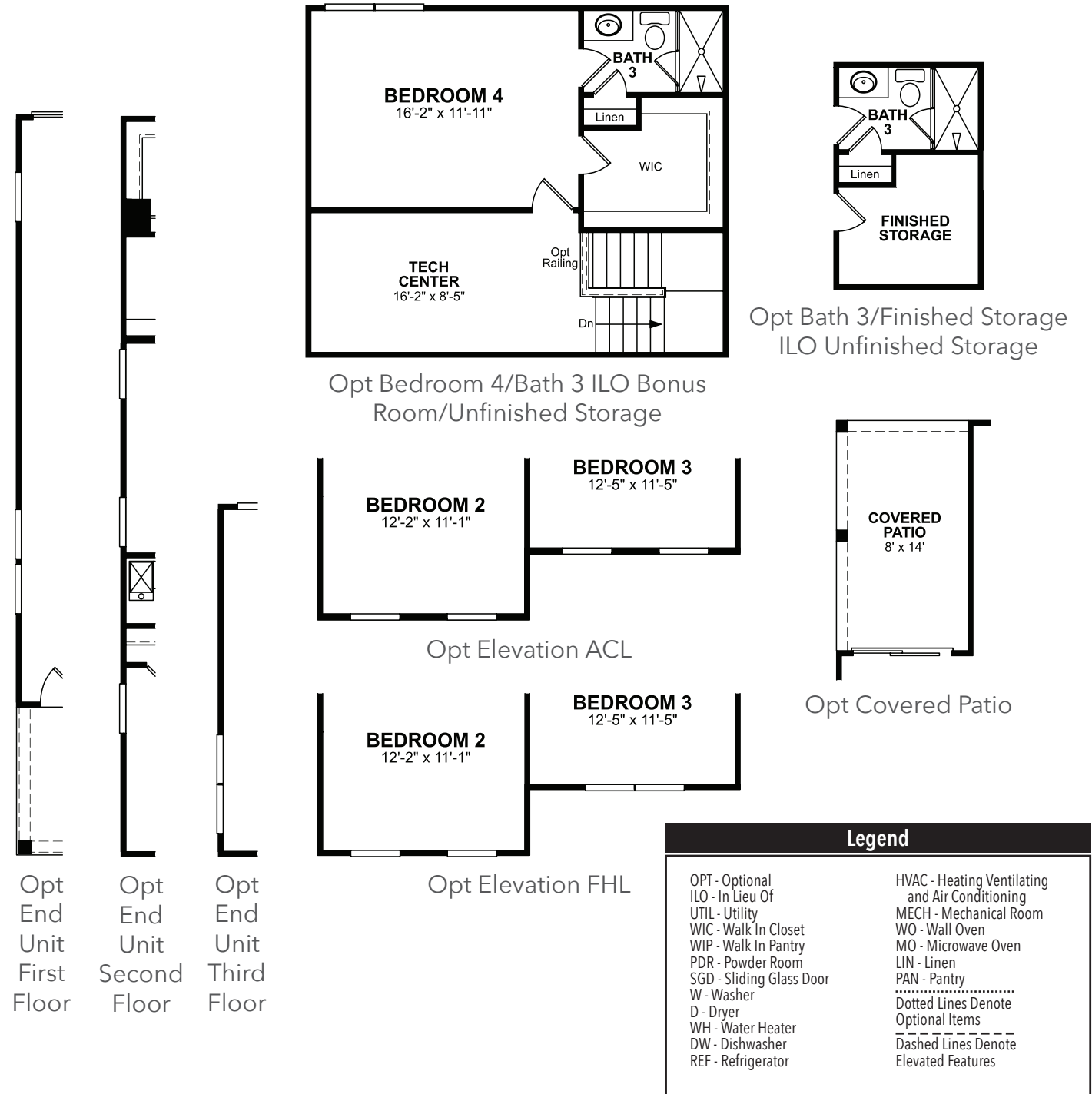
Arts & Crafts L Exterior



Farmhouse L Exterior



Traditional L Exterior



Opt End Unit First Floor  
Opt End Unit Second Floor  
Opt End Unit Third Floor

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# BEAZER HOMES

## ADDISON RLH T433

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan - TRL
F-1.1	Slab Plan - ACL
F-1.2	Slab Plan - FHL
A-1.0	First Floor Plan
A-1.1	First Floor Partial
A-2.0	Second Floor Plan
A-2.1	Second Floor Partial
A-3.0	Front Elevation TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Section
E-1.0	First Floor Electrical Plan
E-2.0	Second Floor Electrical Plan

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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<p><b>BEAZER HOMES</b></p> <p>PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328</p> <p>PH: 770-392-2100</p>	<p><b>BEAZER HOMES</b></p> <p>DIVISION ADDRESS ADDRESS CITY, STATE ZIP</p> <p>CONTACT: PH: NUMBER FAX: NUMBER</p>	<p><b>CONSULTANT</b></p> <p>ADDRESS ADDRESS CITY, STATE ZIP</p> <p>PH: NUMBER FAX: NUMBER</p>

NOTE:  
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

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- ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
- GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
- DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

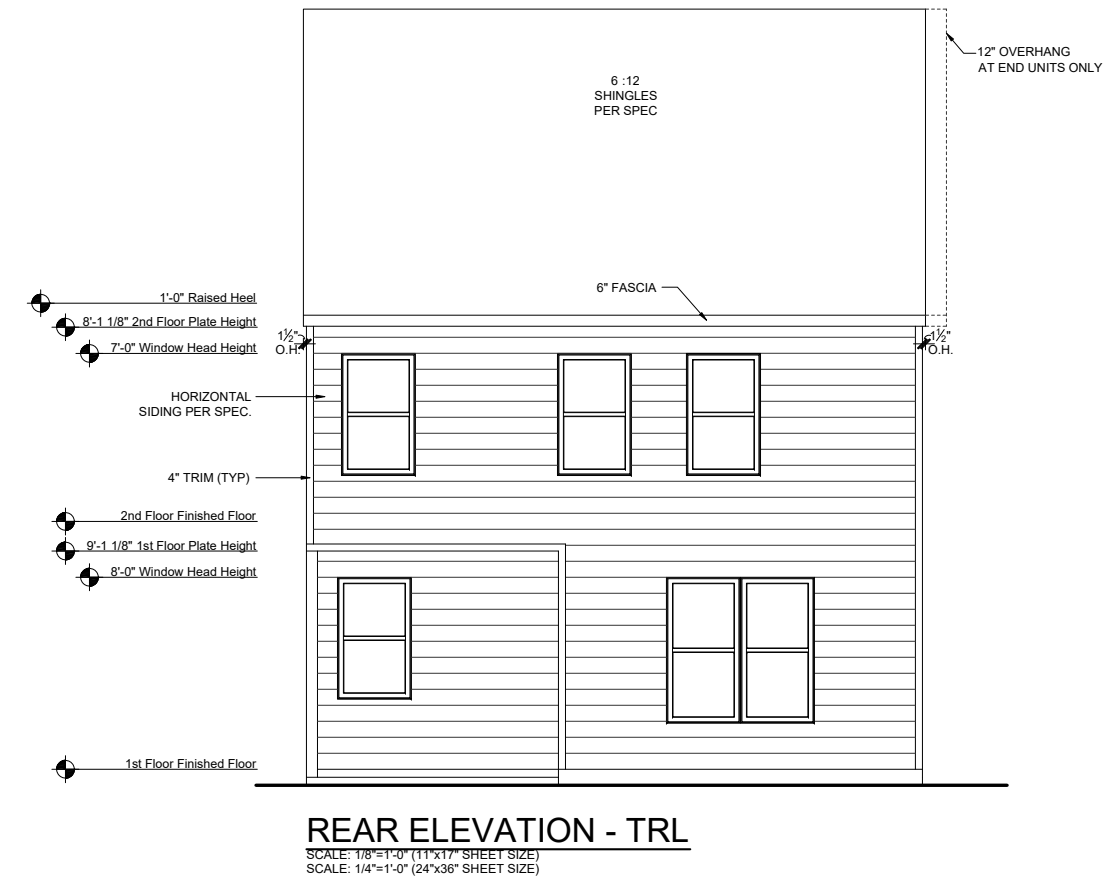
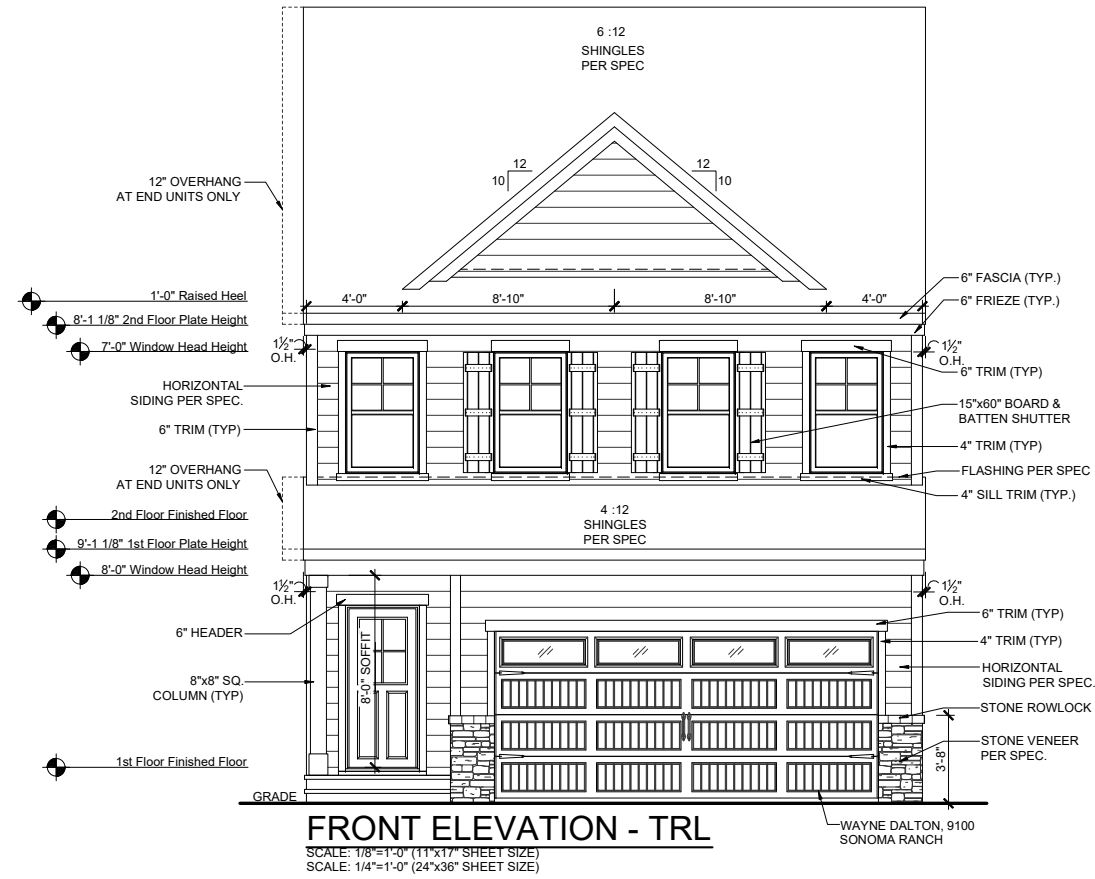
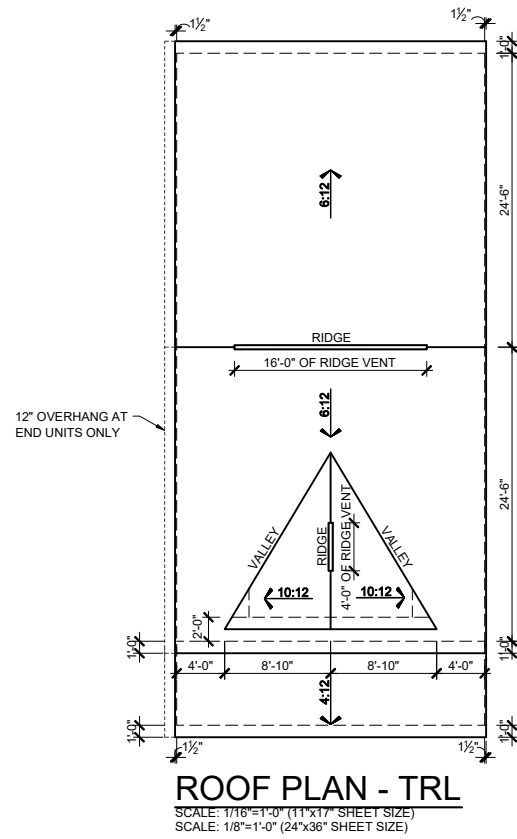
### ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER



**RLH T433 2.1**  
**Cover Sheets**  
**Cover Sheet**

drawn by: XSI  
checked by: BZH  
date: 7/26/19  
sheet number:  
**CS-1.0**



**MAIN ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 1258 S.F.	
VENTING =	
1258 S.F. / 150 = 8.38 S.F. REQUIRED	
1258 S.F. / 300 = 4.19 S.F. REQUIRED	
Ridge Vents: 20 lin ft	
Soffit Vents: 52 lin ft	
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	

**GARAGE/PORCH ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 180 S.F.	
VENTING =	
180 S.F. / 150 = 1.2 S.F. REQUIRED	
180 S.F. / 300 = 0.6 S.F. REQUIRED	
Ridge Vents: 0 lin ft	
Soffit Vents: 26 lin ft	
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	

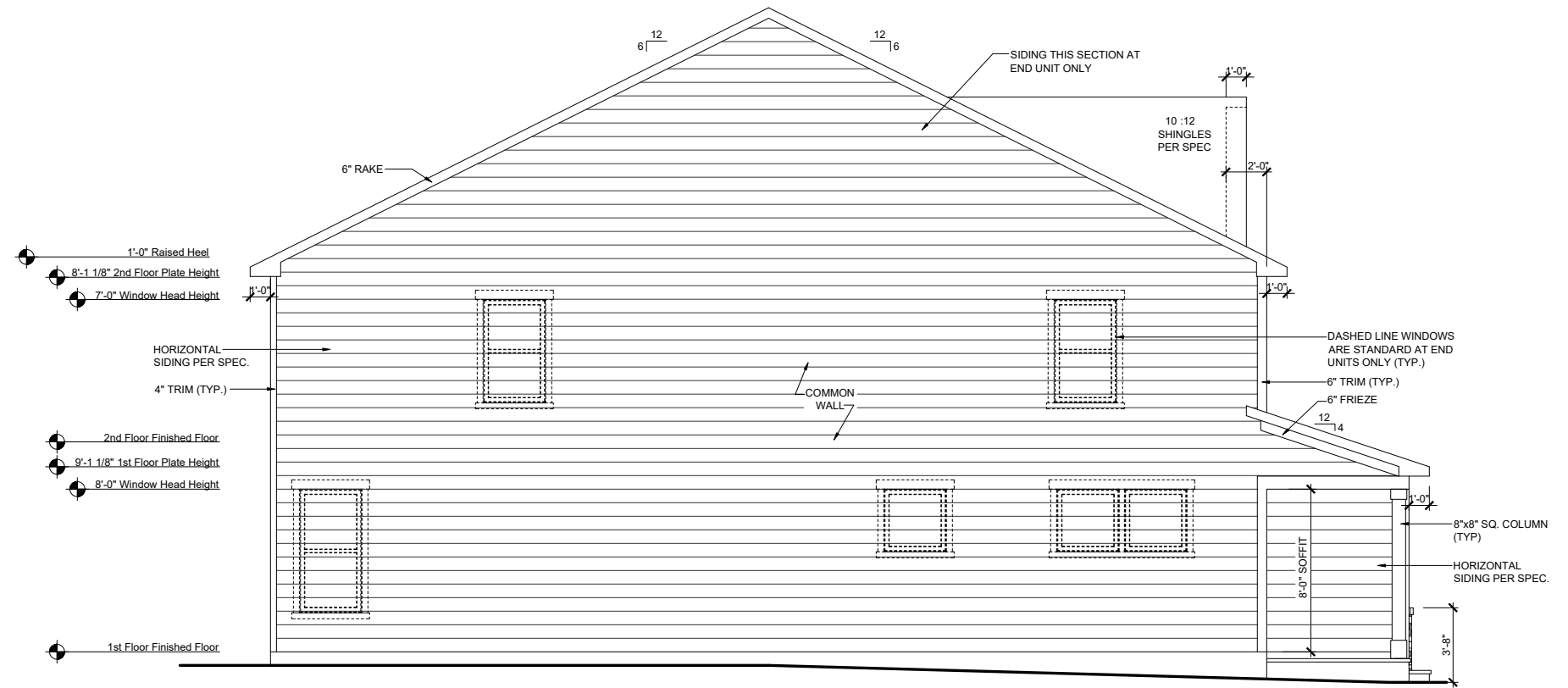
REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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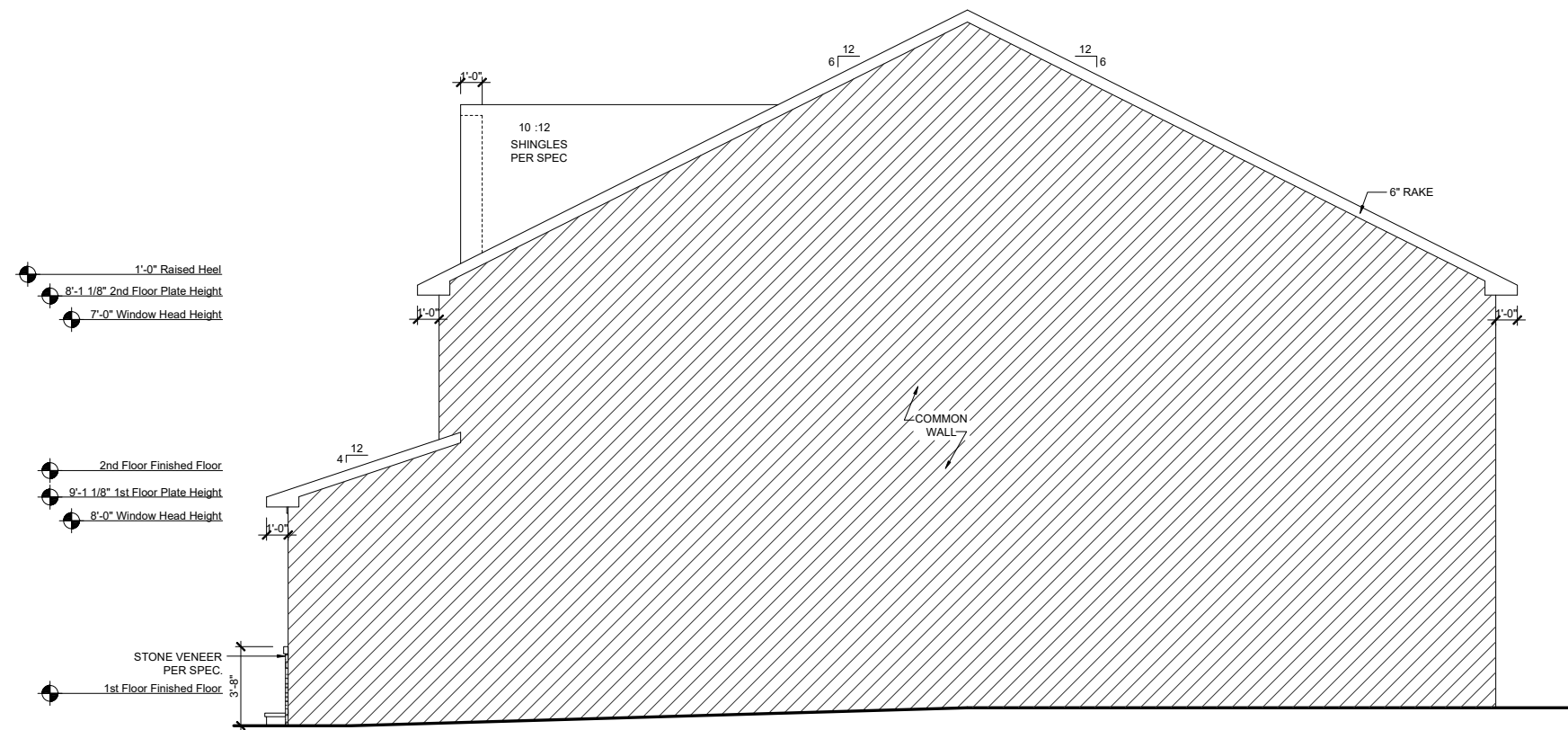


**RLH T4332.1**  
**Elevation Plans**  
**Front Elevation TRL**

drawn by: XSI  
 checked by: BZH  
 date: 7/26/19  
 sheet number:  
**A-3.0**



**LEFT ELEVATION - TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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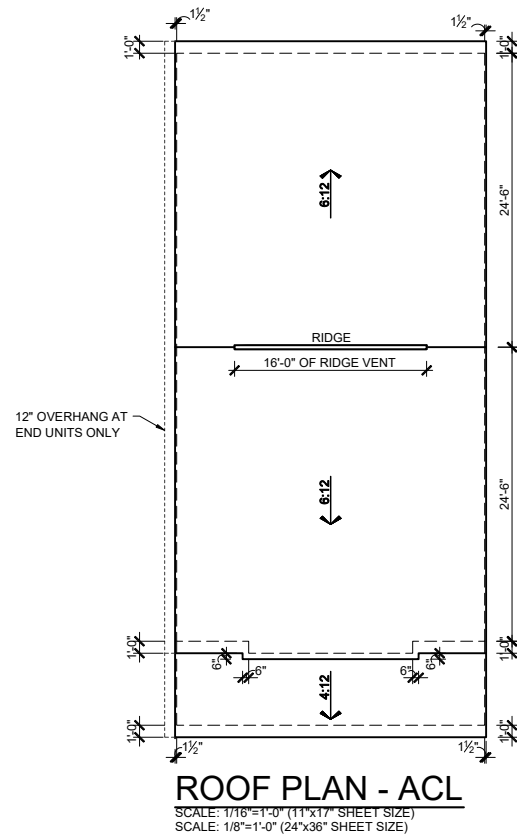


**RLH T4332.1**  
**Elevation Plans**  
**Side Elevations TRL**

drawn by: XSI  
 checked by: BZH  
 date: 7/26/19  
 sheet number:

**A-3.1**

ROBERT'S CROSSING

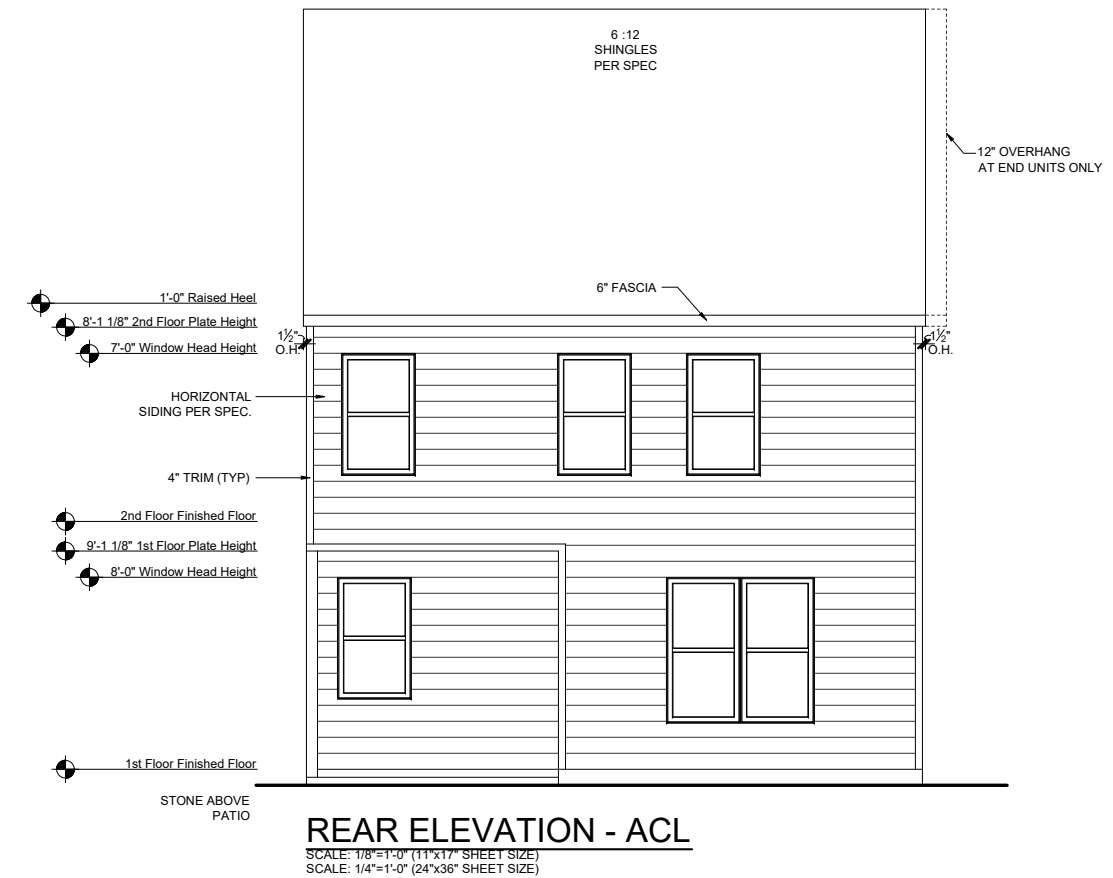
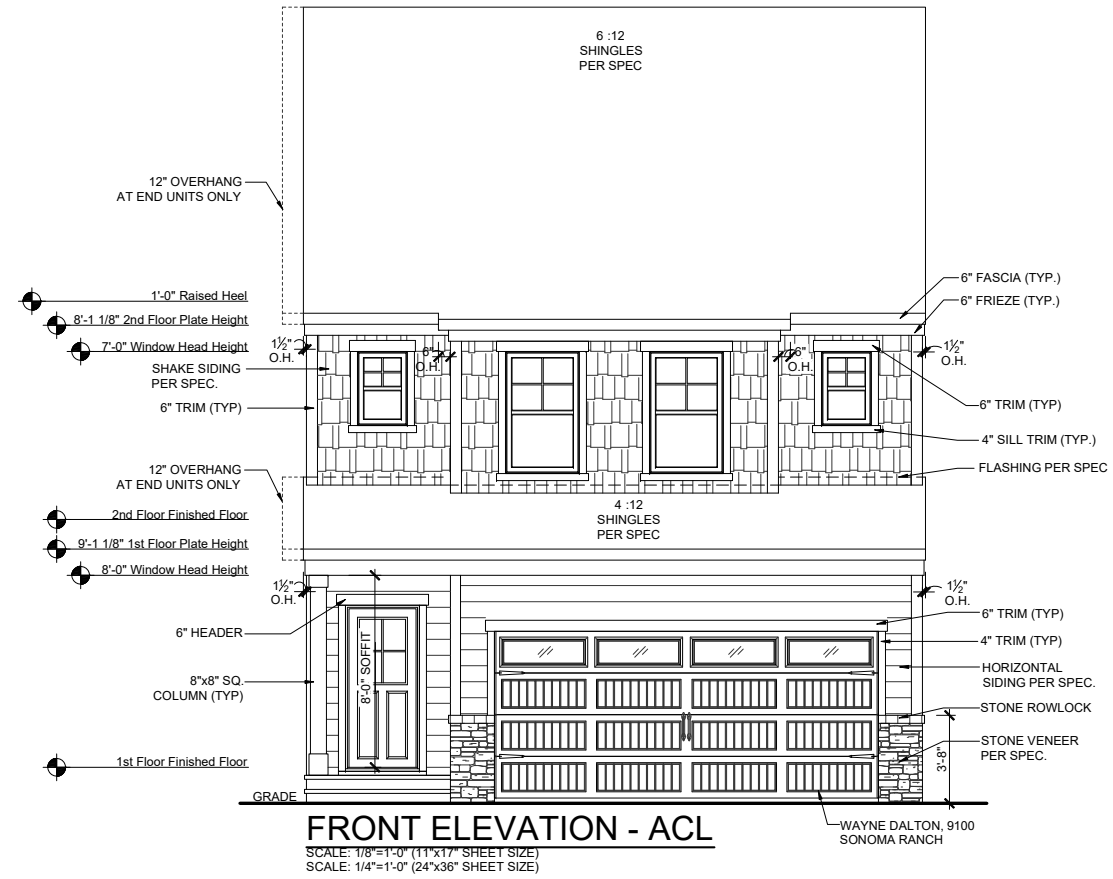


**MAIN ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 1271 S.F.	
VENTING =	
1271 S.F. / 150 =	8.47 S.F. REQUIRED
1271 S.F. / 300 =	4.23 S.F. REQUIRED
Ridge Vents:	16 lin ft
Soffit Vents:	53 lin ft
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	

**GARAGE/PORCH ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 166 S.F.	
VENTING =	
166 S.F. / 150 =	1.1 S.F. REQUIRED
166 S.F. / 300 =	0.55 S.F. REQUIRED
Ridge Vents:	0 lin ft
Soffit Vents:	26 lin ft
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	



REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

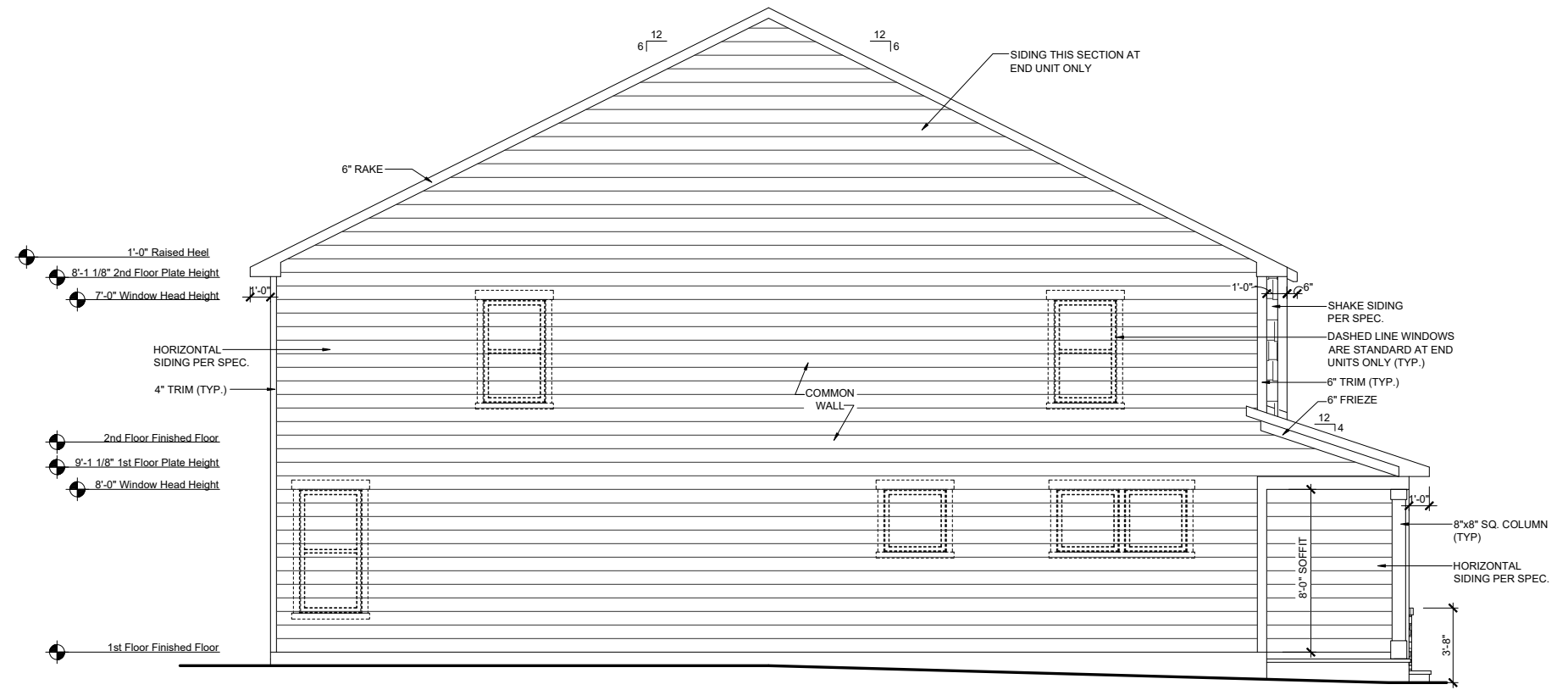
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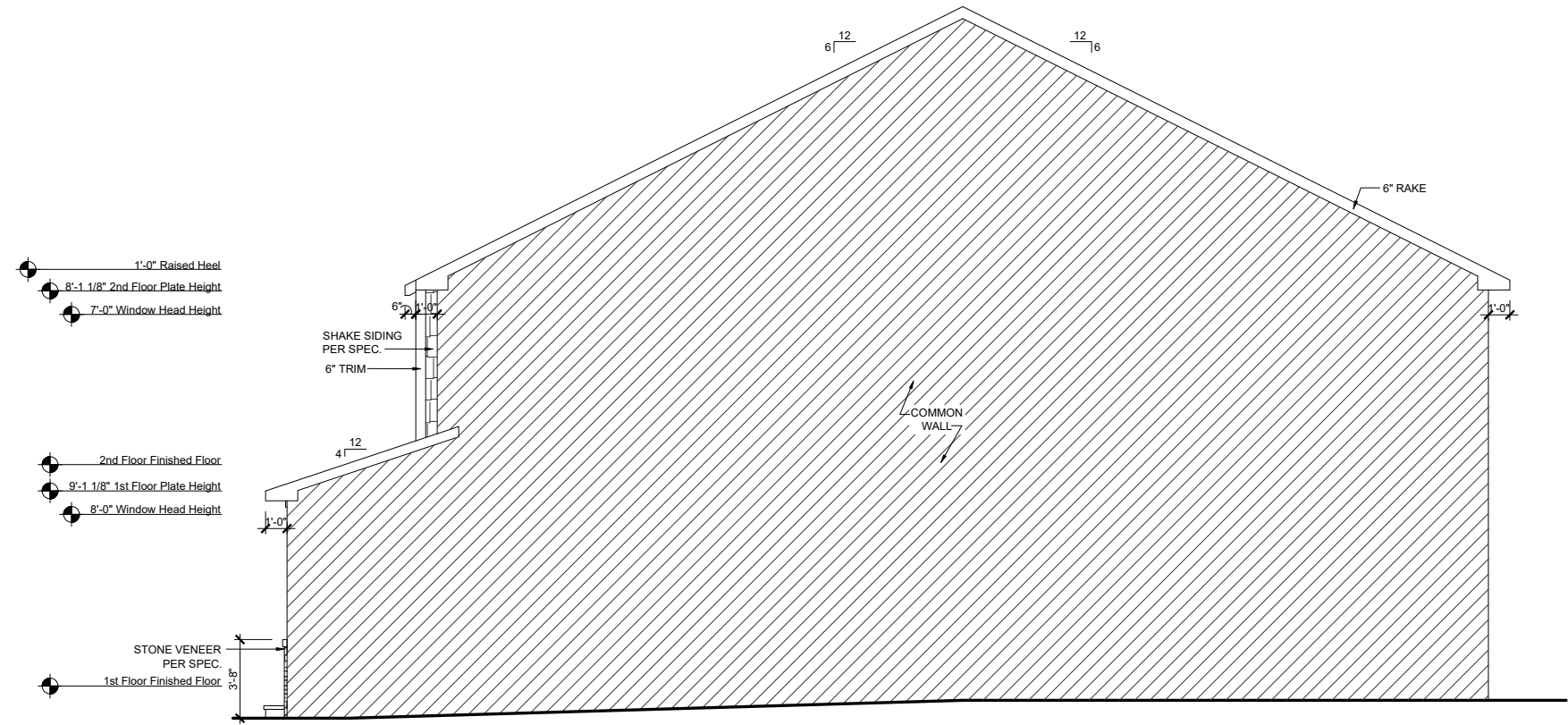
**RLH T4332.1**  
**Elevation Plans**  
**Front Elevation ACL**

drawn by: XSI  
 checked by: BZH  
 date: 7/26/19  
 sheet number:  
**A-3.2**

ROBERTS CROSSING



**LEFT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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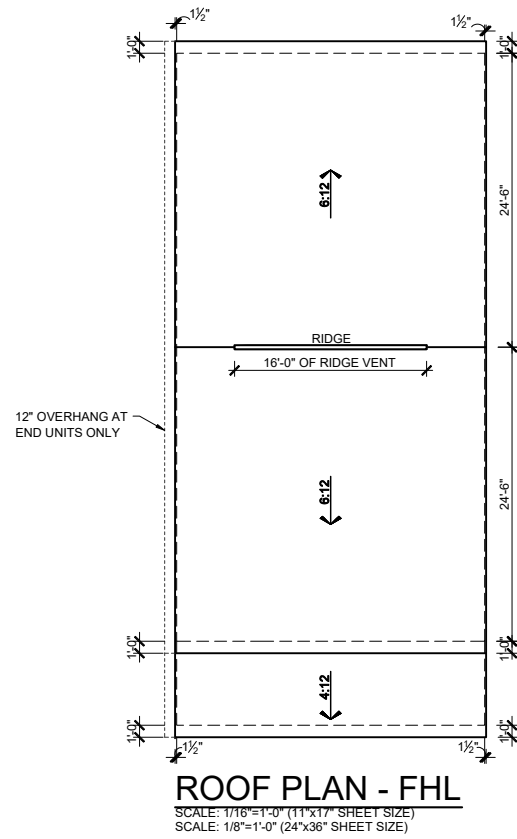
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**RLH T4332.1**  
**Elevation Plans**  
**Side Elevations ACL**

drawn by: XSI  
 checked by: BZH  
 date: 7/26/19  
 sheet number:  
**A-3.3**

ROBERTS CROSSING

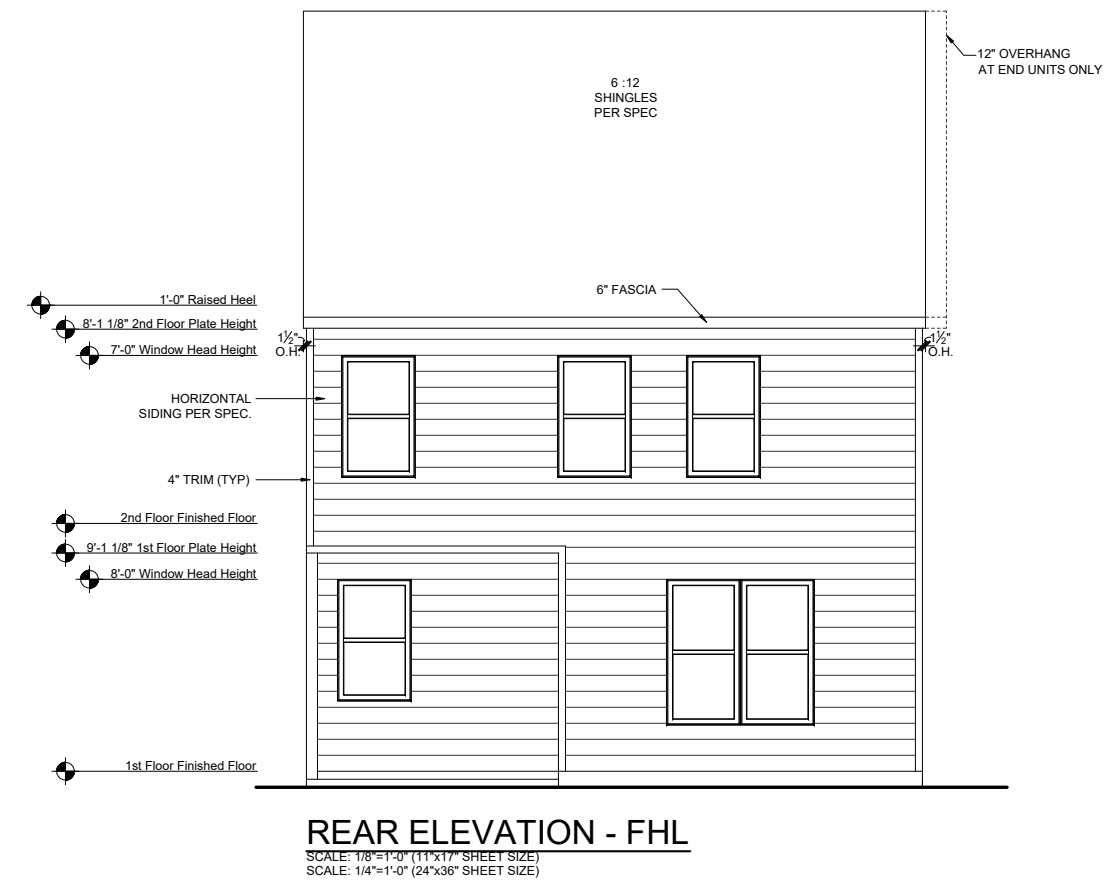
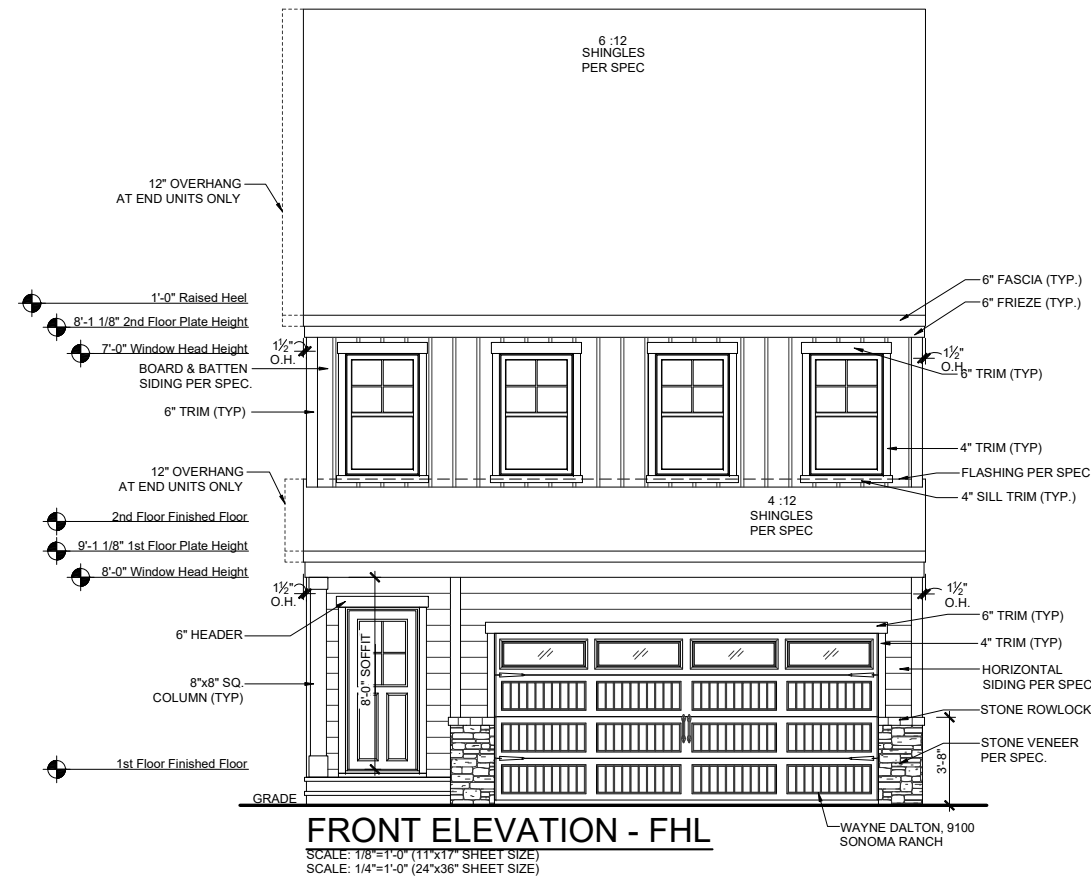


**MAIN ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 1258 S.F.	
VENTING =	
1258 S.F. / 150 =	8.38 S.F. REQUIRED
1258 S.F. / 300 =	4.19 S.F. REQUIRED
Ridge Vents:	16 lin ft
Soffit Vents:	53 lin ft
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	

**GARAGE/PORCH ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 180 S.F.	
VENTING =	
180 S.F. / 150 =	1.2 S.F. REQUIRED
180 S.F. / 300 =	0.6 S.F. REQUIRED
Ridge Vents:	0 lin ft
Soffit Vents:	26 lin ft
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	



REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

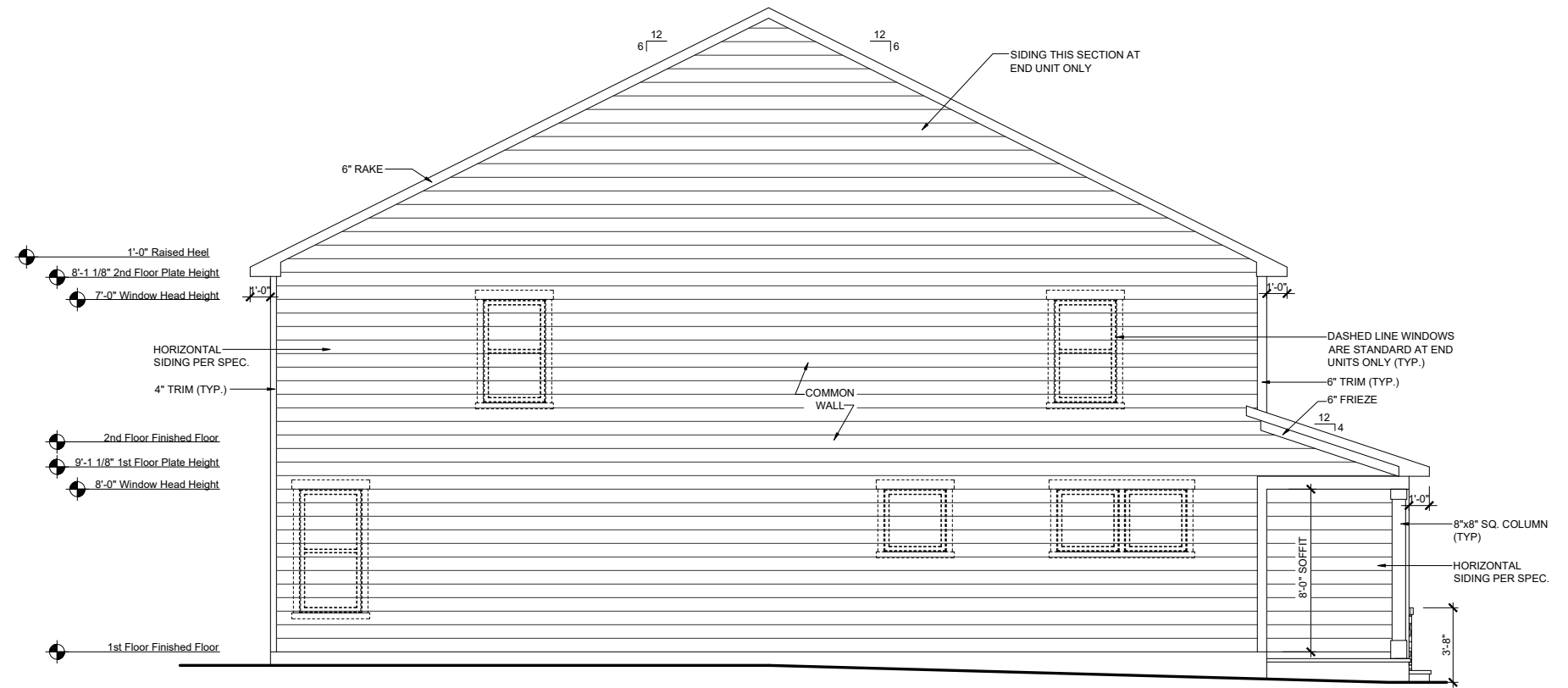
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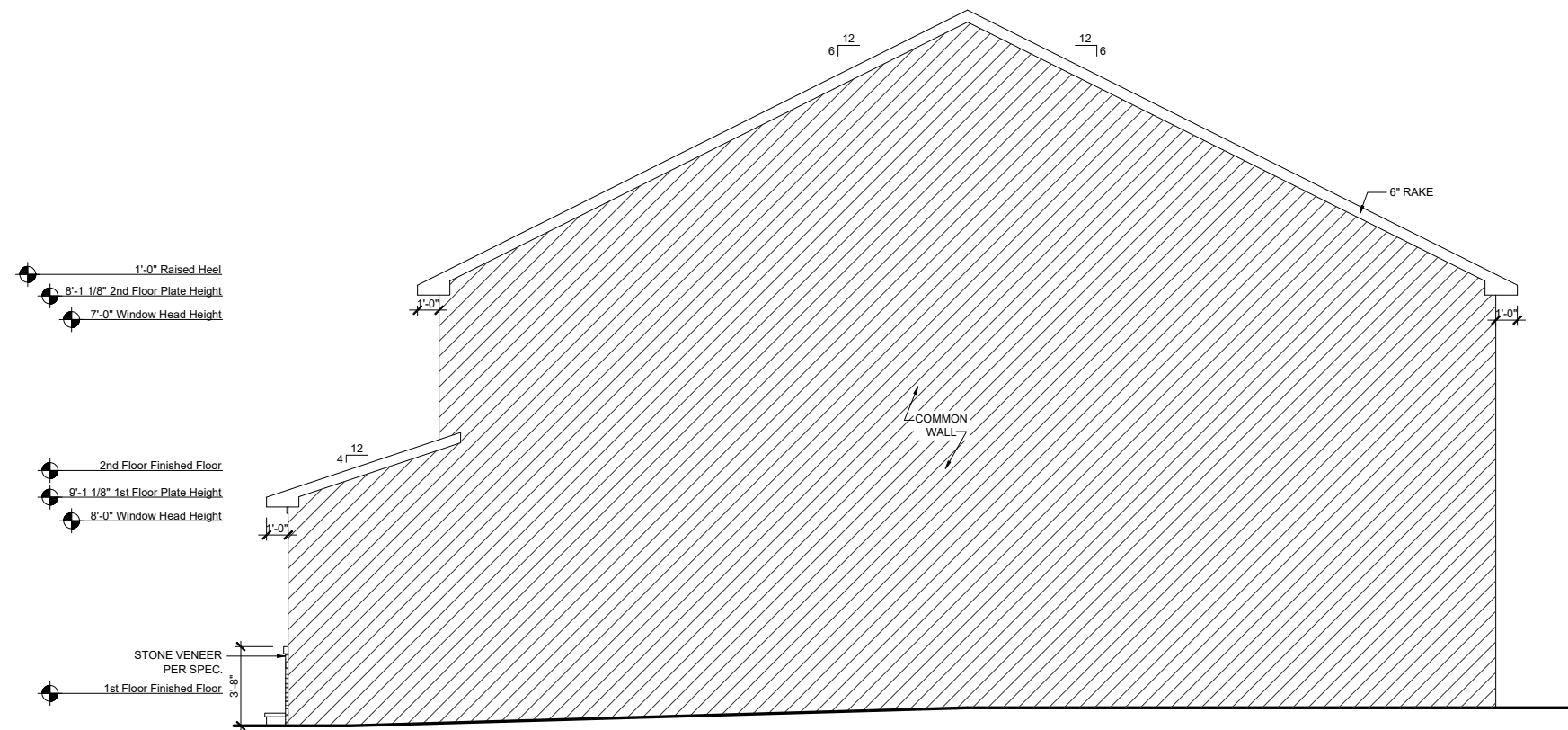
**RLH T4332.1**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 7/26/19  
 sheet number:  
**A-3.4**

ROBERTS CROSSING



**LEFT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v2.0	09-18-20
v2.1	02-23-21

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**RLH T4332.1**  
**Elevation Plans**  
**Side Elevations FHL**

drawn by: XSI  
 checked by: BZH  
 date: 7/26/19  
 sheet number:  
**A-3.5**

ROBERT'S CROSSING



# BEAZER HOMES MAXWELL RLH T437

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Options
A-1.0	First Floor Plan
A-1.1	First Floor Partial
A-1.2	Opt. Covered Patio
A-2.0	Second Floor Plan
A-2.1	Second Floor Partial
A-3.0	Front Elevation TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Section
E-1.0	1st Floor Electrical Plan
E-2.0	2nd Floor Electrical Plan

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<b>BEAZER HOMES</b> PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328  PH: 770-392-2100	<b>BEAZER HOMES</b> RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607  PH: 919-881-9350	<b>MULHERN &amp; KULP ENGINEERING</b> CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 &  PH: 770-777-0074

NOTE:  
 AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:  
 ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:  
 - GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
 - ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
 - GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
 - DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

### ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
v2.1	02.23.2021

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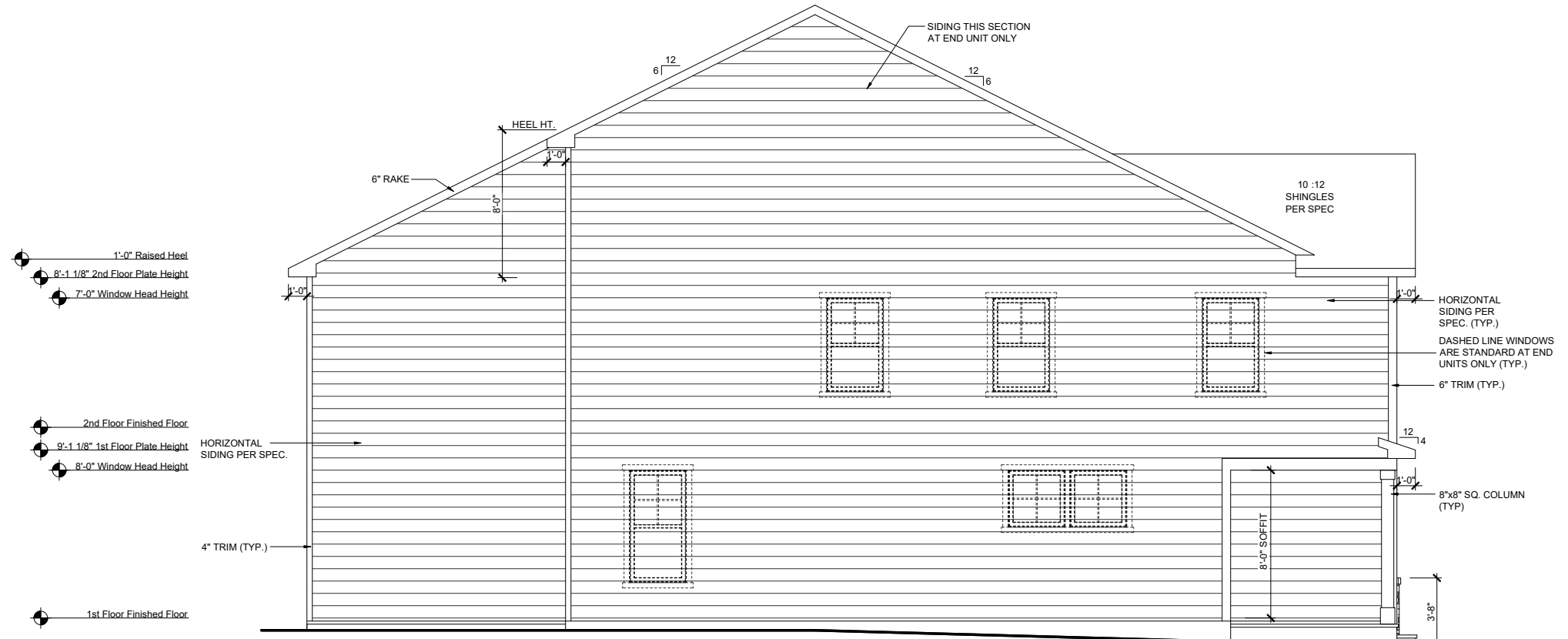
**RLH T437 2.1**  
**Cover Sheets**  
**Cover Sheet**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:  
**CS-1.0**

ROBERT'S CROSSING

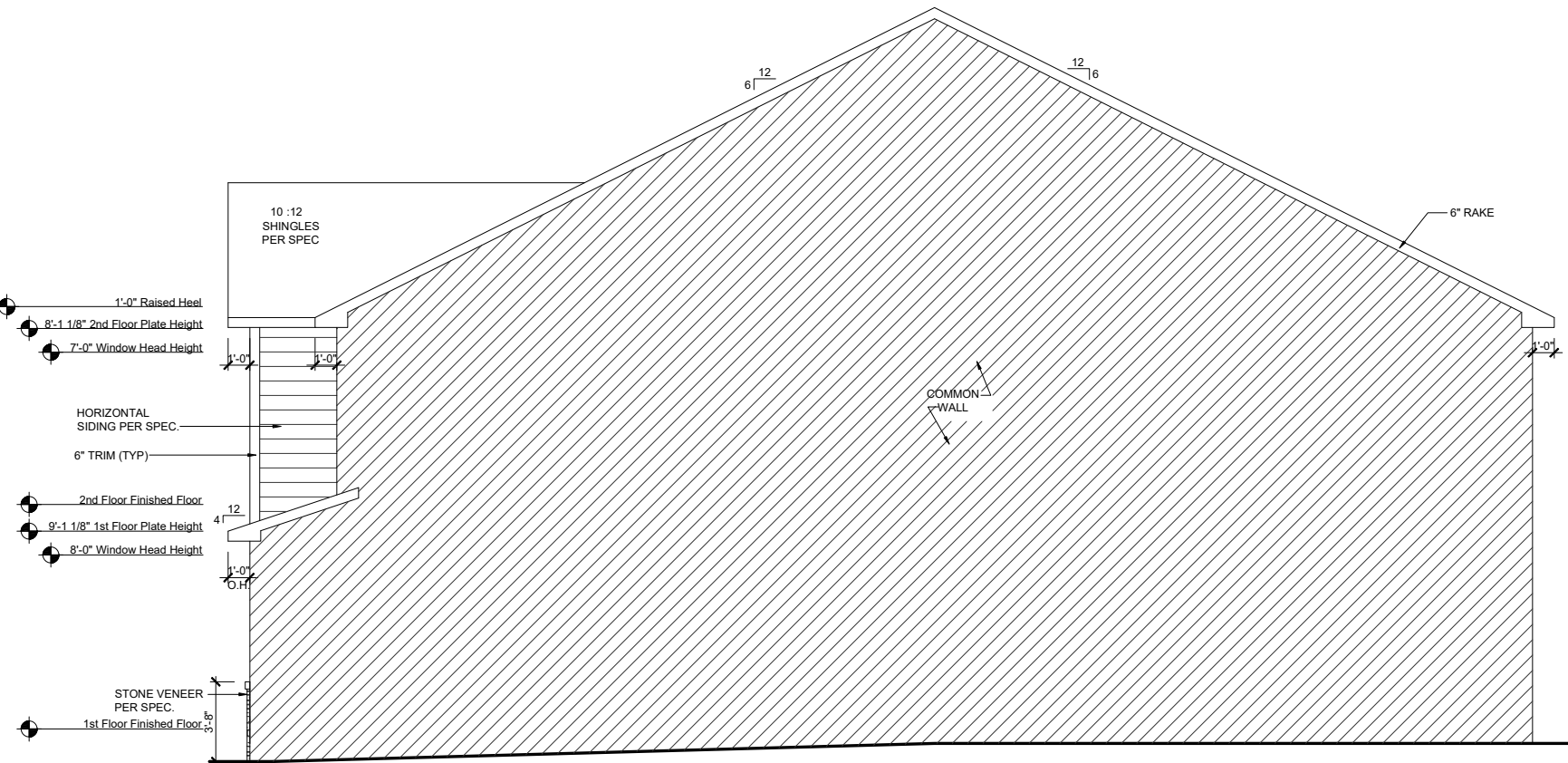






**LEFT ELEVATION - TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
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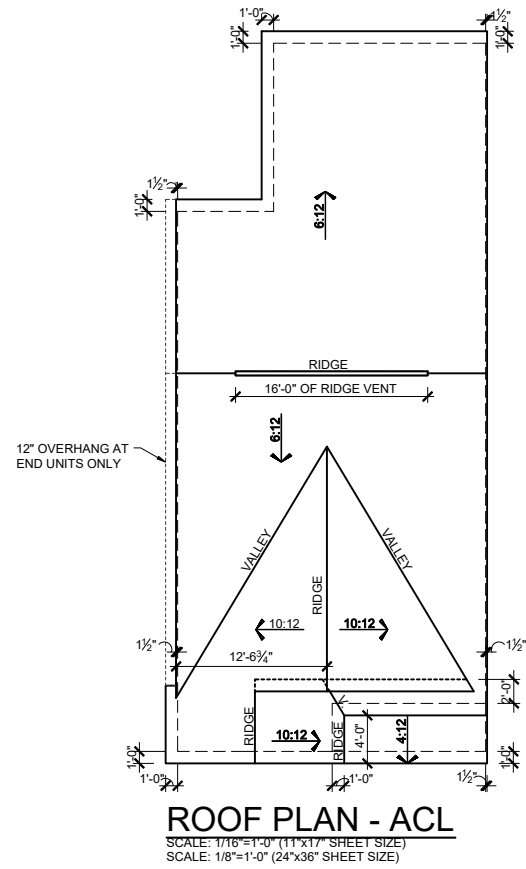
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**RLH T4372.1**  
**Elevation Plans**  
**Side Elevations TRL**

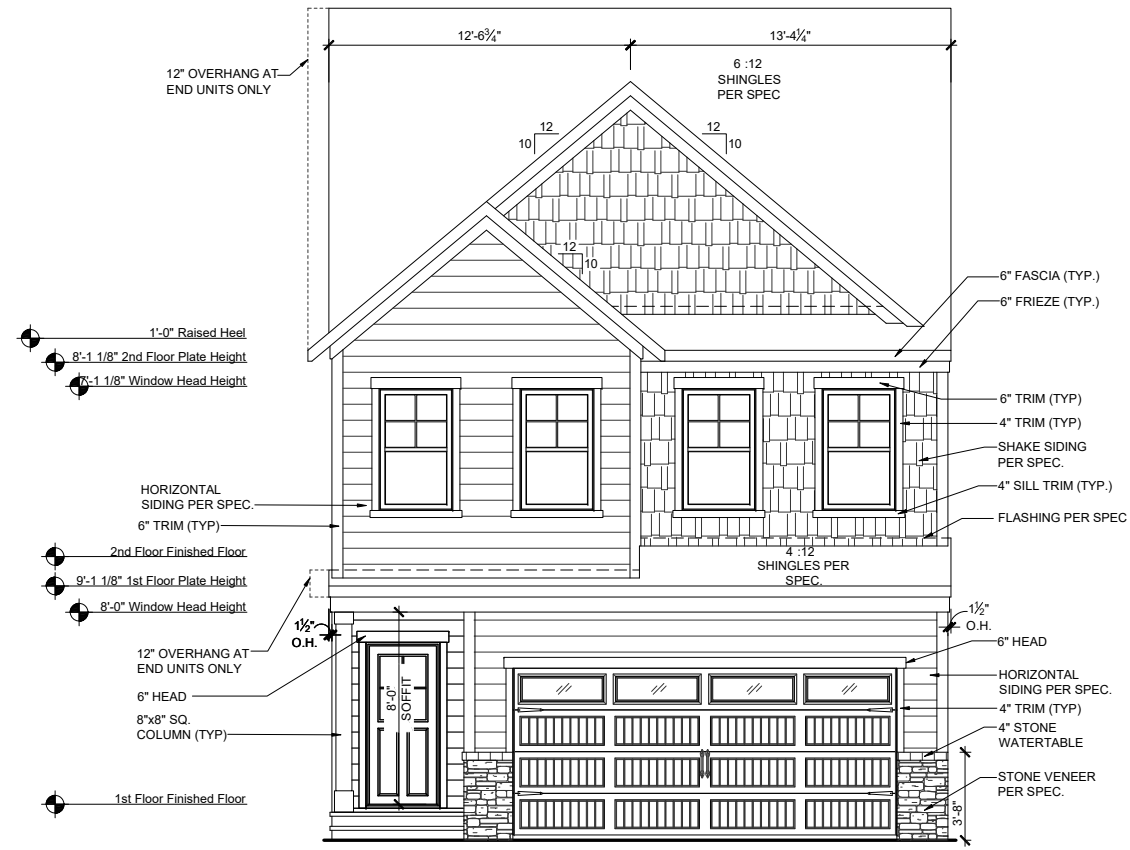
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checked by: BZH  
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sheet number:

**A-3.1**



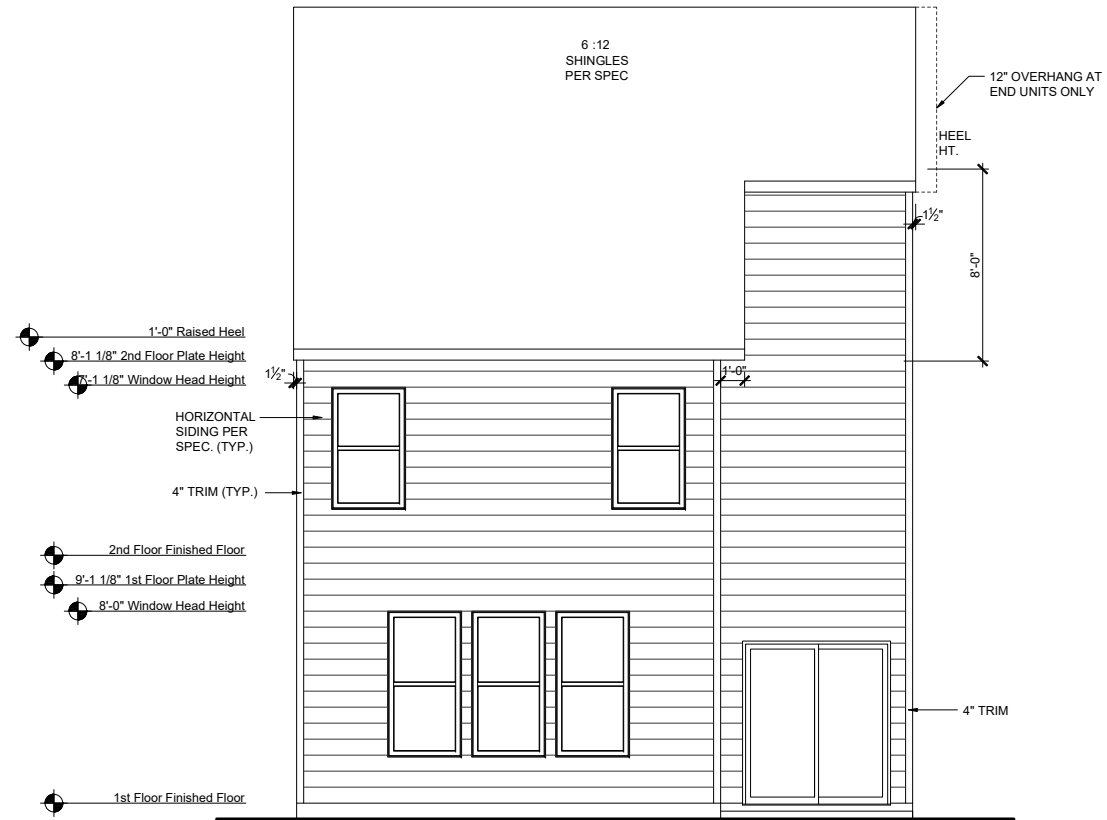
**ROOF PLAN - ACL**

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



**FRONT ELEVATION - ACL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION - ACL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1351 S.F.

VENTING =

1351 S.F. / 150 = 9.00 S.F. REQUIRED  
1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft  
Soffit Vents: 45 lin ft

NOTE:  
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE/PORCH ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 51 S.F.

VENTING =

51 S.F. / 150 = 0.34 S.F. REQUIRED  
51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft  
Soffit Vents: 26 lin ft

NOTE:  
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

REV.	DATE
1.3	06.30.2020
v2.0	09.17.2020
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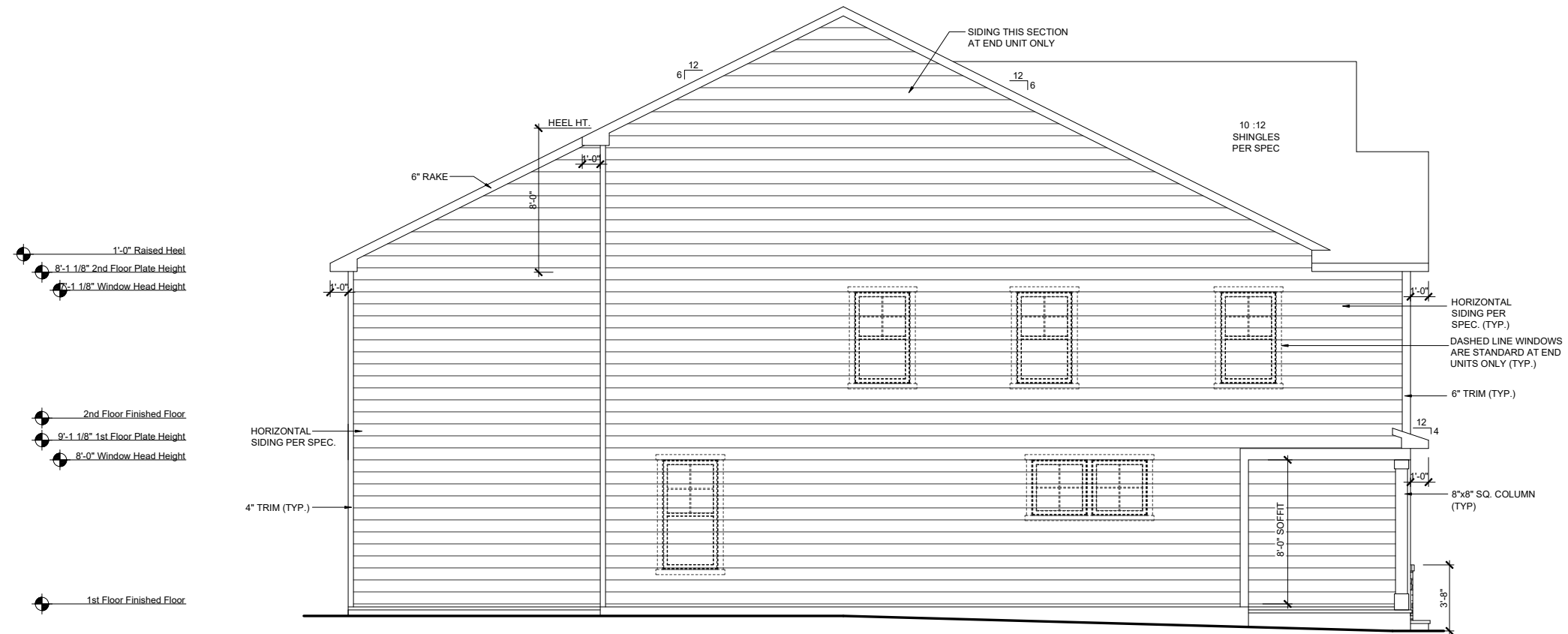
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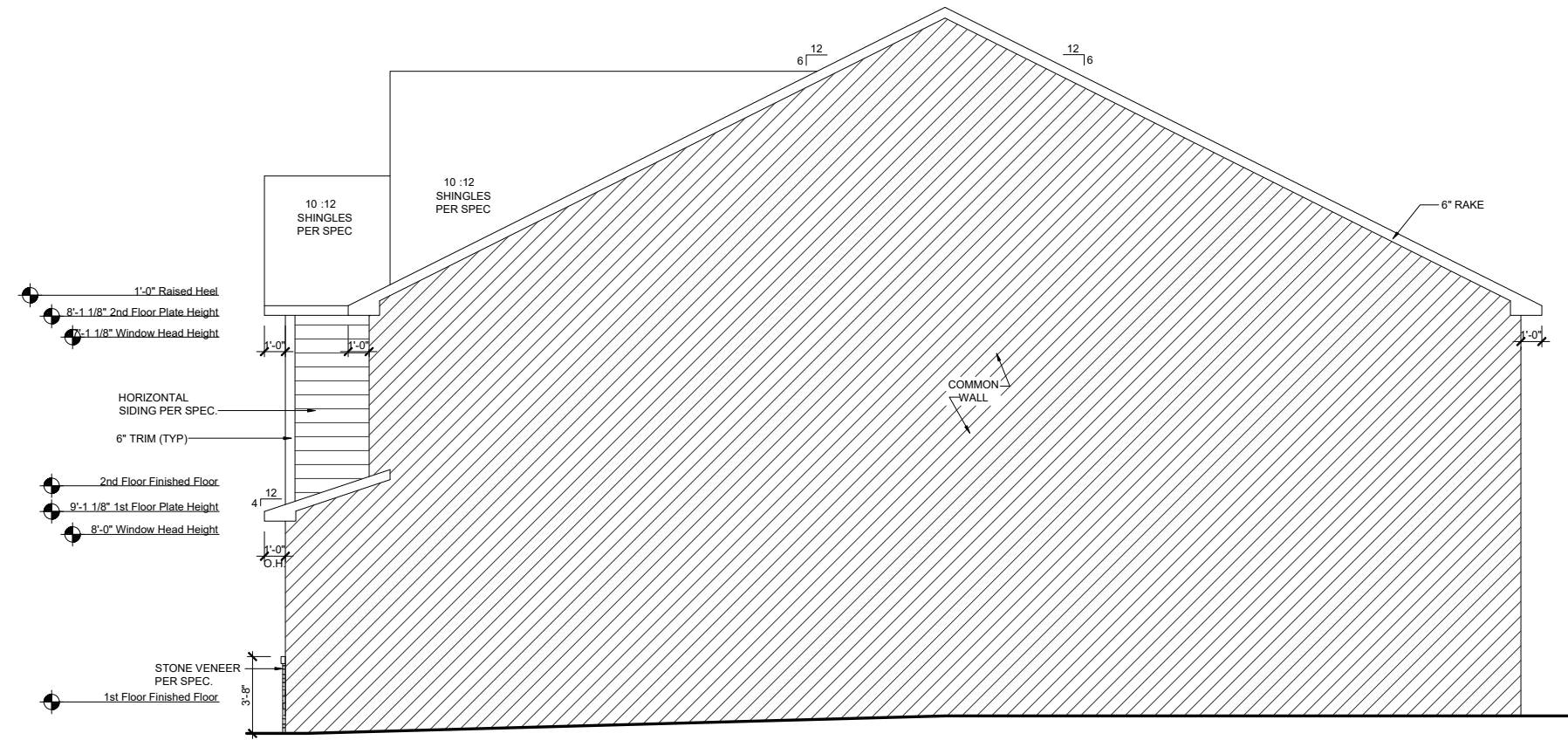
**RLH T4372.1**  
**Elevation Plans**  
**Front Elevation ACL**

drawn by: XSI  
checked by: BZH  
date: 09/20/19  
sheet number:

**A-3.2**



**LEFT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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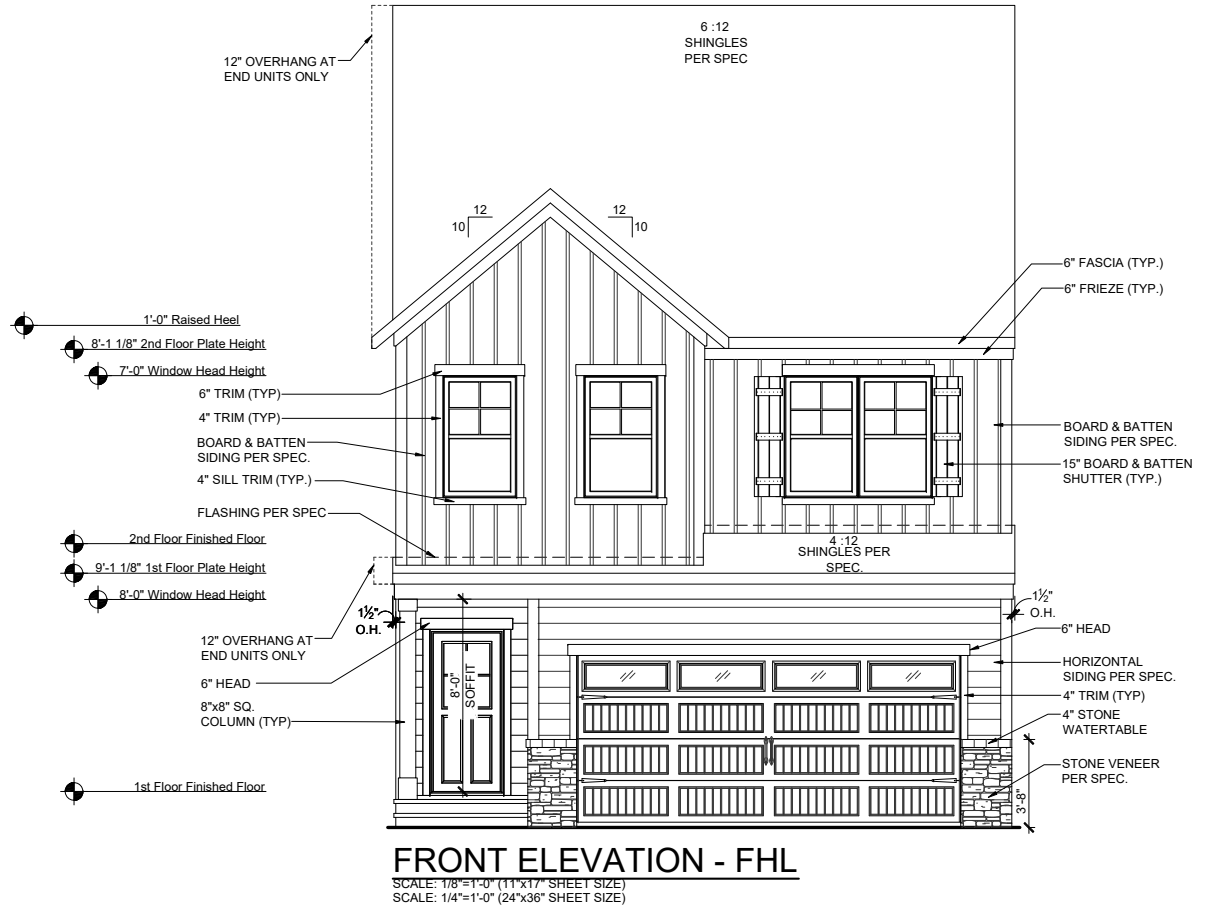
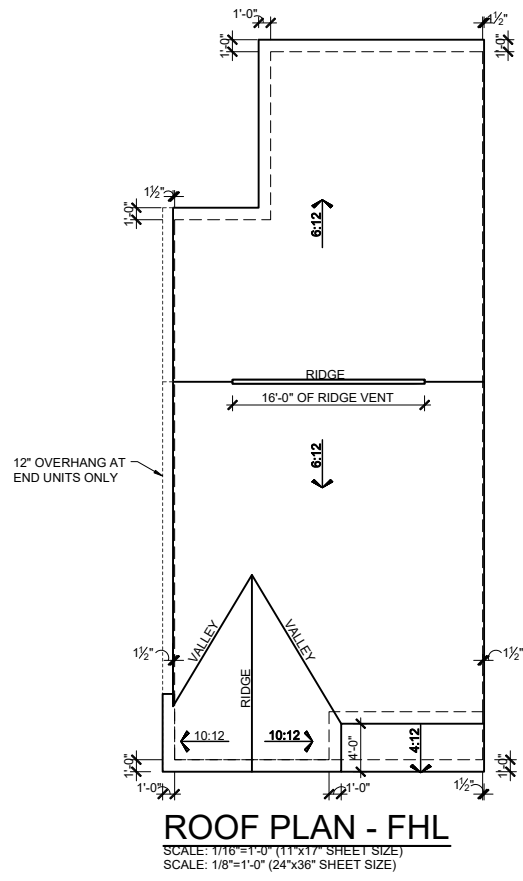


**RLH T4372.1**  
**Elevation Plans**  
**Side Elevations ACL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

**A-3.3**

ROBERT'S CROSSING



**MAIN ROOF ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1351 S.F.  
 VENTING =  
 1351 S.F. / 150 = 9.00 S.F. REQUIRED  
 1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft  
 Soffit Vents: 45 lin ft

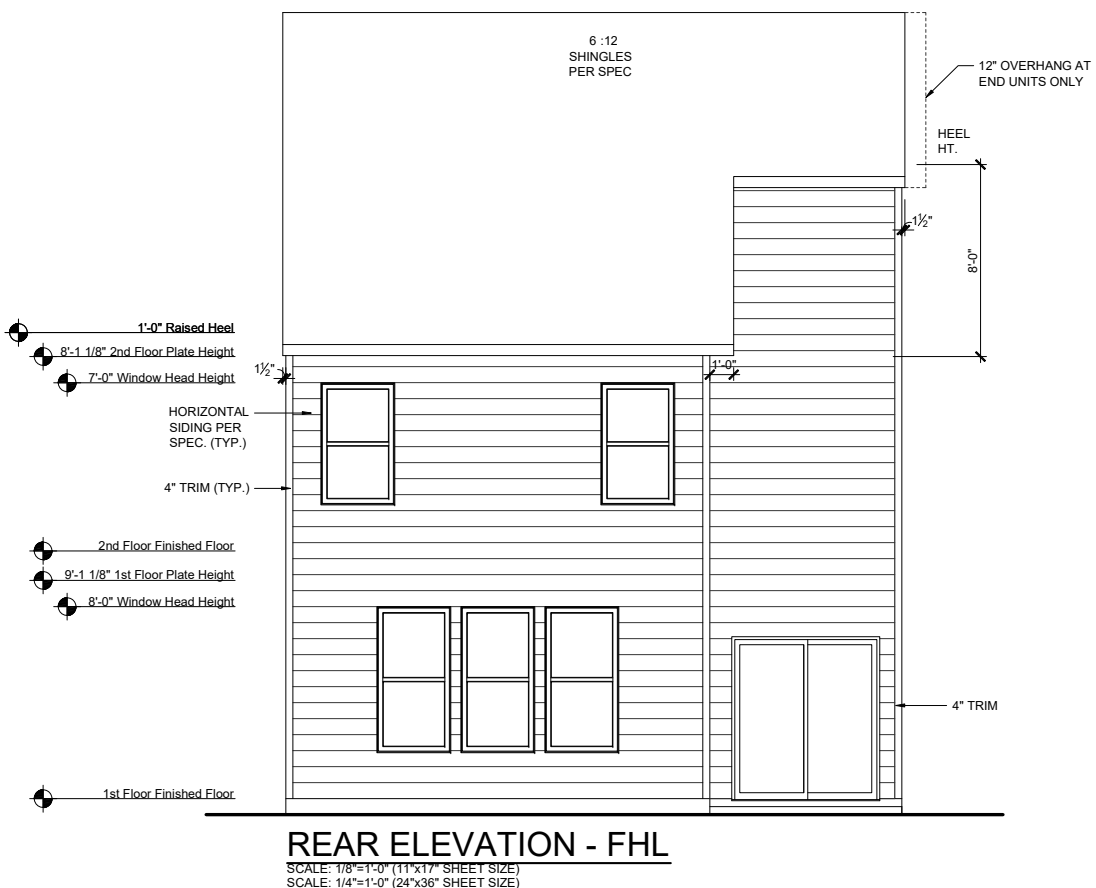
NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE/PORCH ROOF ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 51 S.F.  
 VENTING =  
 51 S.F. / 150 = 0.34 S.F. REQUIRED  
 51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft  
 Soffit Vents: 26 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



REV.	DATE
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v2.1	02.23.2021

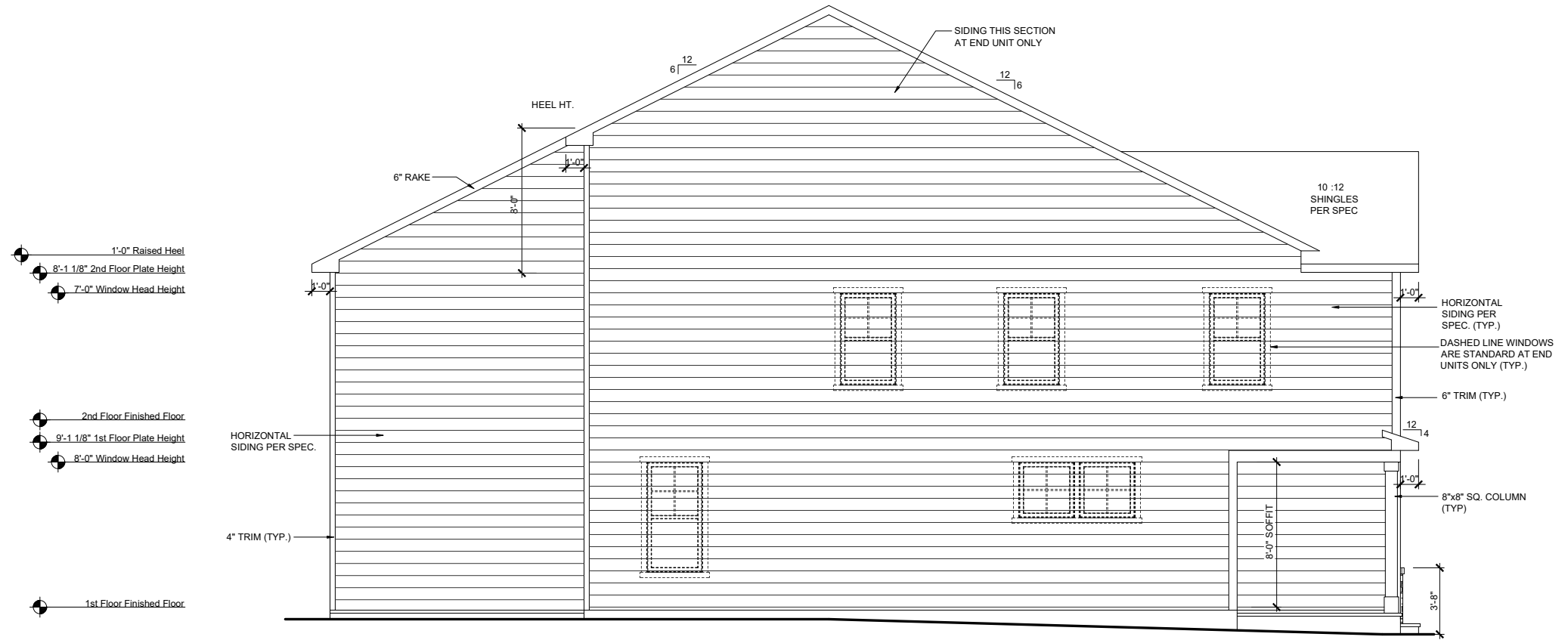
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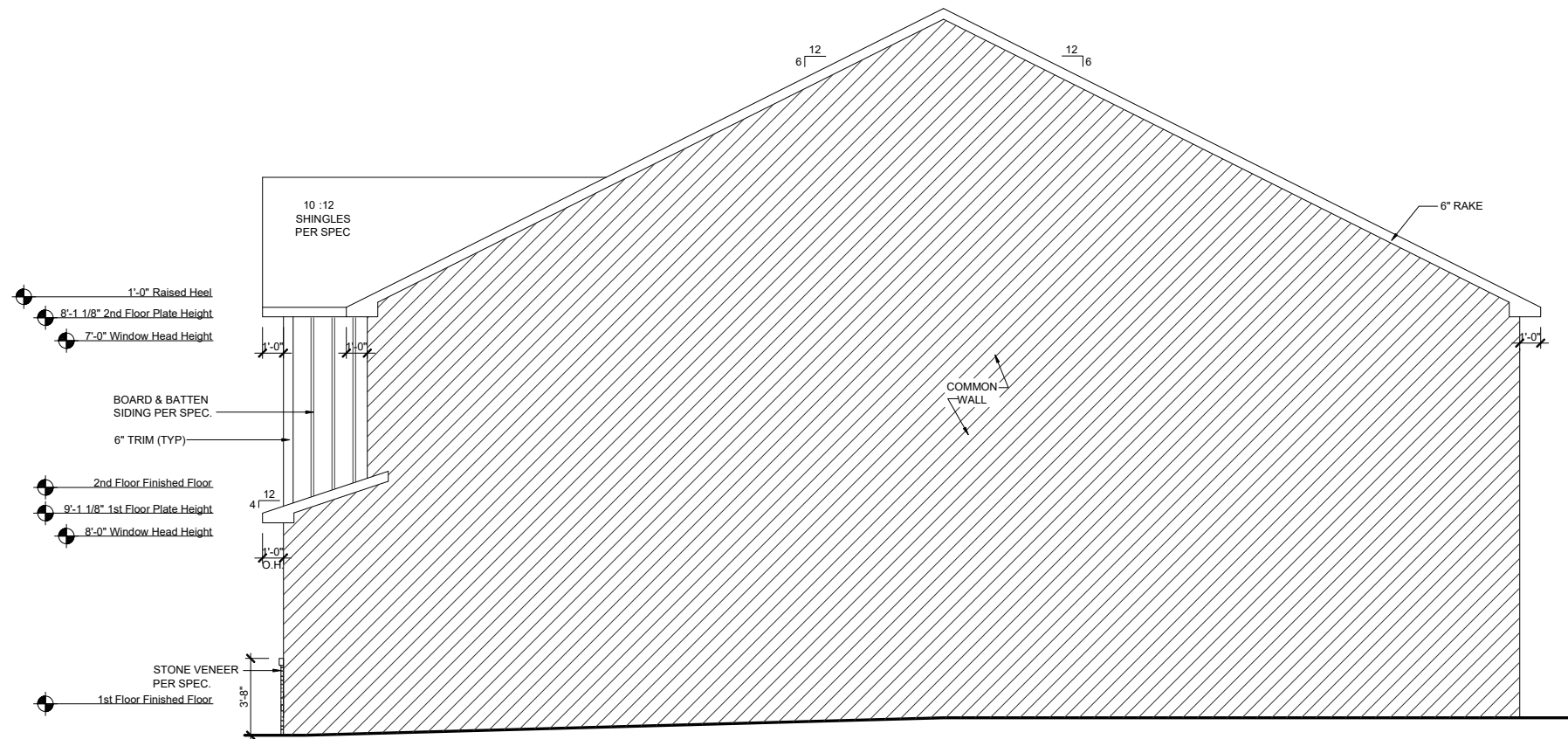


**RLH T4372.1**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:  
**A-3.4**



**LEFT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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v2.1	02.23.2021

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**RLH T4372.1**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

**A-3.5**

ROBERT'S CROSSING



**BEAZER  
HOMES  
BRAXTON  
RLH T439**

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Options
A-1.0	First Floor Plan
A-1.1	First Floor Partials
A-1.2	Opt. Covered Patio
A-2.0	Second Floor Plan
A-2.1	Second Floor Partials
A-3.0	Front Elevations TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevations ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevations FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Sections
E-1.0	1st Floor Electrical Plans
E-2.0	2nd Floor Electrical Plans

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<p><b>BEAZER HOMES</b></p> <p>PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328</p> <p>PH: 770-392-2100</p>	<p><b>BEAZER HOMES</b></p> <p>RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607</p> <p>PH: 919-881-9350</p>	<p><b>MULHERN &amp; KULP ENGINEERING</b></p> <p>CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002</p> <p>PH: 770-777-0074</p>

**NOTE:**

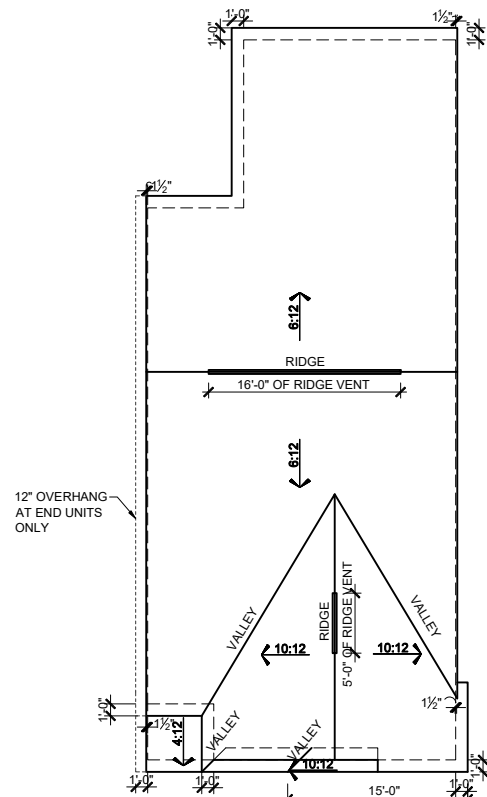
AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

**NOTE:**

ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:  
 - GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
 - ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
 - GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
 - DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

**ABBREVIATION LEGEND**

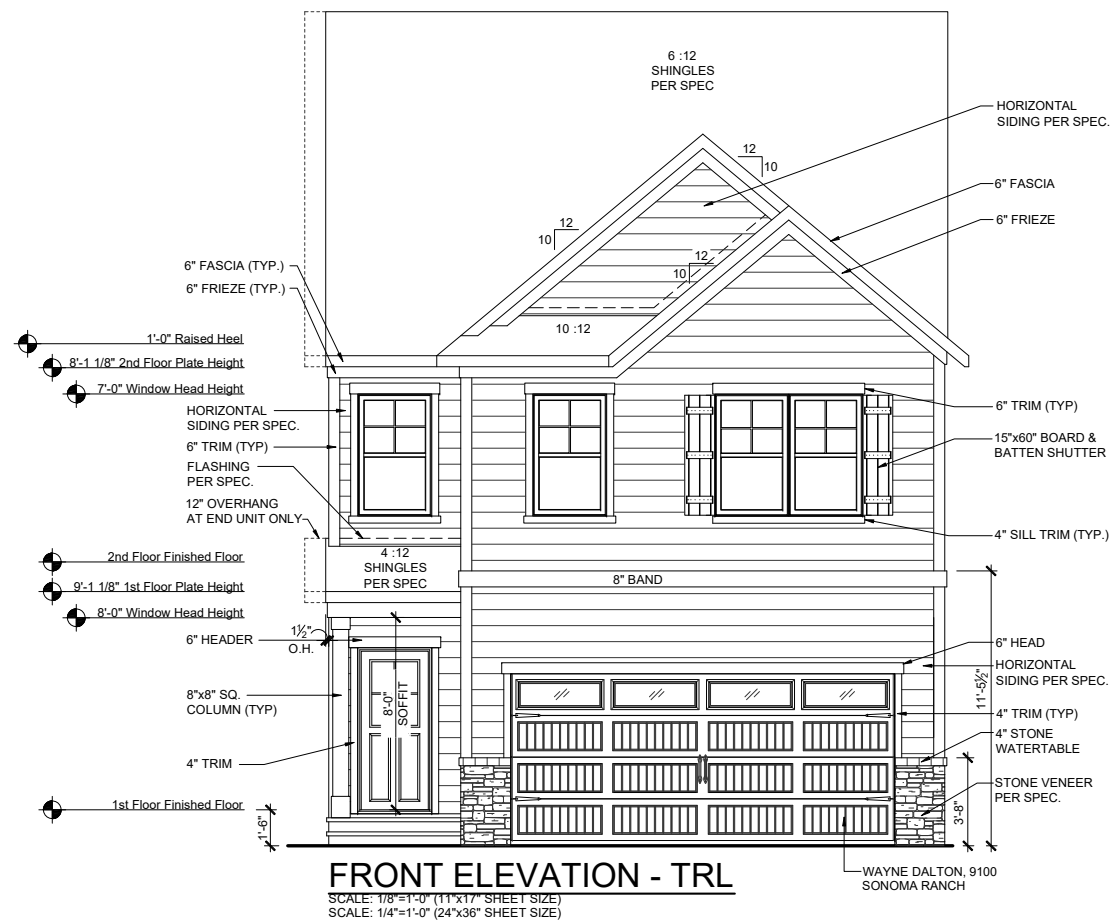
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER



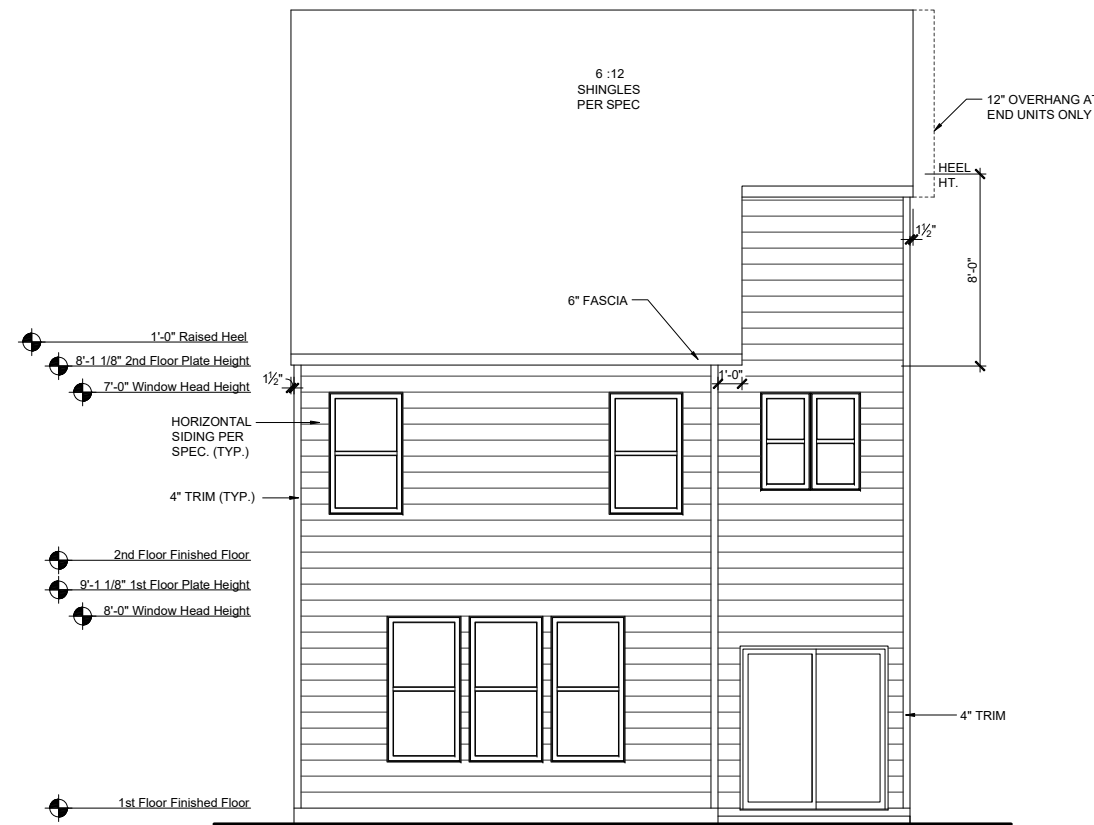
**ROOF PLAN - TRL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

MAIN ROOF	
<b>ATTIC VENT CALCULATIONS</b>	
ROOF SQUARE FOOTAGE = 1428 S.F.	
VENTING =	
1428 S.F. / 150 =	9.52 S.F. REQUIRED
1428 S.F. / 300 =	4.76 S.F. REQUIRED
Ridge Vents:	21 lin ft
Soffit Vents:	43 lin ft
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	

GARAGE/PORCH ROOF	
<b>ATTIC VENT CALCULATIONS</b>	
ROOF SQUARE FOOTAGE = 91 S.F.	
VENTING =	
91 S.F. / 150 =	0.60 S.F. REQUIRED
91 S.F. / 300 =	0.30 S.F. REQUIRED
Ridge Vents:	0 lin ft
Soffit Vents:	28 lin ft
NOTE: 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	



**FRONT ELEVATION - TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION - TRL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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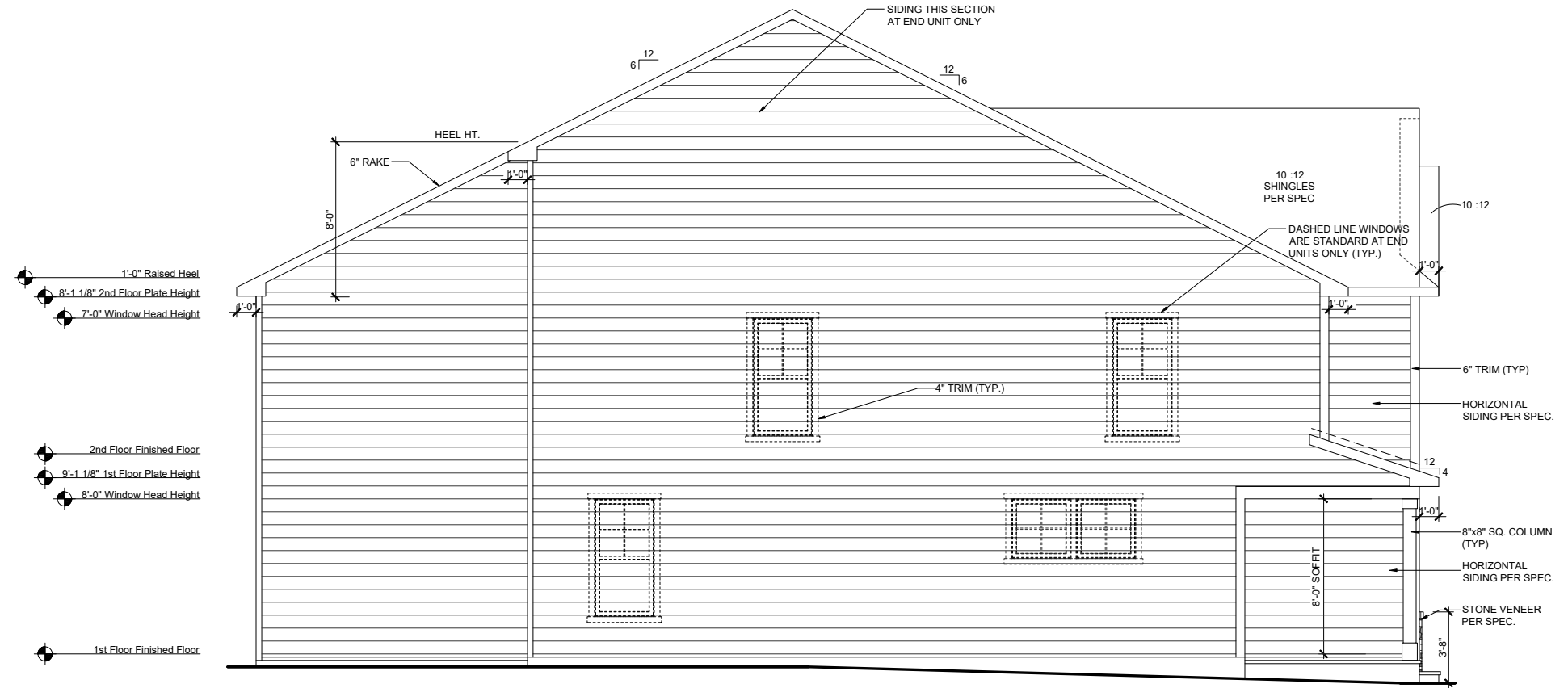


**RLH T4392.1**  
**Elevation Plans**  
**Front Elevation TRL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

**A-3.0**





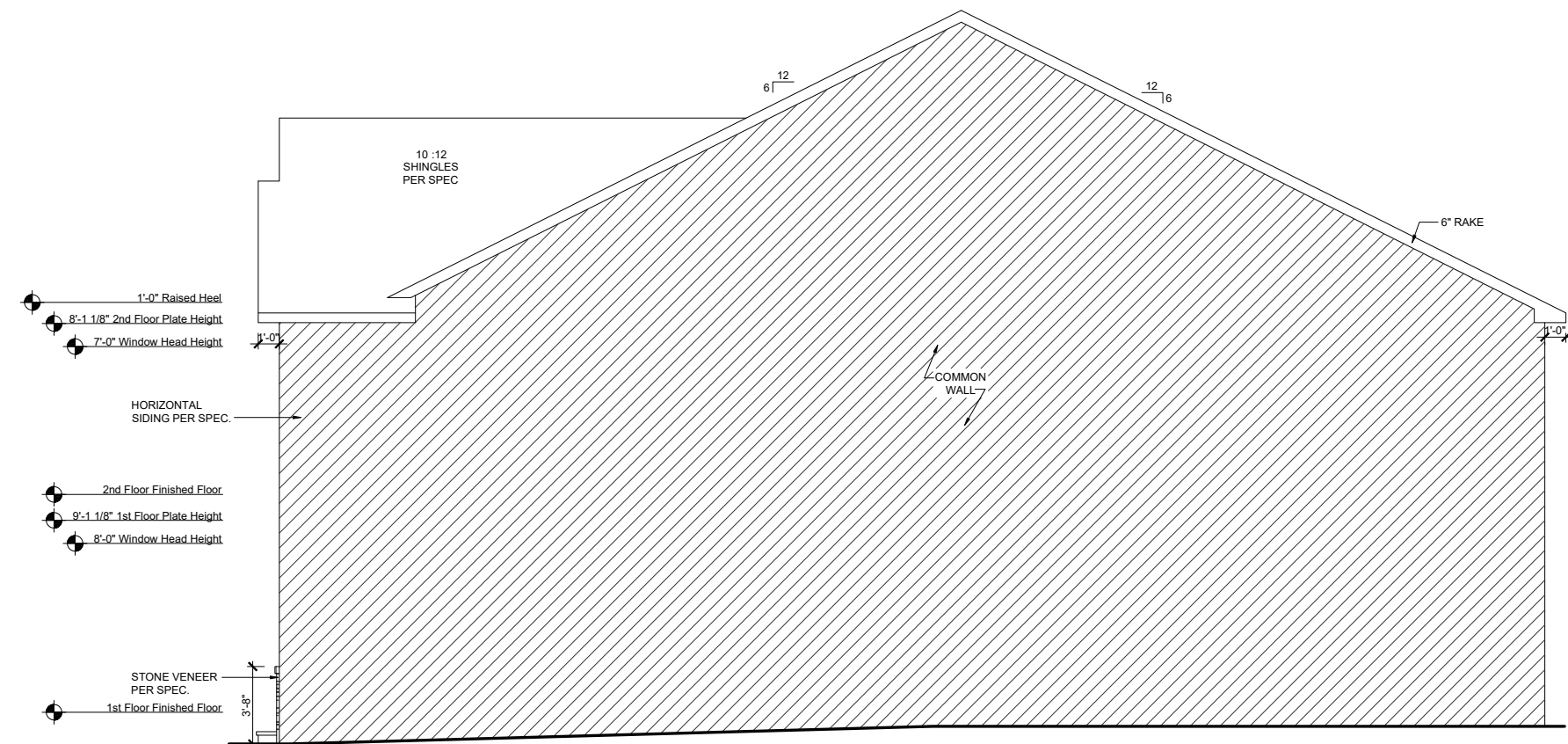
- 1'-0" Raised Heel
- 8'-1 1/8" 2nd Floor Plate Height
- 7'-0" Window Head Height
- 2nd Floor Finished Floor
- 9'-1 1/8" 1st Floor Plate Height
- 8'-0" Window Head Height
- 1st Floor Finished Floor

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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**LEFT ELEVATION - TRL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



- 1'-0" Raised Heel
- 8'-1 1/8" 2nd Floor Plate Height
- 7'-0" Window Head Height
- HORIZONTAL SIDING PER SPEC.
- 2nd Floor Finished Floor
- 9'-1 1/8" 1st Floor Plate Height
- 8'-0" Window Head Height
- STONE VENEER PER SPEC.
- 1st Floor Finished Floor

**RIGHT ELEVATION - TRL**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

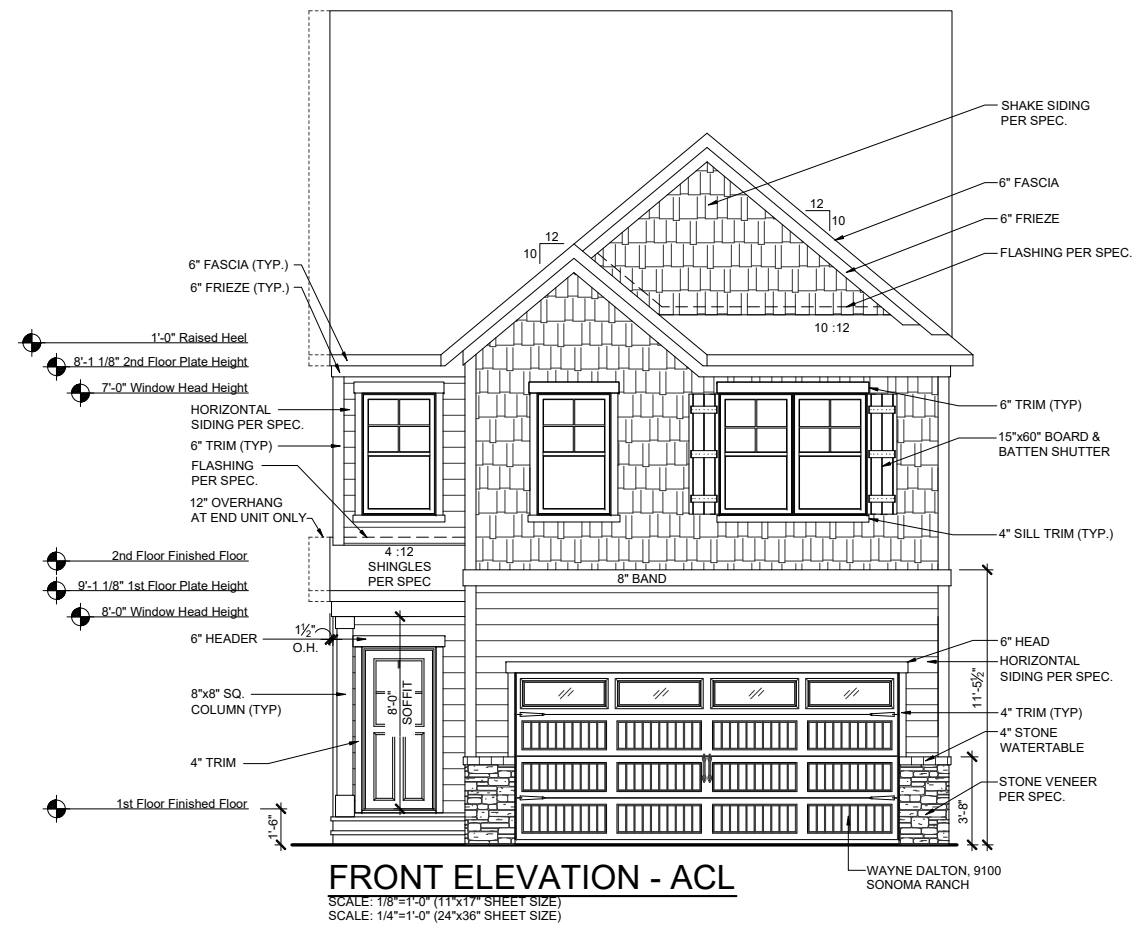
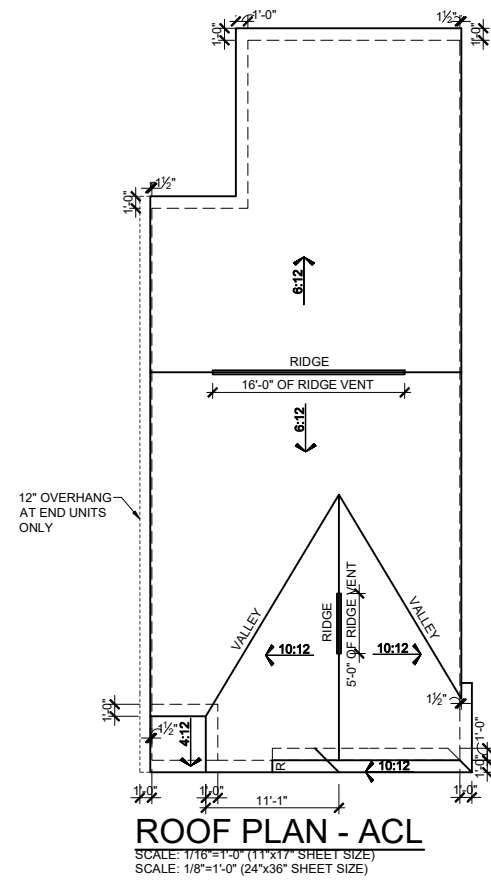


**RLH T4392.1**  
**Elevation Plans**  
**Side Elevations TRL**

drawn by: XSI  
checked by: BZH  
date: 09/20/19  
sheet number:

**A-3.1**

ROBERT'S CROSSING



**MAIN ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1428 S.F.  
 VENTING =  
 1428 S.F. / 150 = 9.52 S.F. REQUIRED  
 1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft  
 Soffit Vents: 50 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

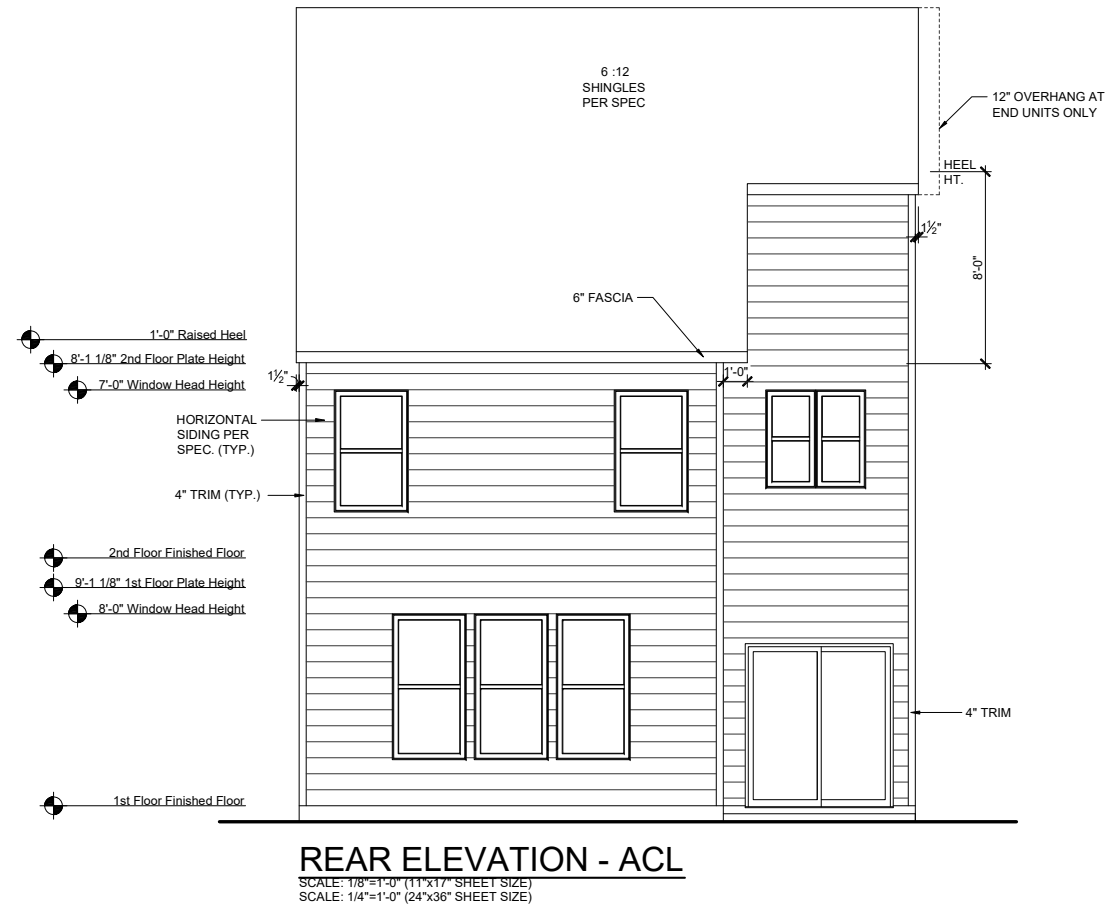
**GARAGE/PORCH ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 91 S.F.  
 VENTING =  
 91 S.F. / 150 = 0.61 S.F. REQUIRED  
 91 S.F. / 300 = 0.31 S.F. REQUIRED

Ridge Vents: 0 lin ft  
 Soffit Vents: 28 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

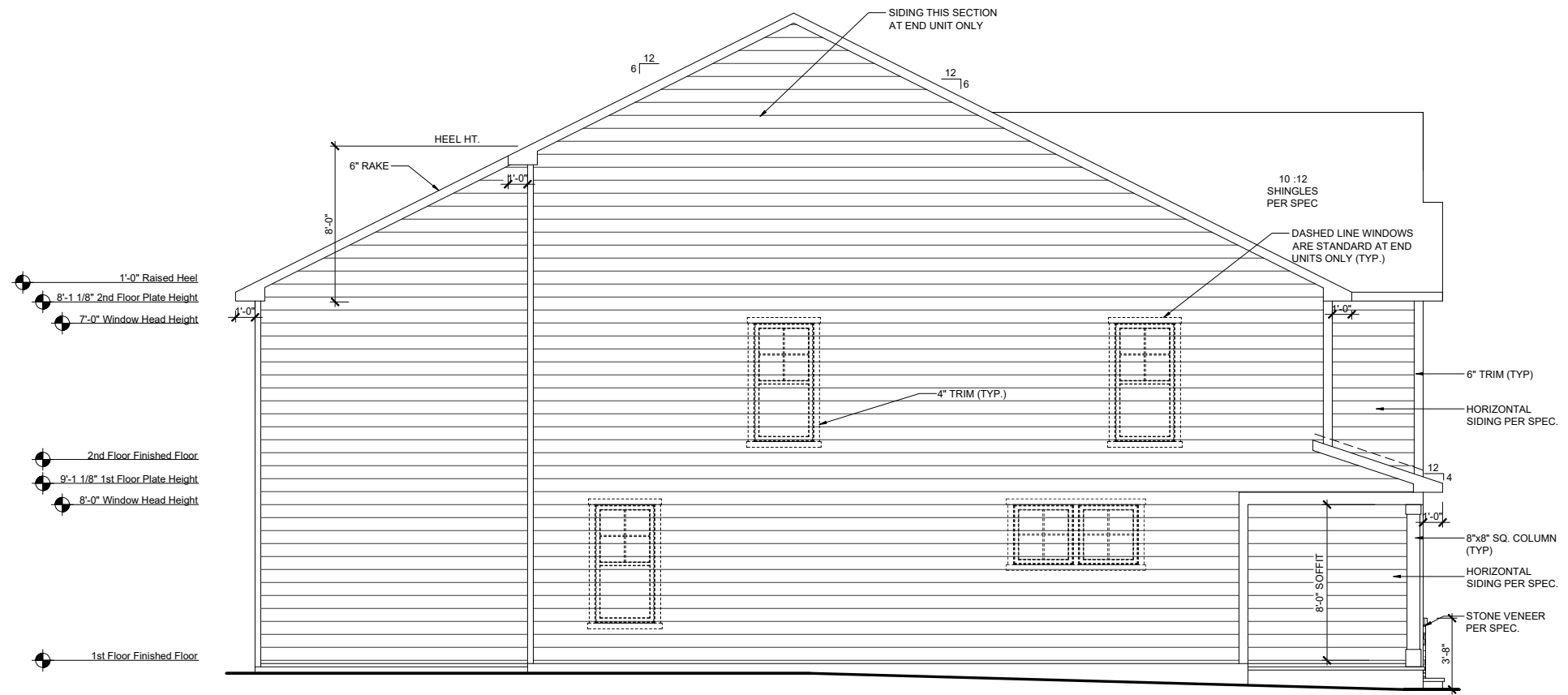
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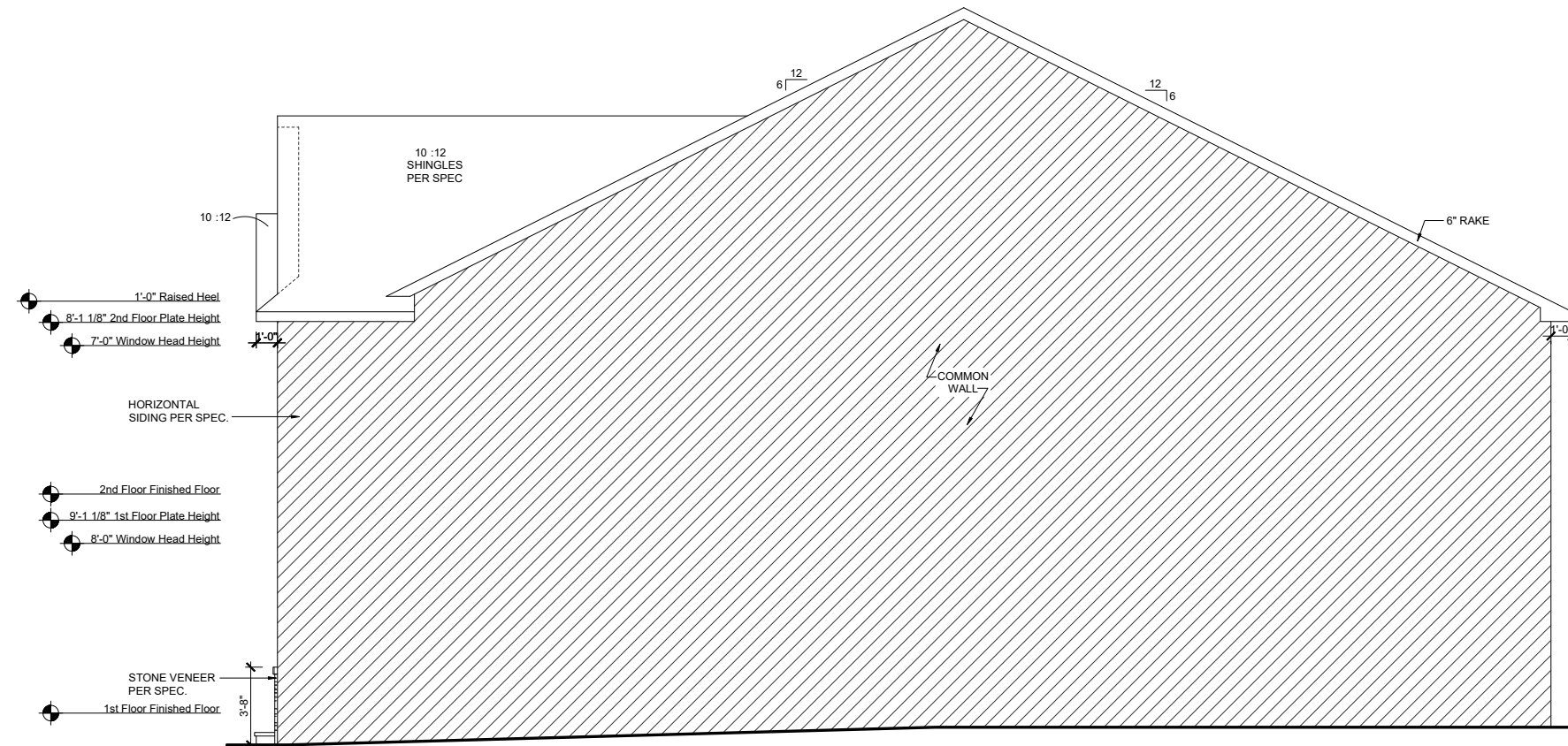
**RLH T4392.1**  
**Elevation Plans**  
**Front Elevation ACL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:  
**A-3.2**



**LEFT ELEVATION - ACL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - ACL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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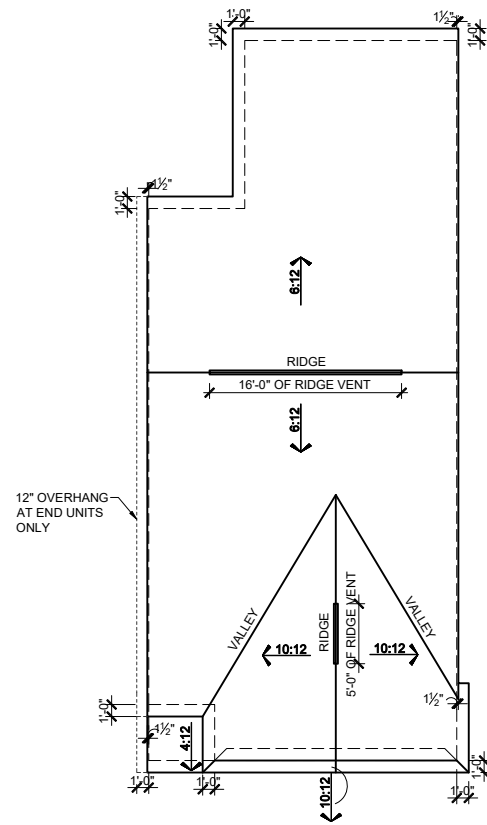


**RLH T4392.1**  
**Elevation Plans**  
**Side Elevations ACL**

drawn by: XSI  
checked by: BZH  
date: 09/20/19  
sheet number:

**A-3.3**

ROBERT'S CROSSING



**ROOF PLAN - FHL**  
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

**MAIN ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1428 S.F.

VENTING =  
 1428 S.F. / 150 = 9.52 S.F. REQUIRED  
 1428 S.F. / 300 = 4.76 S.F. REQUIRED

Ridge Vents: 21 lin ft  
 Soffit Vents: 50 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE/PORCH ROOF**

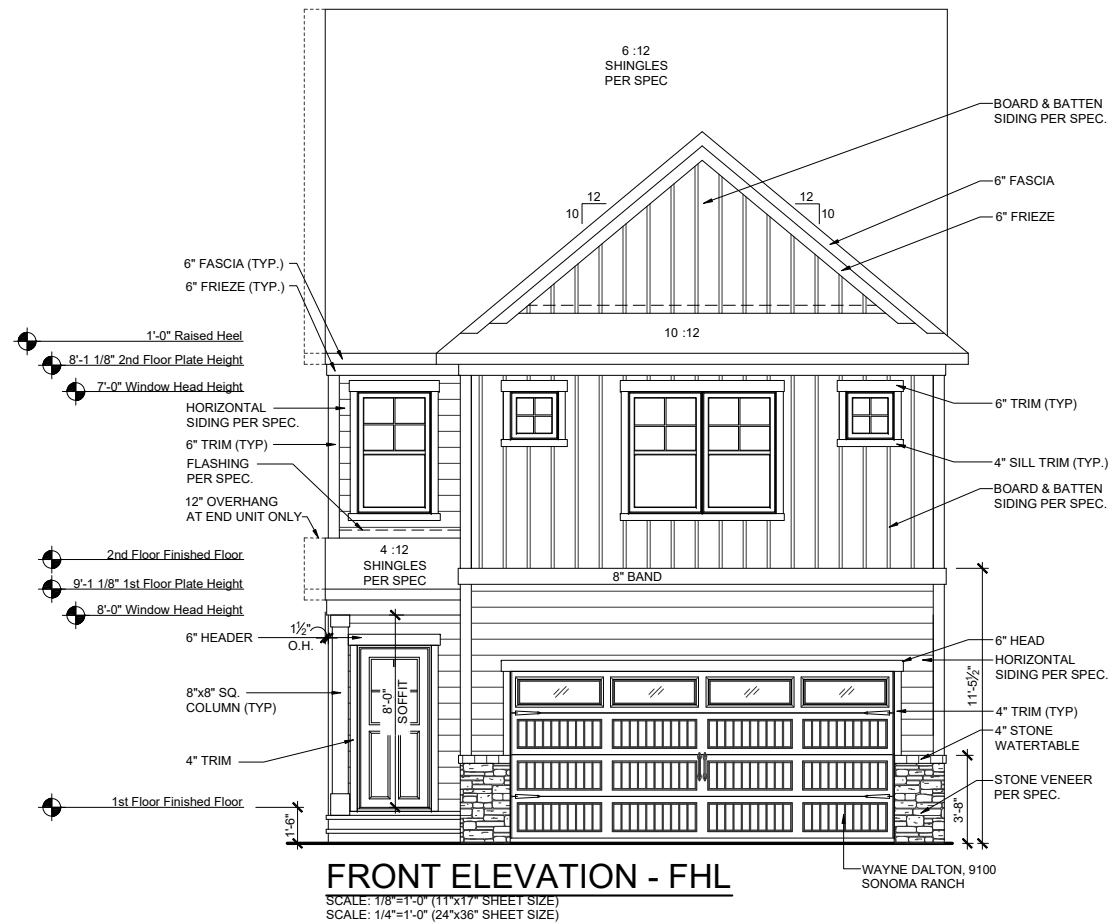
**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 91 S.F.

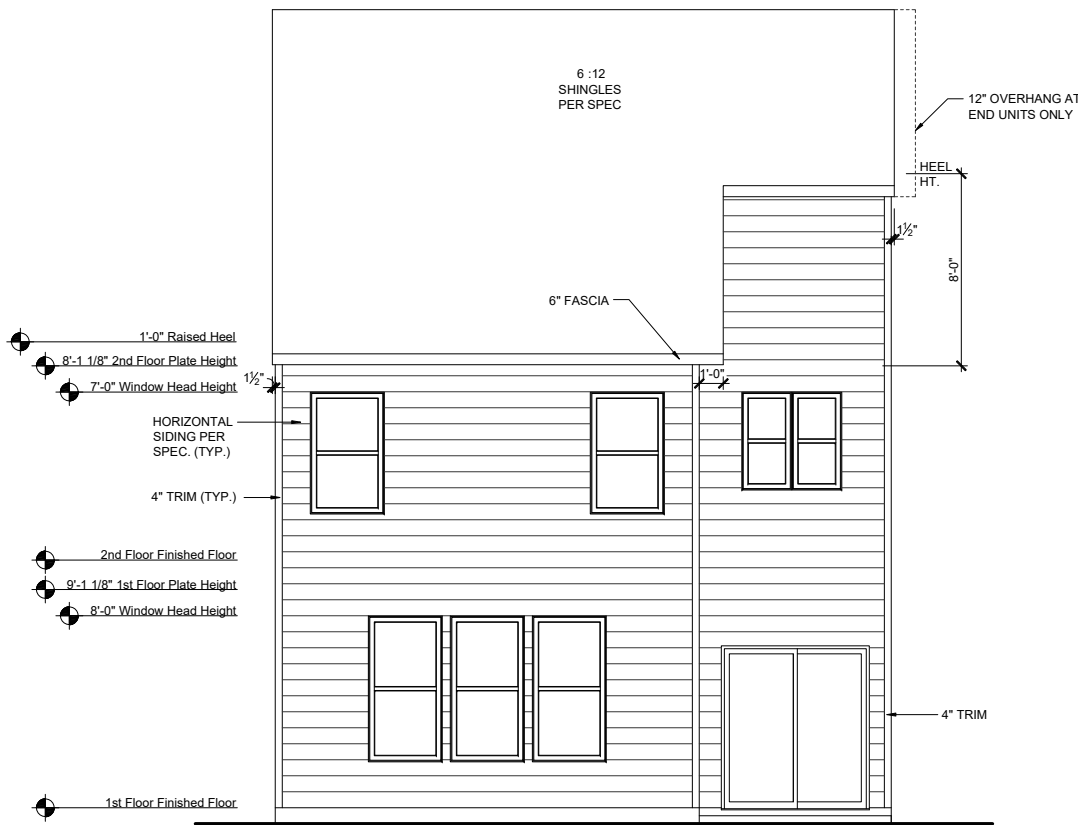
VENTING =  
 91 S.F. / 150 = 0.61 S.F. REQUIRED  
 91 S.F. / 300 = 0.31 S.F. REQUIRED

Ridge Vents: 0 lin ft  
 Soffit Vents: 28 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.



**FRONT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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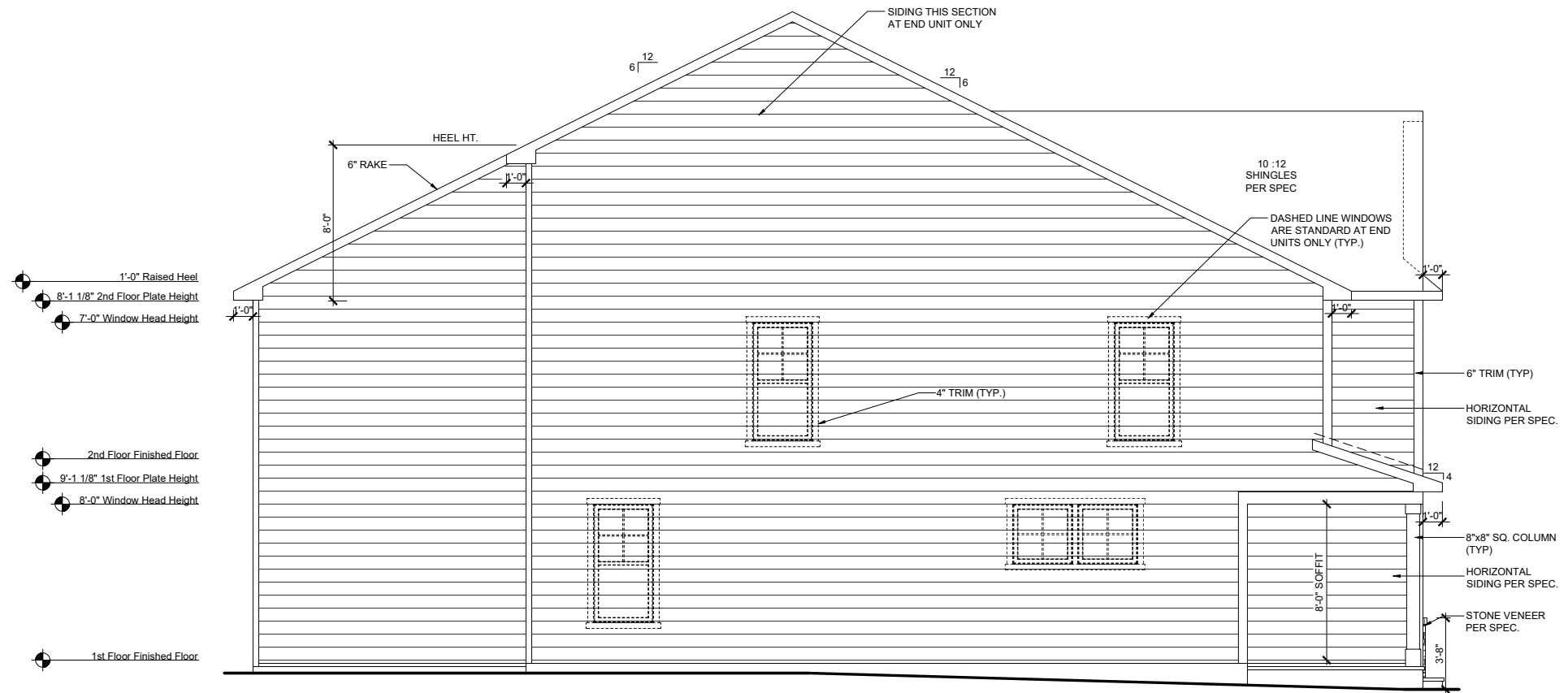
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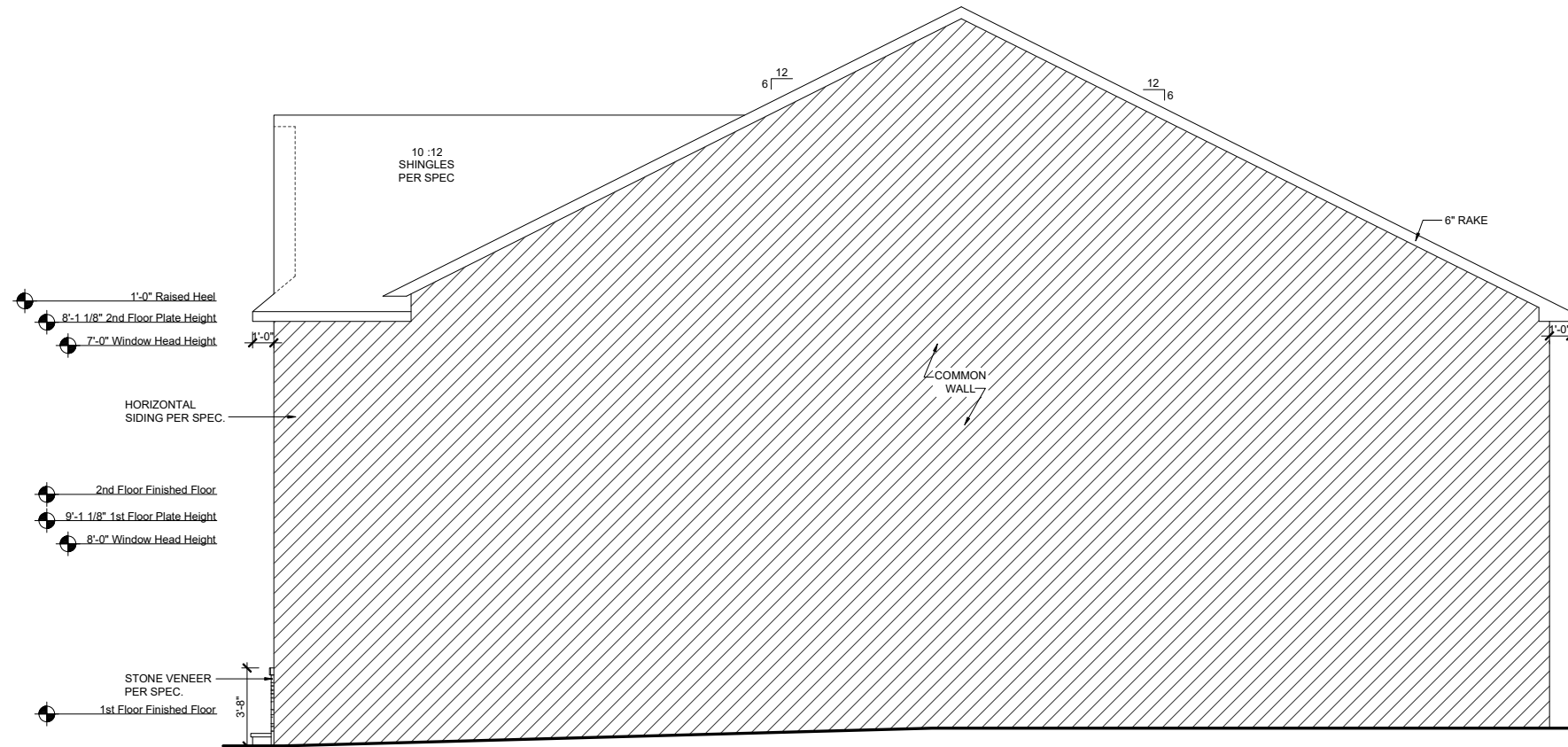
**RLH T4392.1**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

**A-3.4**



**LEFT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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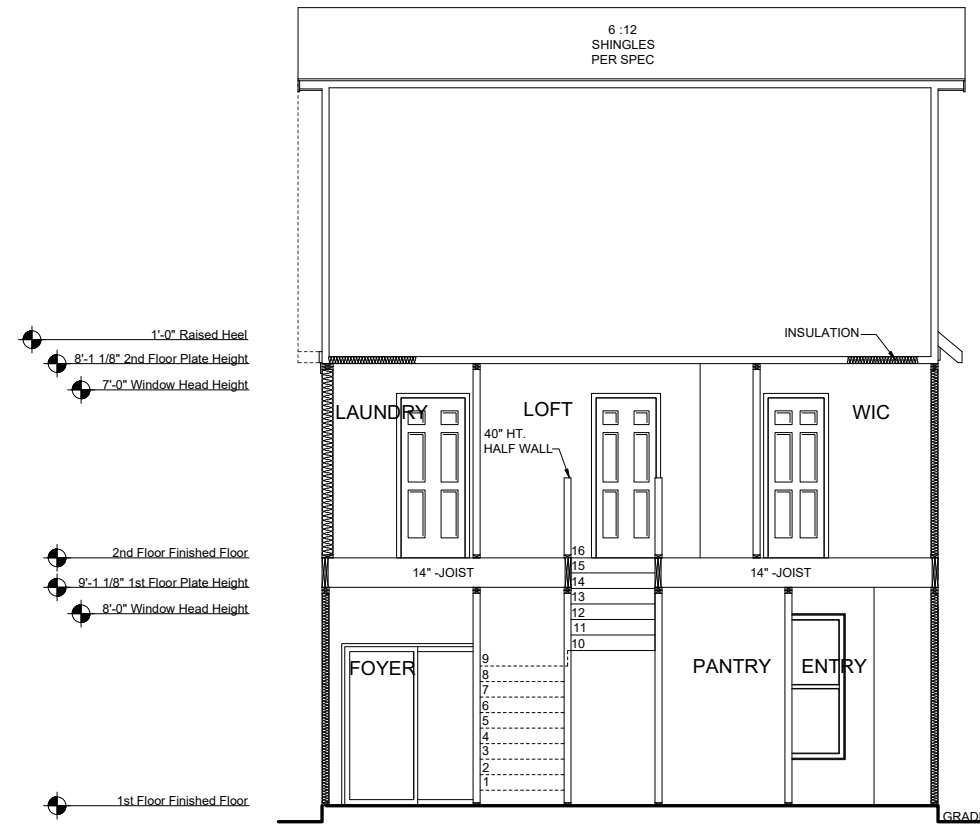


**RLH T4392.1**  
**Elevation Plans**  
**Side Elevations FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

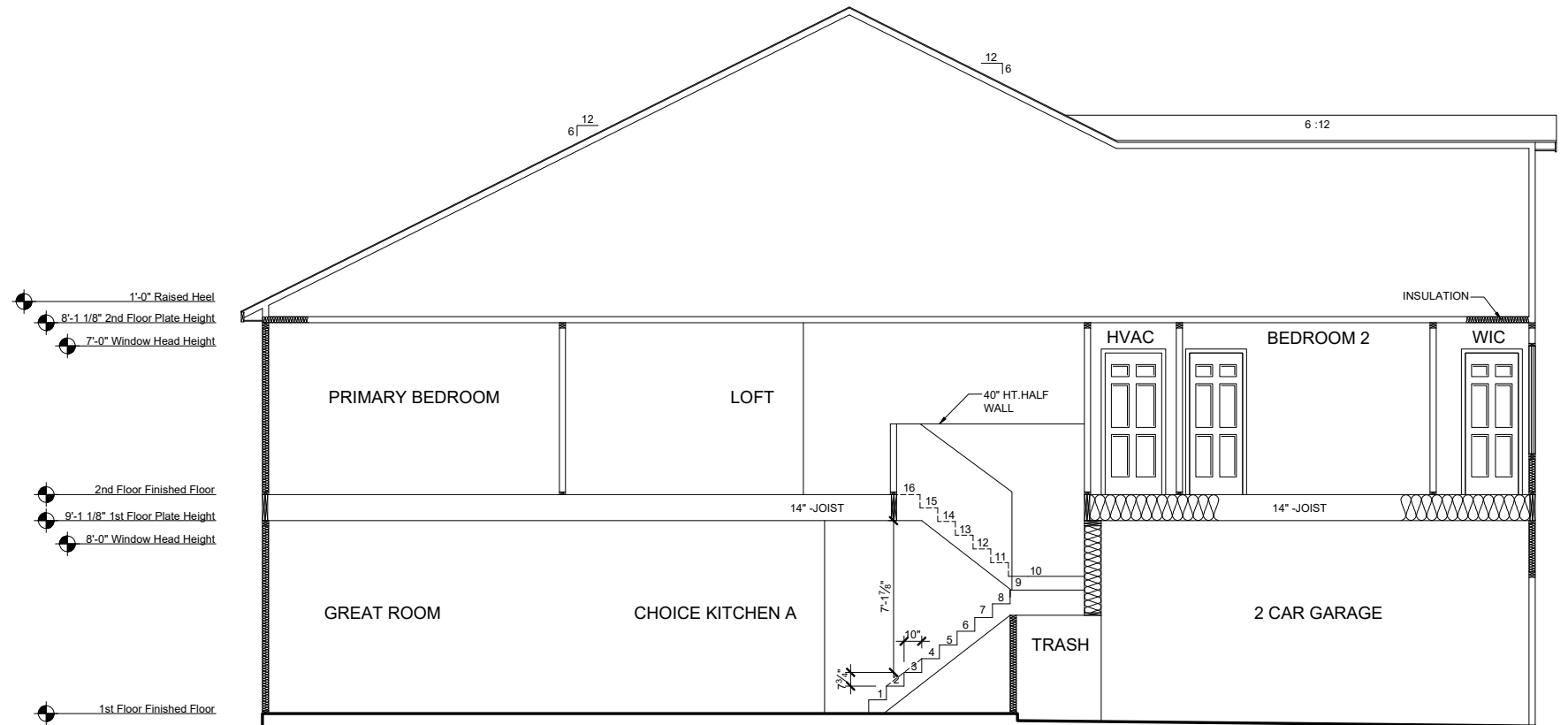
**A-3.5**

ROBERT'S CROSSING



**SECTION 1**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**SECTION 2**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
v1.2	04-21-2020
v1.3	06-30-2020
v2.0	10-27-2020
v2.1	02-23-2021

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**RLH T4392.1**  
**Typical Sections**  
**Sections**

drawn by: XSI  
checked by: BZH  
date: 09/20/19  
sheet number:

**A-4.0**

ROBERT'S CROSSING



# BEAZER HOMES PARKER RLH T477

CORPORATE CONTACTS	DIVISION CONTACTS	CONSULTANT CONTACTS
<b>BEAZER HOMES</b> PLANNING AND DESIGN 1000 ABERNATHY ROAD SUITE 260 ATLANTA, GA 30328  PH: 770-392-2100	<b>BEAZER HOMES</b> RALEIGH DIVISION 5400 TRINITY ROAD SUITE 313 RALEIGH, NC 27607  PH: 919-881-9350	<b>MULHERN &amp; KULP ENGINEERING</b> CONSULTANT 20 S. MAPLE ST, STE 150 AMBLER, PA. 19002 &  PH: 770-777-0074

NOTE:  
 AS PER SECTION R312 OF THE 2018 NCSBC IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW OS LOCATED.

NOTE:  
 ALL BEAZER HOMES HOUSES WILL COMPLY WITH ALL PERTINENT ASPECTS OF SECTION 302 & 309 OF THE 2018 NCSBC, RESIDENTIAL CODE, SPECIFICALLY:  
 - GARAGE SLABS WILL SLOPE FROM BACK TO FRONT  
 - ALL GARAGE CEILINGS WITH ATTIC ABOVE AND WALLS ADJACENT TO RESIDENCES WILL BE COVERED WITH AT LEAST 1/2" DRYWALL  
 - GARAGE CEILINGS WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD ONLY WHEN THERE ARE HABITABLE ROOMS ABOVE GARAGE.  
 - DOOR BETWEEN THE RESIDENCE AND THE GARAGE WILL BE SOLID WOOD DOORS OF AT LEAST 1 3/8" THICK, SOLID OR HONEY-COMB CORED METAL CLAD DOORS OR 20 MINUTE RATED DOORS.

### ABBREVIATION LEGEND

A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE FINISH FLOOR
CLG	CEILING
DH	DOUBLE HUNG
DN	DOWN
DW	DISH WASHER
F.A.U.	FORCED AIR UNIT
H.B.	HOSE BIBB
MC	MEDICINE CABINET
OPT.	OPTION
PDR	POWDER
P.E.	PER ELEVATION
R	RADIUS
R & S	ROD & SHELF
REF.	REFRIGERATOR
SH	SINGLE HUNG
SHF	SHELF
SHWR	SHOWER
STD.	STANDARD
SWL	SOFT WATER LOOP
WH	WATER HEATER

Sheet List	
Sheet #	Description
CS-1.0	Cover Sheet
F-1.0	Slab Plan Elev TRL
F-1.1	Slab Plan Elev ACL
F-1.2	Slab Plan Elev FHL
F-1.3	Slab Options
A-1.0	First Floor Plan
A-1.1	First Floor Partial
A-1.2	Opt. Covered Patio
A-2.0	Second Floor Plan
A-2.1	Second Floor Partial
A-2.2	Third Floor Plan
A-3.0	Front Elevation TRL
A-3.1	Side Elevations TRL
A-3.2	Front Elevation ACL
A-3.3	Side Elevations ACL
A-3.4	Front Elevation FHL
A-3.5	Side Elevations FHL
A-4.0	Typical Section
E-1.0	1st Floor Electrical Plan
E-2.0	2nd Floor Electrical Plan
E-3.0	3rd Floor Electrical Plan

REV.	DATE
1.0	10.30.2020
1.1	02.23.2021

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**RLH T477 1.1**  
**Cover Sheets**  
**Cover Sheet**

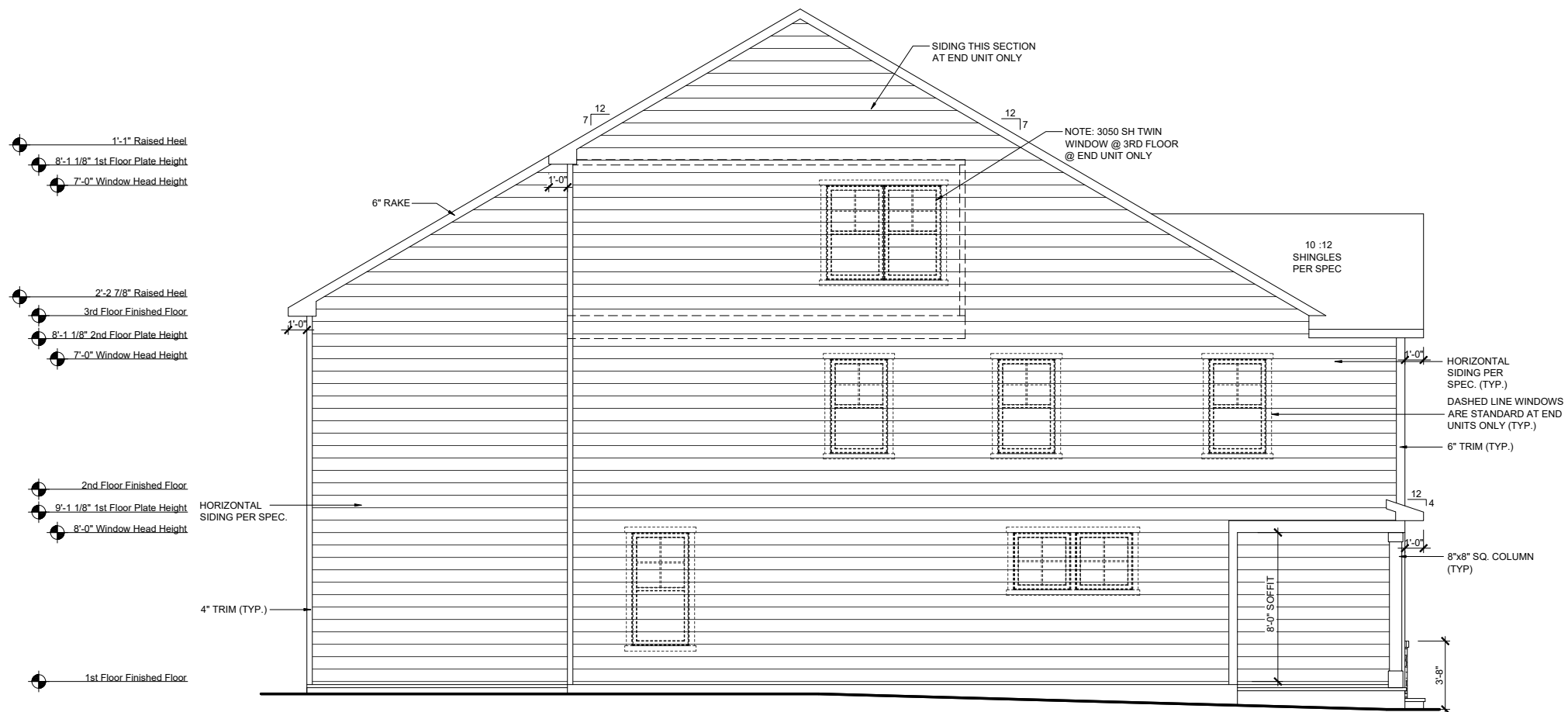
drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:  
**CS-1.0**

ROBERT'S CROSSING





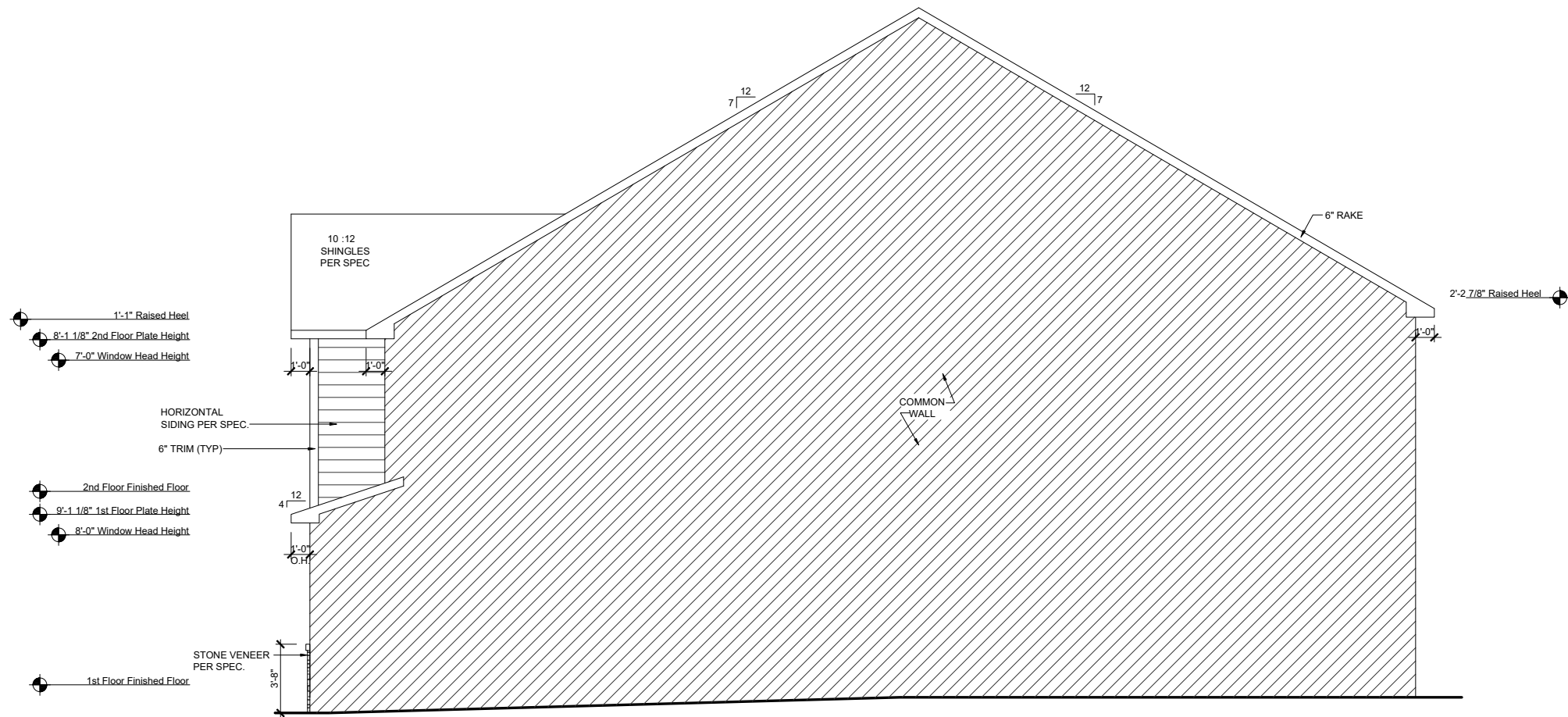




- 1'-1" Raised Heel
- 8'-1 1/8" 1st Floor Plate Height
- 7'-0" Window Head Height
- 2'-2 7/8" Raised Heel
- 3rd Floor Finished Floor
- 8'-1 1/8" 2nd Floor Plate Height
- 7'-0" Window Head Height
- 2nd Floor Finished Floor
- 9'-1 1/8" 1st Floor Plate Height
- 8'-0" Window Head Height
- 1st Floor Finished Floor

**LEFT ELEVATION - TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



- 1'-1" Raised Heel
- 8'-1 1/8" 2nd Floor Plate Height
- 7'-0" Window Head Height
- 2nd Floor Finished Floor
- 9'-1 1/8" 1st Floor Plate Height
- 8'-0" Window Head Height
- 1st Floor Finished Floor

**RIGHT ELEVATION - TRL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.0	10.30.2020
1.1	02.23.2021

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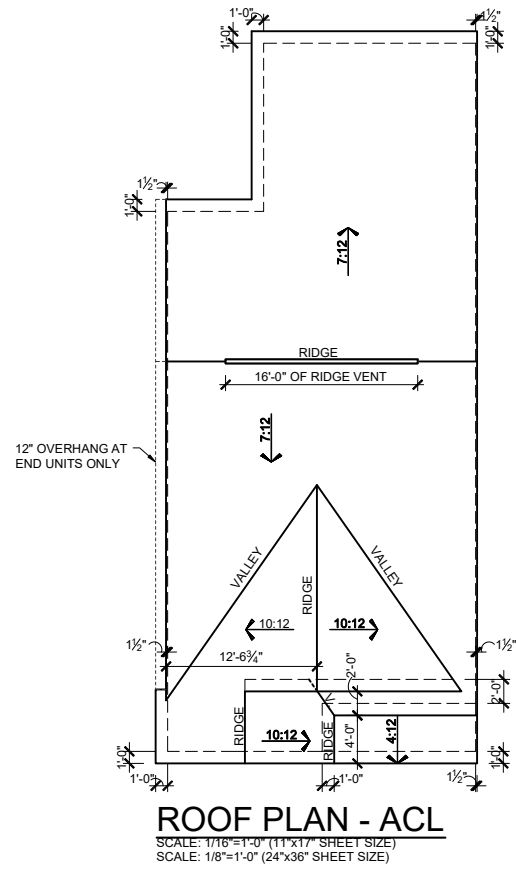


**RLH T4771.1**  
**Elevation Plans**  
**Side Elevations TRL**

drawn by: XSI  
checked by: BZH  
date: 09/20/19  
sheet number:

**A-3.1**

ROBERT'S CROSSING

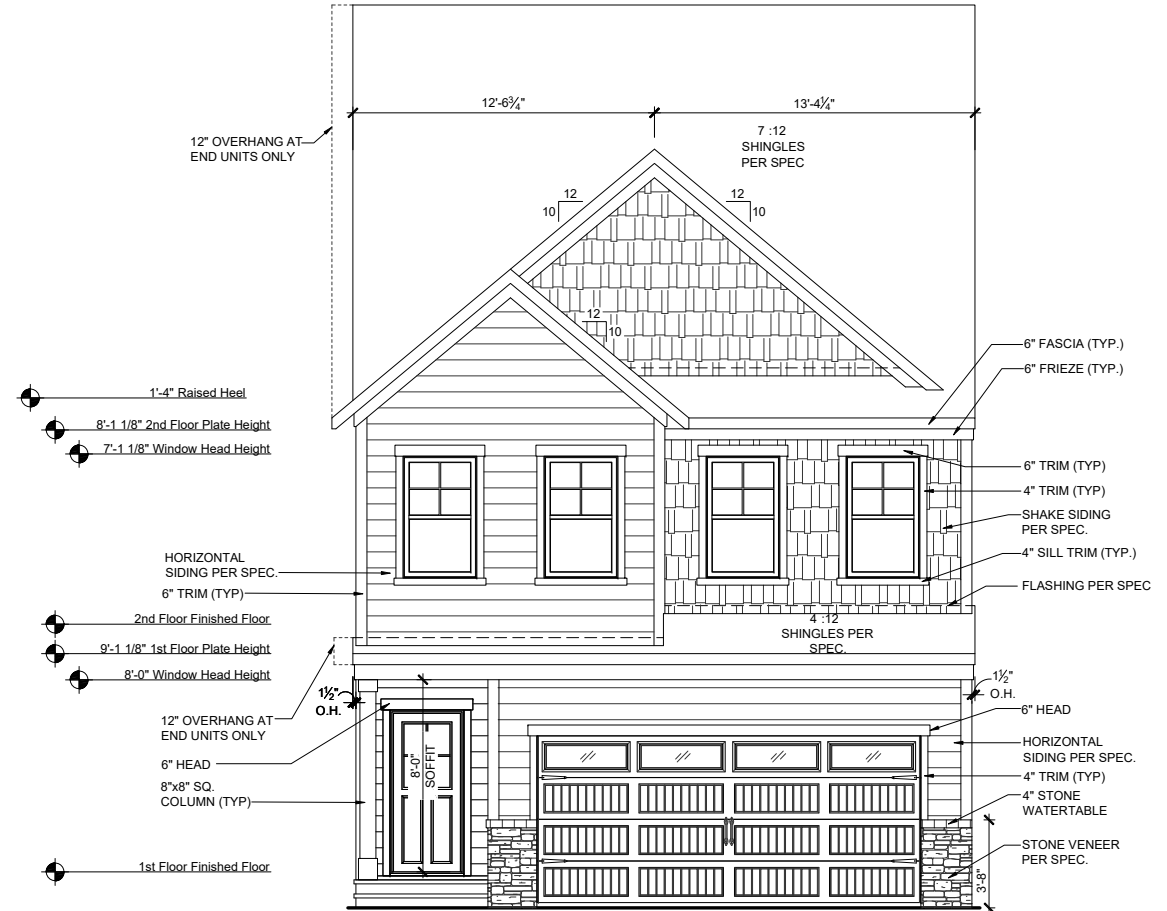


**MAIN ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 1351 S.F.	
VENTING =	
1351 S.F. / 150 =	9.00 S.F. REQUIRED
1351 S.F. / 300 =	4.50 S.F. REQUIRED
Ridge Vents: 16 lin ft	
Soffit Vents: 45 lin ft	
NOTE:	
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	

**GARAGE/PORCH ROOF**

ATTIC VENT CALCULATIONS	
ROOF SQUARE FOOTAGE = 51 S.F.	
VENTING =	
51 S.F. / 150 =	0.34 S.F. REQUIRED
51 S.F. / 300 =	0.17 S.F. REQUIRED
Ridge Vents: 0 lin ft	
Soffit Vents: 26 lin ft	
NOTE:	
1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.	



**FRONT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
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1.1	02.23.2021

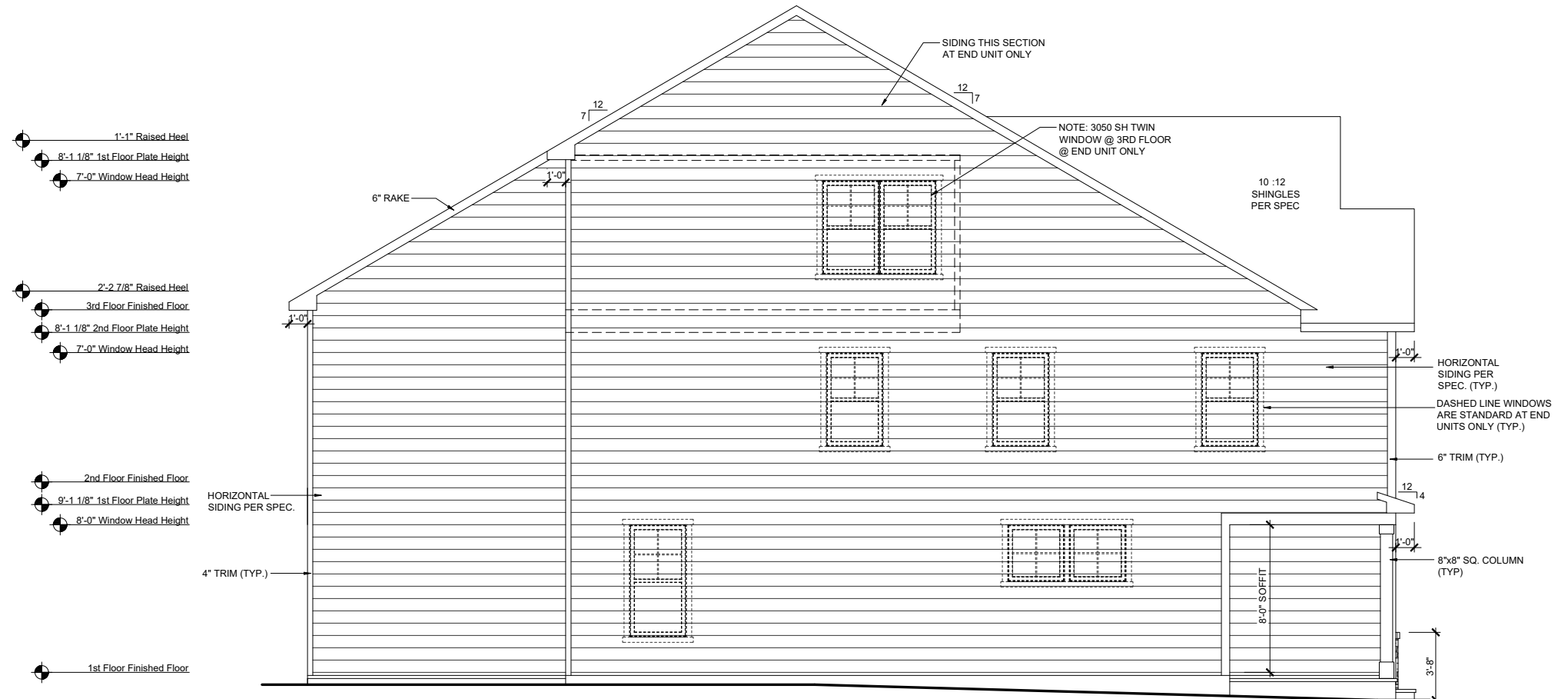
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**RLH T477 1.1**  
**Elevation Plans**  
**Front Elevation ACL**

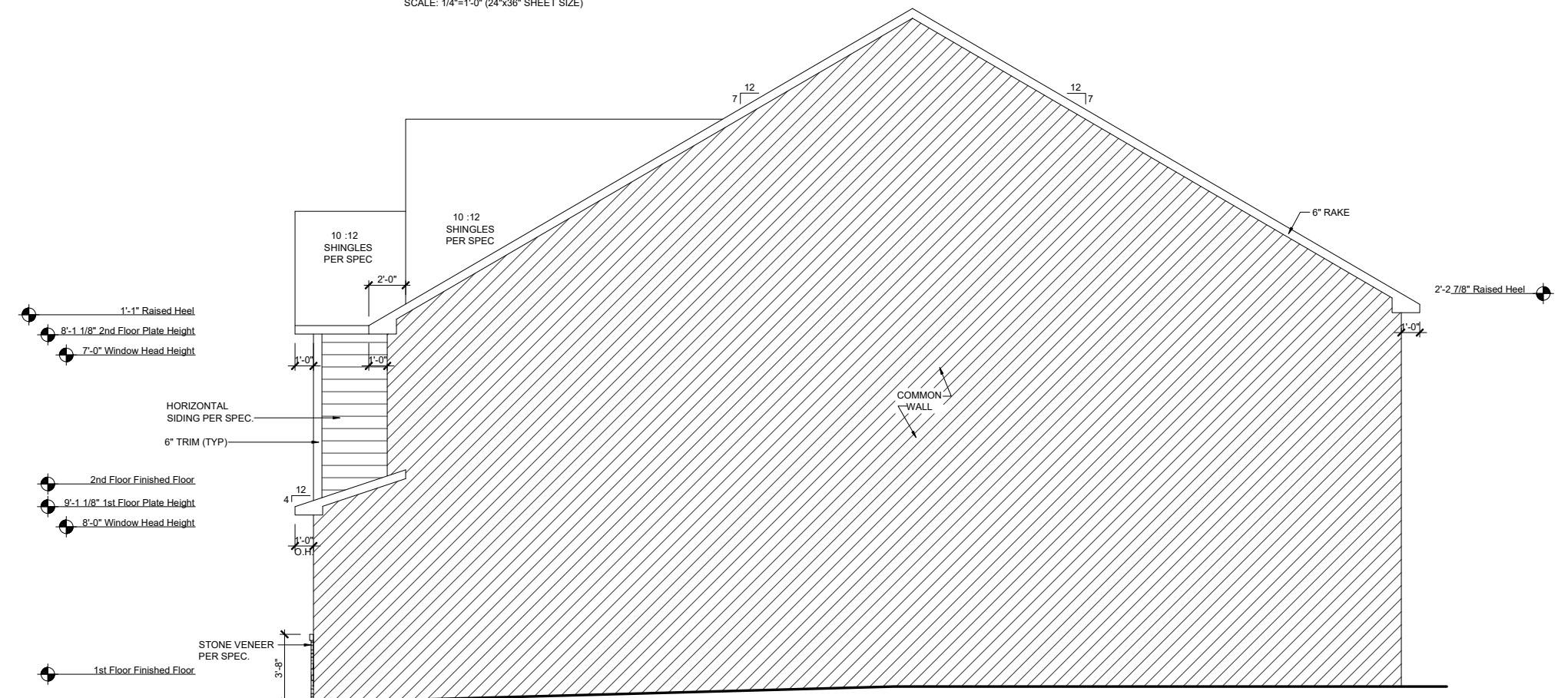
drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:  
**A-3.2**



- 1'-1" Raised Heel
- 8'-1 1/8" 1st Floor Plate Height
- 7'-0" Window Head Height
- 2'-2 7/8" Raised Heel
- 3rd Floor Finished Floor
- 8'-1 1/8" 2nd Floor Plate Height
- 7'-0" Window Head Height
- 2nd Floor Finished Floor
- 9'-1 1/8" 1st Floor Plate Height
- 8'-0" Window Head Height
- 1st Floor Finished Floor

- HORIZONTAL SIDING PER SPEC. (TYP.)
- DASHED LINE WINDOWS ARE STANDARD AT END UNITS ONLY (TYP.)
- 6" TRIM (TYP.)
- 8"x8" SQ. COLUMN (TYP.)

**LEFT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



- 1'-1" Raised Heel
- 8'-1 1/8" 2nd Floor Plate Height
- 7'-0" Window Head Height
- 2nd Floor Finished Floor
- 9'-1 1/8" 1st Floor Plate Height
- 8'-0" Window Head Height
- 1st Floor Finished Floor

- HORIZONTAL SIDING PER SPEC.
- 6" TRIM (TYP.)
- STONE VENEER PER SPEC.

**RIGHT ELEVATION - ACL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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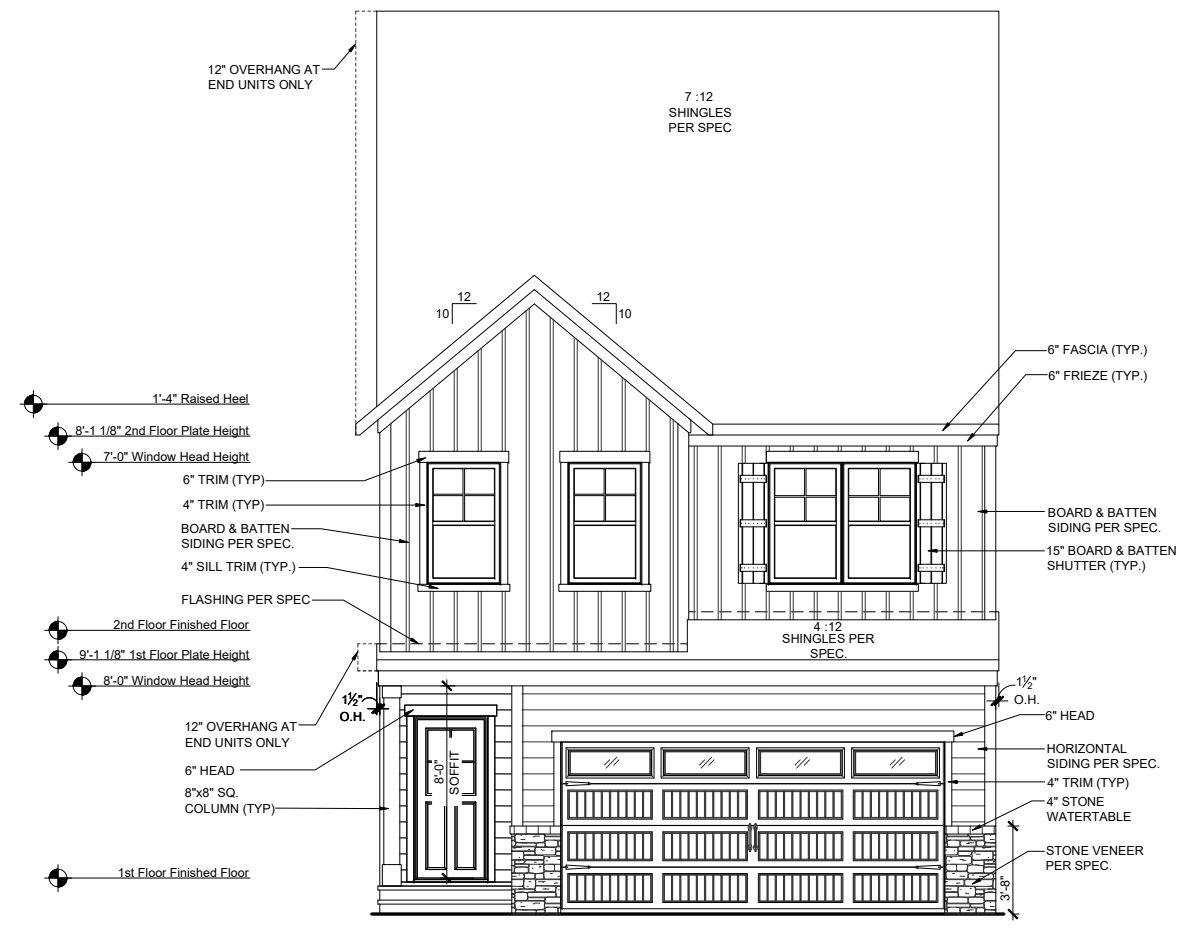
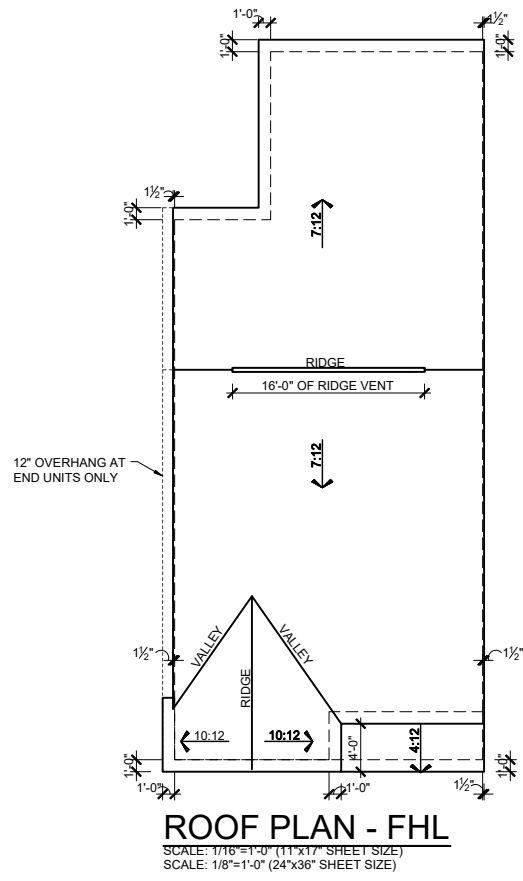


**RLH T477 1.1**  
**Elevation Plans**  
**Side Elevations ACL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

**A-3.3**

ROBERT'S CROSSING



**MAIN ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 1351 S.F.  
 VENTING =  
 1351 S.F. / 150 = 9.00 S.F. REQUIRED  
 1351 S.F. / 300 = 4.50 S.F. REQUIRED

Ridge Vents: 16 lin ft  
 Soffit Vents: 45 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

**GARAGE/PORCH ROOF**

**ATTIC VENT CALCULATIONS**

ROOF SQUARE FOOTAGE = 51 S.F.  
 VENTING =  
 51 S.F. / 150 = 0.34 S.F. REQUIRED  
 51 S.F. / 300 = 0.17 S.F. REQUIRED

Ridge Vents: 0 lin ft  
 Soffit Vents: 26 lin ft

NOTE:  
 1 TO 300 IS ALLOWED, PROVIDED THAT BETWEEN 60% AND 80% OF REQUIRED VENTING IS LOCATED AT LEAST 3 FEET ABOVE THE EAVE.

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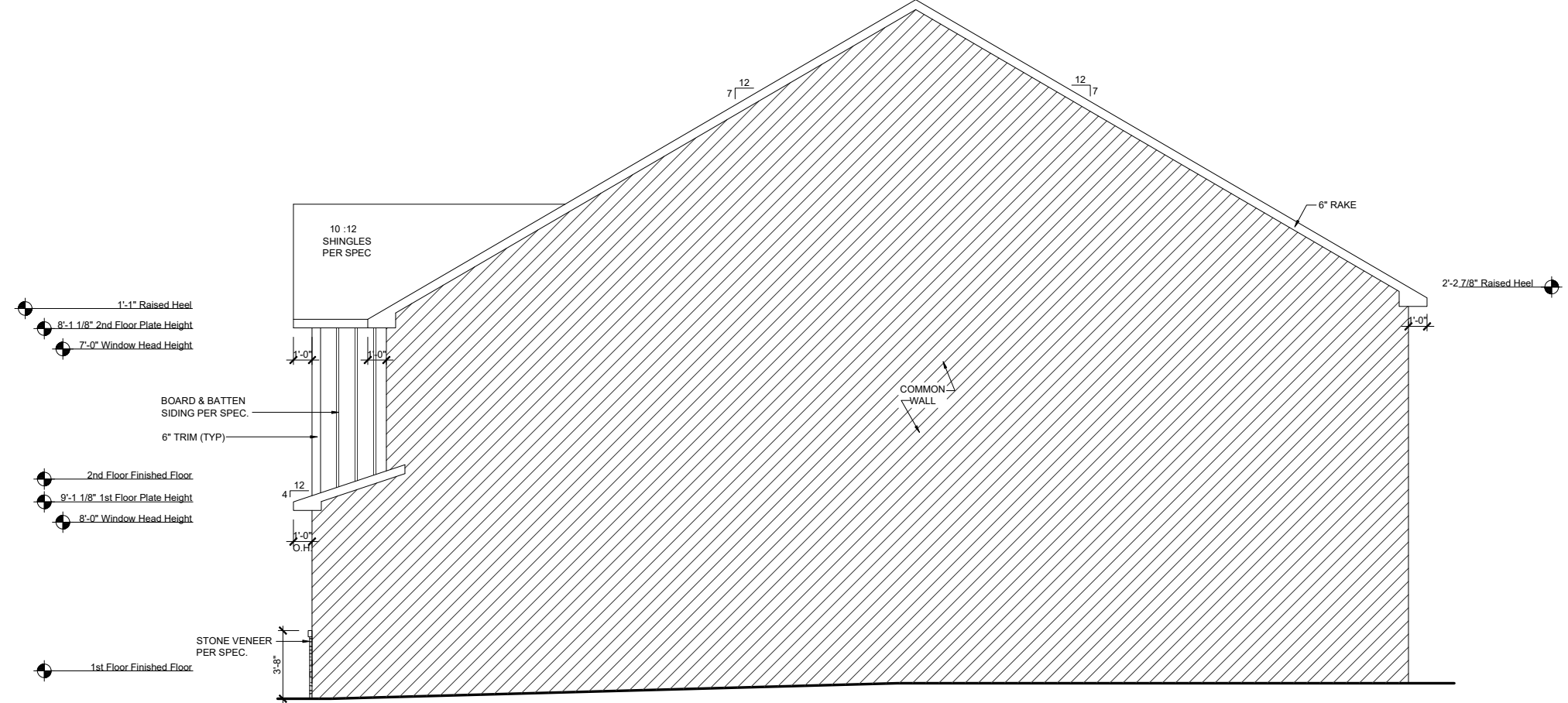
**RLH T477 1.1**  
**Elevation Plans**  
**Front Elevation FHL**

drawn by: XSI  
 checked by: BZH  
 date: 09/20/19  
 sheet number:

**A-3.4**



**LEFT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT ELEVATION - FHL**  
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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**Elevation Plans**  
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 sheet number:

**A-3.5**



Evans Road Assembly  
**Traffic Impact Analysis**  
**Apex, NC**

# TRAFFIC IMPACT ANALYSIS

FOR

## EVANS ROAD ASSEMBLY

LOCATED

IN

**APEX, NC**

Prepared For:  
Beazer Homes - Raleigh Division  
5400 Trinity Road, Suite 313  
Raleigh, NC 27607

Prepared By:  
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License #C-0910

APRIL 2021



RKA Project No. 21058

Prepared By: DT

Reviewed By: NB



**TRAFFIC IMPACT ANALYSIS**  
**EVANS ROAD ASSEMBLY**  
**APEX, NORTH CAROLINA**

**EXECUTIVE SUMMARY**

**1. Development Overview**

A Traffic Impact Analysis (TIA) was conducted for the proposed Evans Road Assembly development in accordance with the Apex (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It should be noted that the proposed development was previously referred to as Humie Olive Assemblage. The proposed development is expected to consist of 50 townhomes and 65 single-family homes and is estimated to be built out in 2025. Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

**2. Existing Traffic Conditions**

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following intersections:

- Humie Olive Road and Evans Road
- Evans Road and Madison Creek Drive/Site Drive 1
- Humie Olive Road and Site Drive 2

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in March 2021 by RKA during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Humie Olive Road and Evans Road
- Evans Road and Madison Creek Drive

Peak hour turning movement counts from RKA were utilized at the intersection of Humie Olive Road and Evans Road from September 2019. These counts were grown to 2021 using a 2% growth rate to determine 2021 existing volumes. The projected counts were compared to newly collected count data at the same intersection. The comparison of this count data was used to develop a rate between available count data and new count data collected during COVID-19 conditions. The rates determined were applied to the new count data collected at the intersection of Evans Road and Madison Creek Drive to determine 2021 existing traffic volumes. A growth rate of 126% was applied to the new count data collected during the weekday AM peak hour and 17% was applied to new count data collected during the weekday PM peak hour to account for the reduction in traffic associated with the COVID-19 pandemic. Due to the decrease in school traffic associated with the COVID-19 pandemic, new counts collected during the weekday AM peak hour had a higher growth rate applied than typically seen throughout the region due to the close proximity of the site / study intersections to multiple public schools which are currently operating under a reduced capacity with a hybrid in person and virtual operation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

### **3. Site Trip Generation**

The proposed development is assumed to consist of 65 single family homes and 50 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table E-1, on the next page, provides a summary of the trip generation potential for the site.

**Table E-1: Site Trip Generation**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	65 units	700	13	38	42	25
Multifamily Housing (Low-Rise) (220)	50 units	340	6	19	20	12
<b>Total Trips</b>		<b>1,040</b>	<b>19</b>	<b>57</b>	<b>62</b>	<b>37</b>

**4. Future Traffic Conditions**

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes.

The following adjacent developments were identified to be considered under future conditions:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly
- Olive Ridge

**5. Capacity Analysis Summary**

The analysis considered weekday AM and PM peak hour traffic for 2021 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

**6. Recommendations**

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

**Recommended Improvements by Developer**

Evans Road and Madison Creek Drive/Site Drive 1

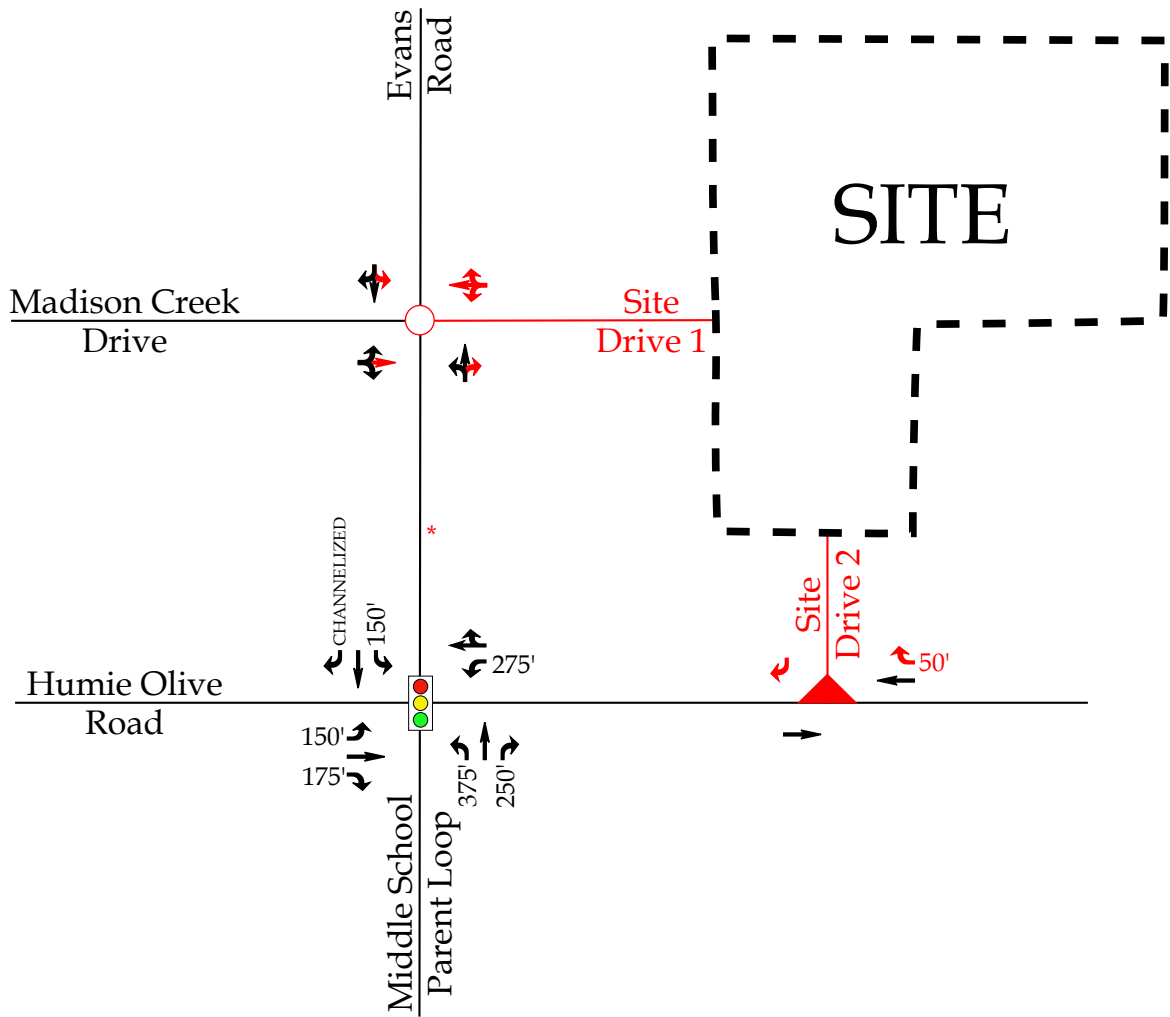
- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.

Humie Olive Road and Site Drive 2

- Construct southbound approach striped as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.

**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- X' Storage (In Feet)



\*Note: After completion of the TIA, the developer will make a request for ROW abandonment to obtain ownership of Walden Road, which is currently a NCDOT maintained roadway located along Evans Road.

<p>Moving forward.</p> <p><b>RAMEY KEMP ASSOCIATES</b></p>	<p>Evans Road Assembly Apex, NC</p>	<p>Recommended Lane Configurations</p>	
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- Appendix C: Signal Plans
- Appendix D: Adjacent Development Information
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- Appendix H: SimTraffic Queuing Reports



# **TRAFFIC IMPACT ANALYSIS**

## **EVANS ROAD ASSEMBLY**

### **APEX, NORTH CAROLINA**

#### **1. INTRODUCTION**

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Evans Road Assembly development to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It should be noted that the proposed development was previously referred to as Humie Olive Assemblage. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2025, is assumed to consist of the following uses:

- 50 townhomes
- 65 single-family homes

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

#### **1.1. Site Location and Study Area**

The development is proposed to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town) and consists of the following intersections:

- Humie Olive Road and Evans Road

- Evans Road and Madison Creek Drive/Site Drive 1
- Humie Olive Road and Site Drive 2

Refer to Appendix A for the approved scoping documentation.

### **1.2. Proposed Land Use and Site Access**

The site is expected to be located north of Humie Olive Road, east of Evans Road. The proposed development, anticipated to be completed in 2025, is assumed to consist of the following uses:

- 50 townhomes
- 65 single-family homes

Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned. Refer to Figure 2 for a copy of the preliminary site plan.

### **1.3. Adjacent Land Uses**

The proposed development is located in an area consisting primarily of undeveloped land and residential development. There is a middle school and high school campus located south of Humie Olive Road.

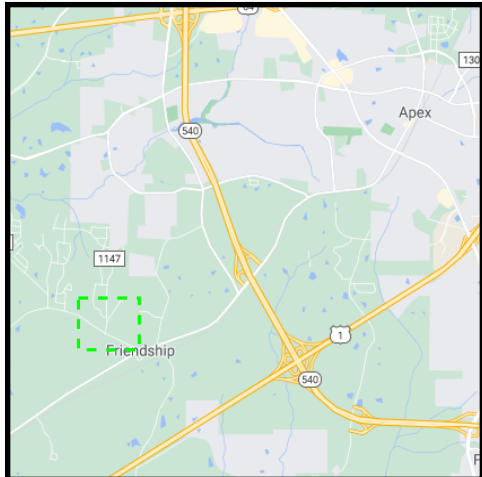
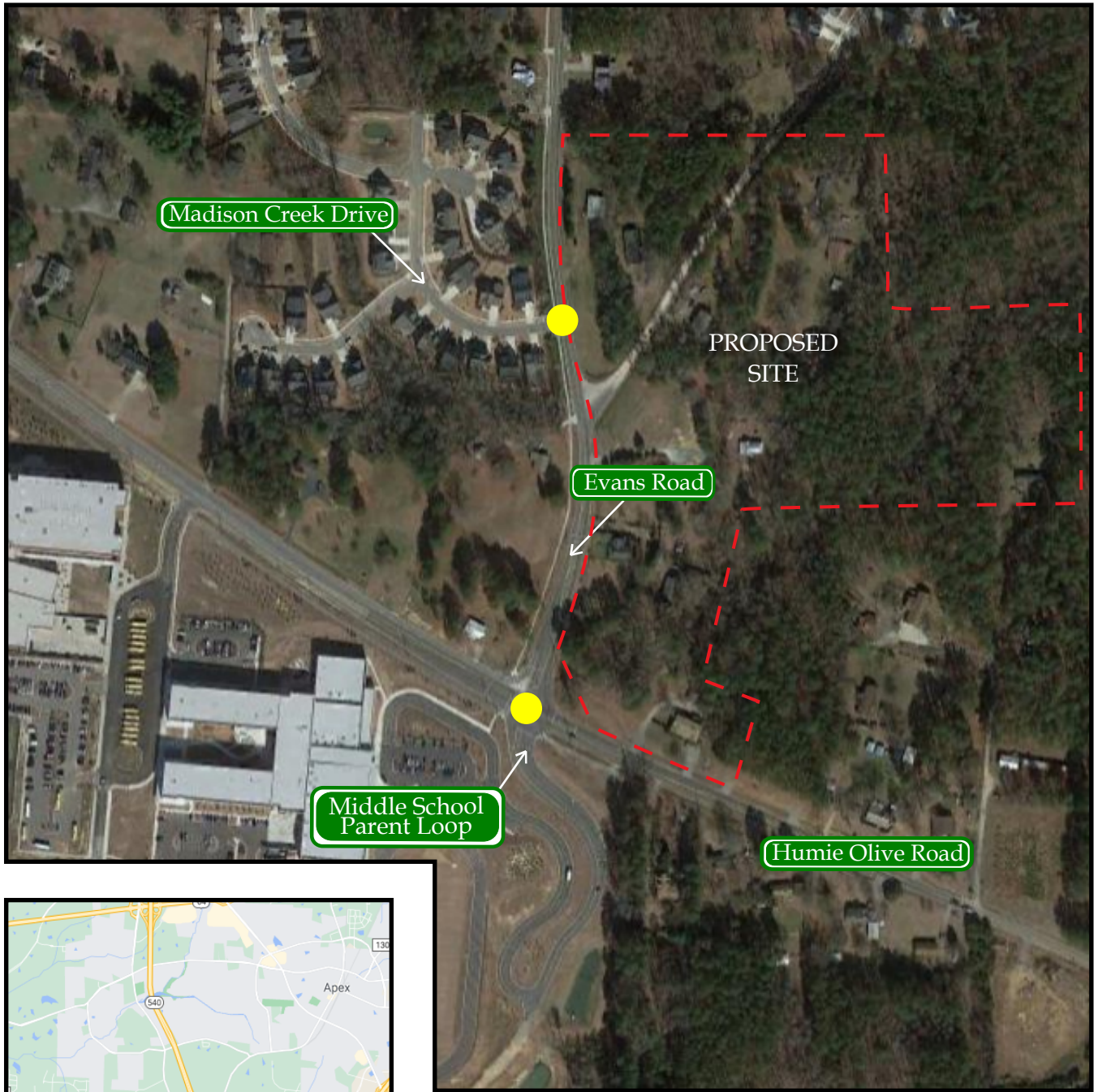
### **1.4. Existing Roadways**

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1, on the next page, provides a summary of this information, as well.




**Table 1: Existing Roadway Inventory**

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2019 AADT (vpd)
Humie Olive Road	SR 1142	2-lane undivided	45 mph	NCDOT	6,560*
Evans Road	SR 1147	2-lane undivided	35 mph	NCDOT	3,790*
Madison Creek Drive	N/A	2-lane undivided	25 mph	Local	380*

\*ADT based on the traffic counts from 2021 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



**LEGEND**

-  Proposed Site Location
-  Study Intersection
-  Study Area

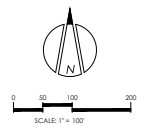
Moving forward.



Evans Road Assembly  
Apex, NC

Site Location Map

Scale: Not to Scale Figure 1



Designer:	JR	Scale:	1" = 100'
Drawn By:	JR	Date:	12/9/2020
Checked By:	JR	Job No.:	180903

EVANS ROAD ASSEMBLY  
APEX, NORTH CAROLINA

BEAZER HOMES  
SKETCH PLAN 3A

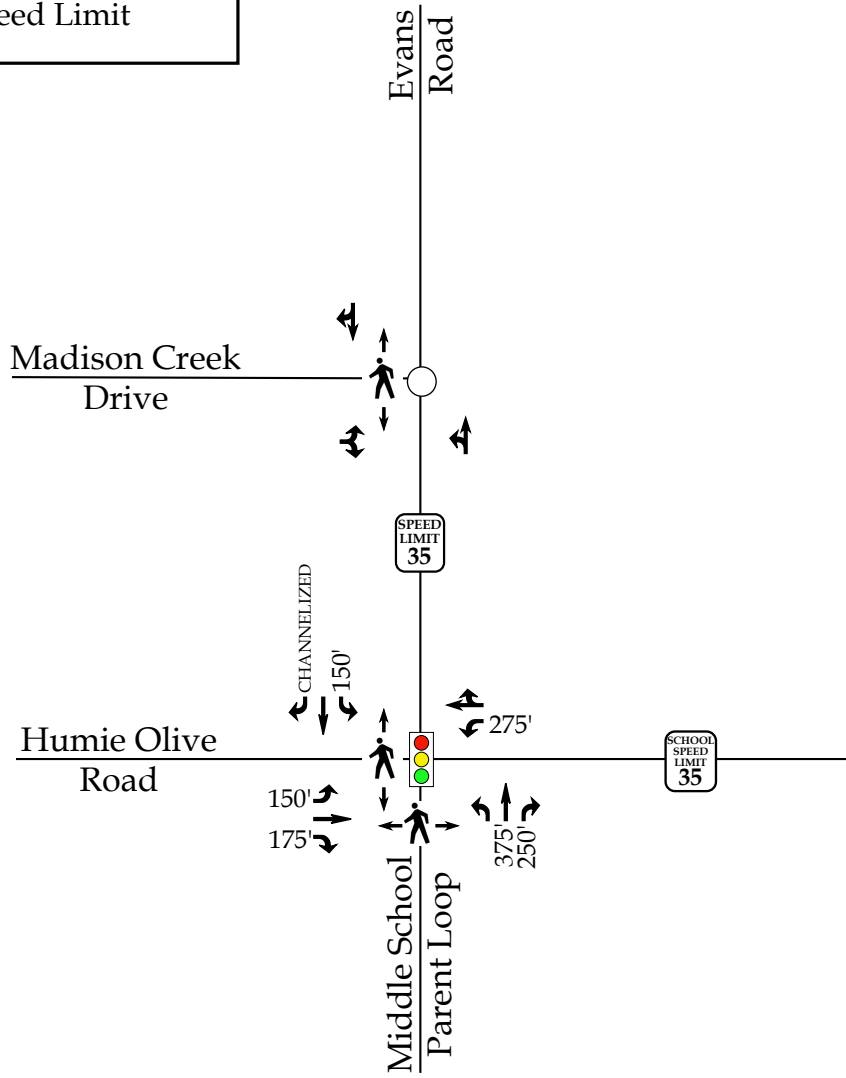
**PEAK** Engineering & Design  
1125 Apex Parkway | Apex, NC 27502  
Phone: (919) 439-0100  
www.PeakEngineering.com

Sheet No.  
**SP-3A**



**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➔ Existing Lane
- x' Storage (In Feet)
- 🚶 Pedestrian Crosswalk
- 🚫 SPEED LIMIT XX Posted Speed Limit



Moving forward.

**RKA**

RAMEY KEMP ASSOCIATES

Evans Road Assembly  
Apex, NC

2021 Existing  
Lane Configurations

Scale: Not to Scale | Figure 3

## **2. 2021 EXISTING PEAK HOUR CONDITIONS**

### **2.1. 2021 Existing Peak Hour Traffic Volumes**

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in March 2021 by RKA during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Humie Olive Road and Evans Road
- Evans Road and Madison Creek Drive

Peak hour turning movement counts from RKA were utilized at the intersection of Humie Olive Road and Evans Road from September 2019. These counts were grown to 2021 using a 2% growth rate to determine 2021 existing volumes. The projected counts were compared to newly collected count data at the same intersection. The comparison of this count data was used to develop a rate between available count data and new count data collected during COVID-19 conditions. The rates determined were applied to the new count data collected at the intersection of Evans Road and Madison Creek Drive to determine 2021 existing traffic volumes. A growth rate of 126% was applied to the new count data collected during the weekday AM peak hour and 17% was applied to new count data collected during the weekday PM peak hour to account for the reduction in traffic associated with the COVID-19 pandemic. Due to the decrease in school traffic associated with the COVID-19 pandemic, new counts collected during the weekday AM peak hour had a higher growth rate applied than typically seen throughout the region due to the close proximity of the site / study intersections to multiple public schools which are currently operating under a reduced capacity with a hybrid in person and virtual operation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2021 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

### **2.2. Analysis of 2021 Existing Peak Hour Traffic Conditions**

The 2021 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway

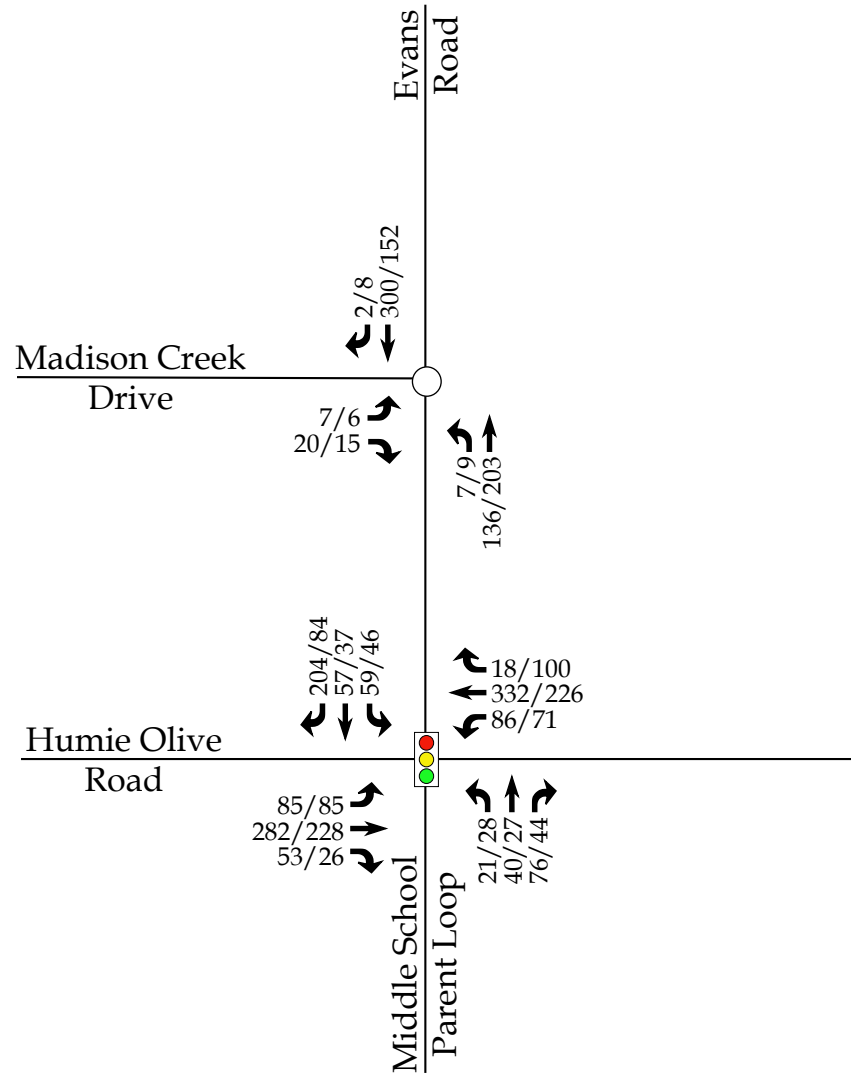
conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.





**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



<p>Moving forward.</p> <p><b>RKA</b></p> <p>RAMEY KEMP ASSOCIATES</p>	<p>Evans Road Assembly Apex, NC</p>	<p>2021 Existing Peak Hour Traffic</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 4</p>

### 3. 2025 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

#### 3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate 2025 projected weekday AM and PM peak hour traffic volumes. Refer to Figure 5 for 2025 projected peak hour traffic.

#### 3.2. Adjacent Development Traffic

Through coordination with the Town and NCDOT, the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly
- Olive Ridge

Table 2, on the following page, provides a summary of the adjacent developments.

**Table 2: Adjacent Development Information**

<b>Development Name</b>	<b>Location</b>	<b>Build-Out Year</b>	<b>Land Use / Intensity</b>	<b>TIA Performed</b>
Heelan Property	Southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road	2026	250 single-family homes 268 townhomes	November 2019 by RKA
Jordan Manors	West side of New Hill Olive Chapel Road	2018	240 single-family homes	May 2015 by KHA
Jordan Pointe	North of Old US 1 and east of Horton Road	2016	440 single-family homes	October 2013 by KHA
Woodbury	East of New Hill Olive Chapel Road, north of Old US 1	2019	320 single-family homes 120 townhomes	May 2016 by VHB
Friendship Station PUD	Along Humie Olive Road at Olive Farm Road	2025	316 single-family homes 185 apartments 337 townhomes 68,000 s.f. general office 144,000 s.f. shopping center	March 2017 by RKA
New Hill Assembly	West of New Hill Olive Chapel Road, north of Old US 1	2022	152 single-family homes	April 2018 by RKA
Olive Ridge	East of New Hill Olive Chapel Road, across from Jordan Manors Drive	2022	169 single-family homes	December 2018 by RKA

It should be noted that the adjacent developments were approved, during scoping, by the Town and NCDOT. Adjacent development trips are shown in Figure 6. Adjacent development information can be found in Appendix D.

**3.3. Future Roadway Improvements**

Based on coordination with the NCDOT and the Town, it was determined that no future roadway improvements to be included in the analysis. It should be noted that Walden Road

is currently a NCDOT maintained roadway located along Evans Road between Humie Olive Road and Madison Creek Drive. After completion of the TIA, the developer will make a request for right-of-way (ROW) abandonment to obtain ownership of Walden Road.

### **3.4. 2025 No-Build Peak Hour Traffic Volumes**

The 2025 no-build traffic volumes were determined by projecting the 2021 existing peak hour traffic to the year 2025, and adding the adjacent development trips. Refer to Figure 7 for an illustration of the 2025 no-build peak hour traffic volumes at the study intersections.

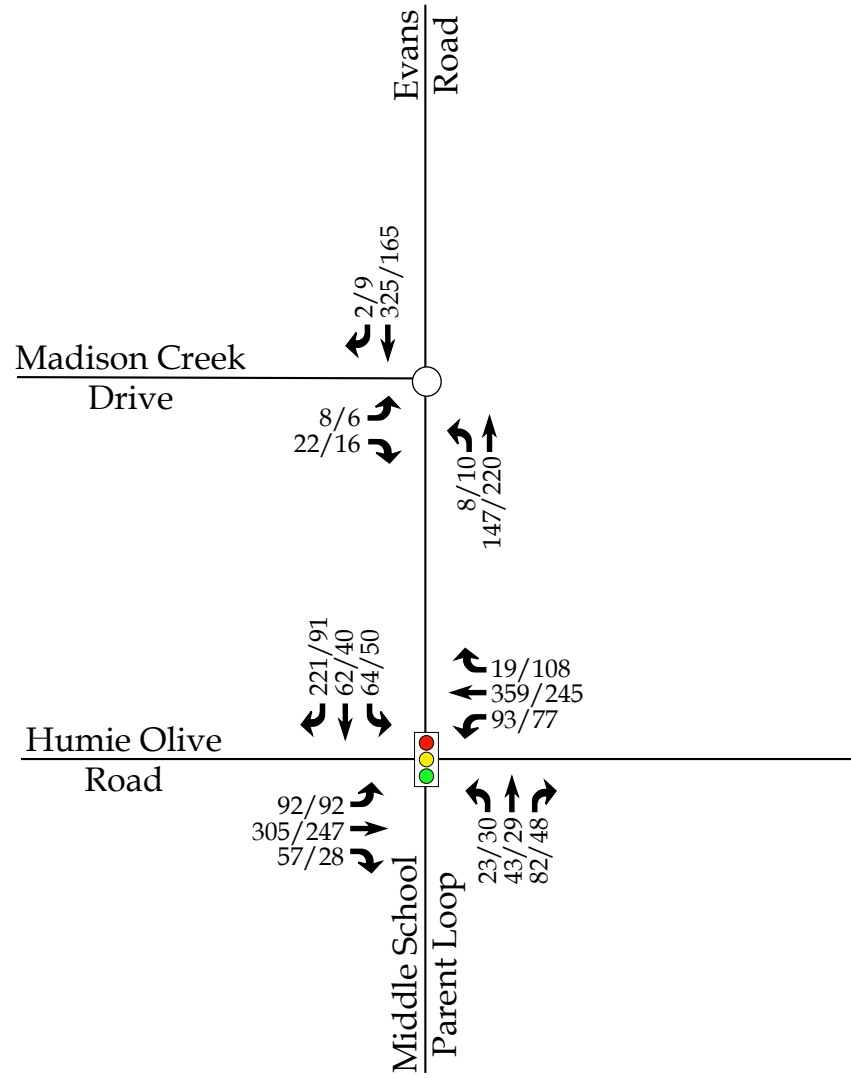
### **3.5. Analysis of 2025 No-Build Peak Hour Traffic Conditions**

The 2025 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



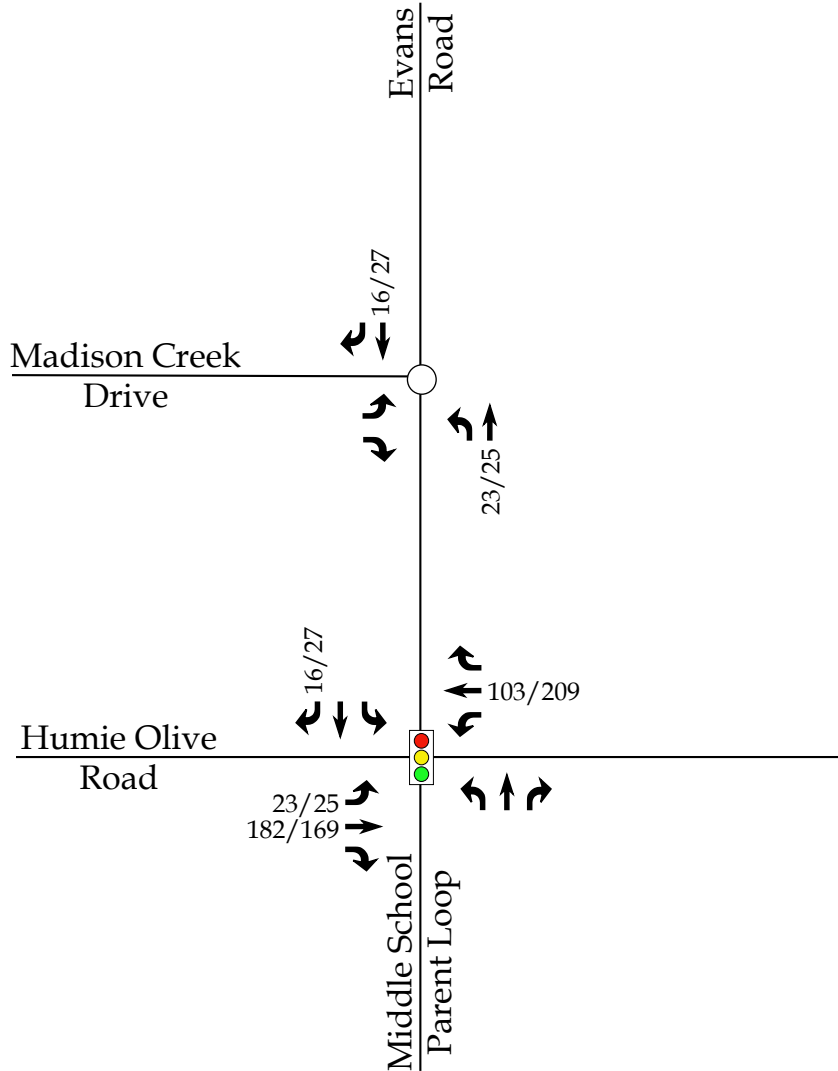
<p>Moving forward. <b>RKA</b> RAMEY KEMP ASSOCIATES</p>	<p>Evans Road Assembly Apex, NC</p>	<p>2025 Projected Peak Hour Traffic</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 5</p>

**LEGEND**

○ Unsignalized Intersection

🚦 Signalized Intersection

X / Y → Weekday AM / PM Peak Hour  
Adjacent Development Trips



Moving forward.



Evans Road Assembly  
Apex, NC



Peak Hour Adjacent  
Development Trips

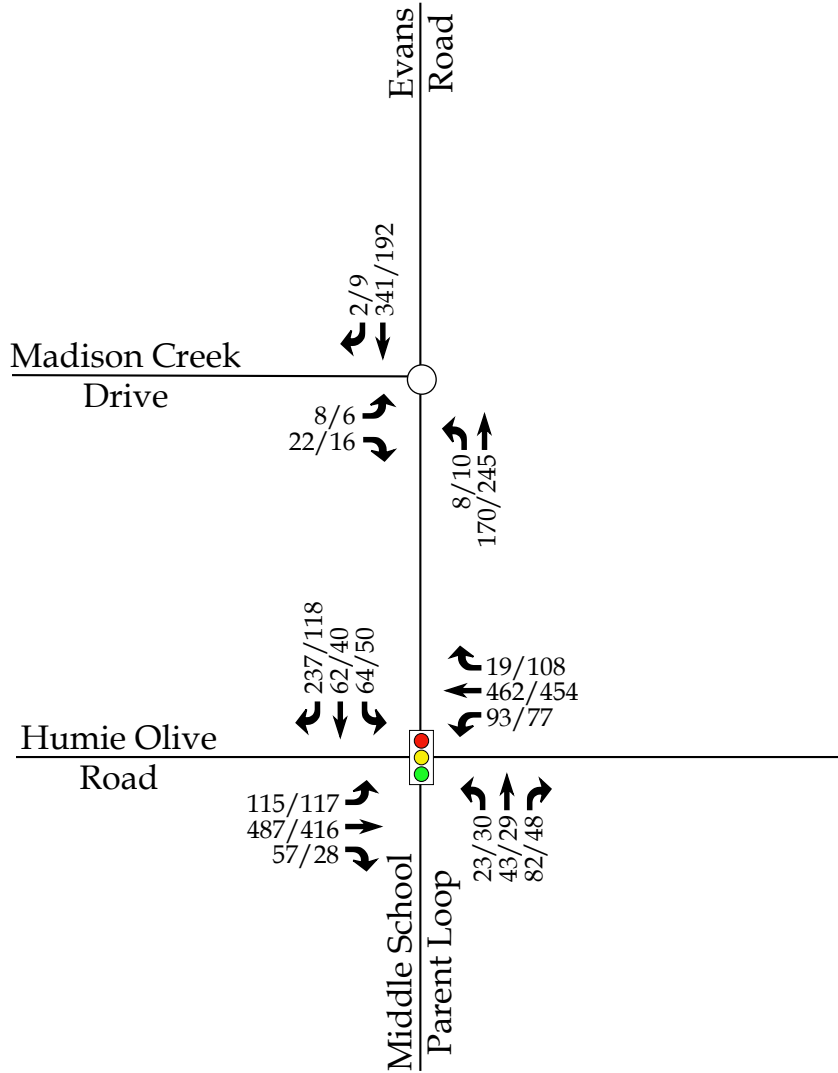
Scale: Not to Scale

Figure 6



**LEGEND**

-  Unsignalized Intersection
-  Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Moving forward.



### Evans Road Assembly Apex, NC

2025 No-Build  
Peak Hour Traffic

Scale: Not to Scale

Figure 7

**4. SITE TRIP GENERATION AND DISTRIBUTION**

**4.1. Trip Generation**

The proposed development is assumed to consist of 65 single family homes and 50 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 3 provides a summary of the trip generation potential for the site.

**Table 3: Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	65 units	700	13	38	42	25
Multifamily Housing (Low-Rise) (220)	50 units	340	6	19	20	12
<b>Total Trips</b>		<b>1,040</b>	<b>19</b>	<b>57</b>	<b>62</b>	<b>37</b>

It is estimated that the proposed development will generate approximately 1,040 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 76 trips (19 entering and 57 exiting) will occur during the weekday AM peak hour and 99 (62 entering and 37 exiting) will occur during the weekday PM peak hour.

**4.2. Site Trip Distribution and Assignment**

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that the site trips will be regionally distributed as follows:

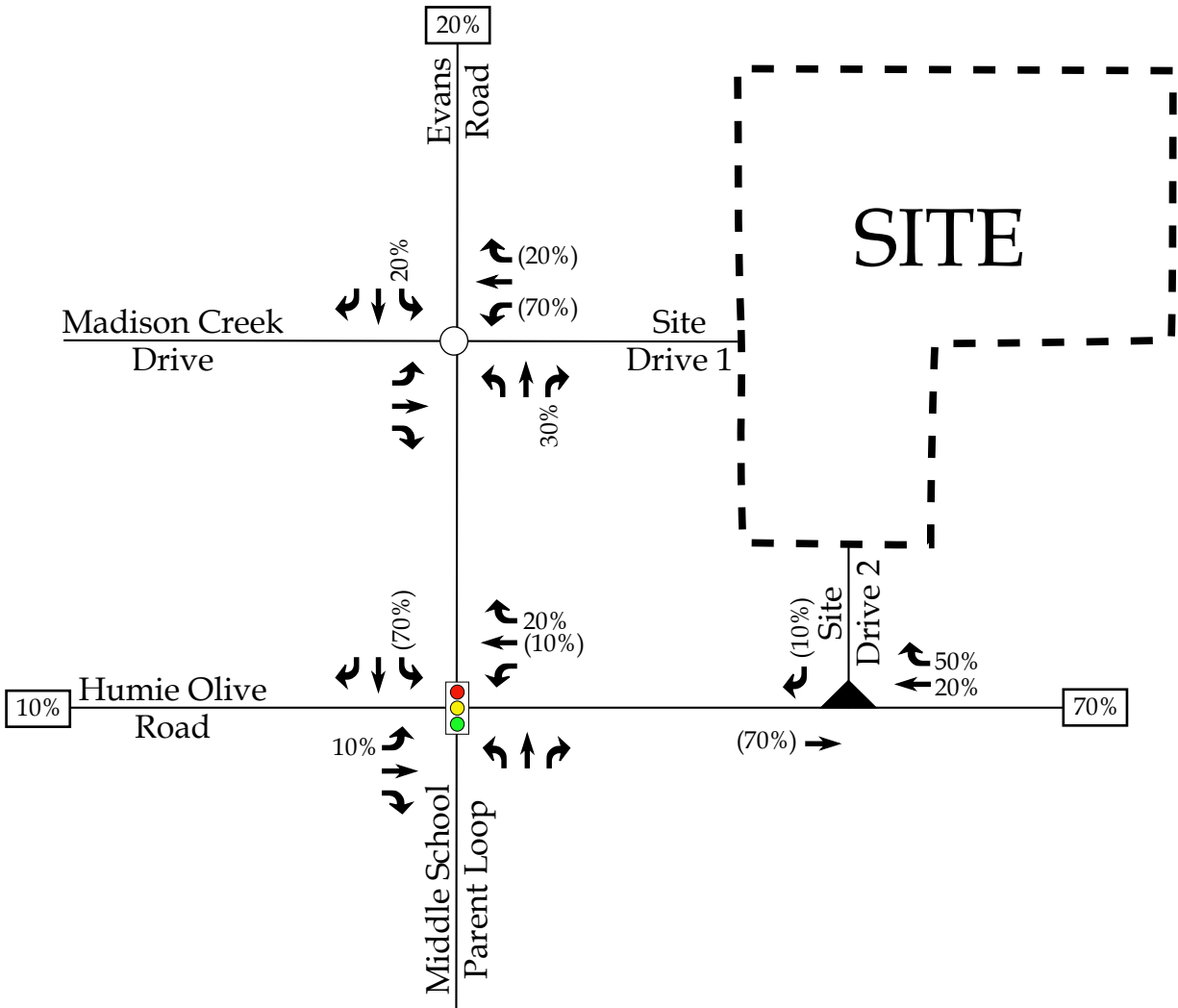
- 70% to/from the east via Humie Olive Road
- 10% to/from the west via Humie Olive Road
- 20% to/from the north via Evans Road

The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.



**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X% ➔ Entering Trip Distribution
- (Y%) ➔ Exiting Trip Distribution
- XX% Regional Trip Distribution



Moving forward.



Evans Road Assembly  
Apex, NC

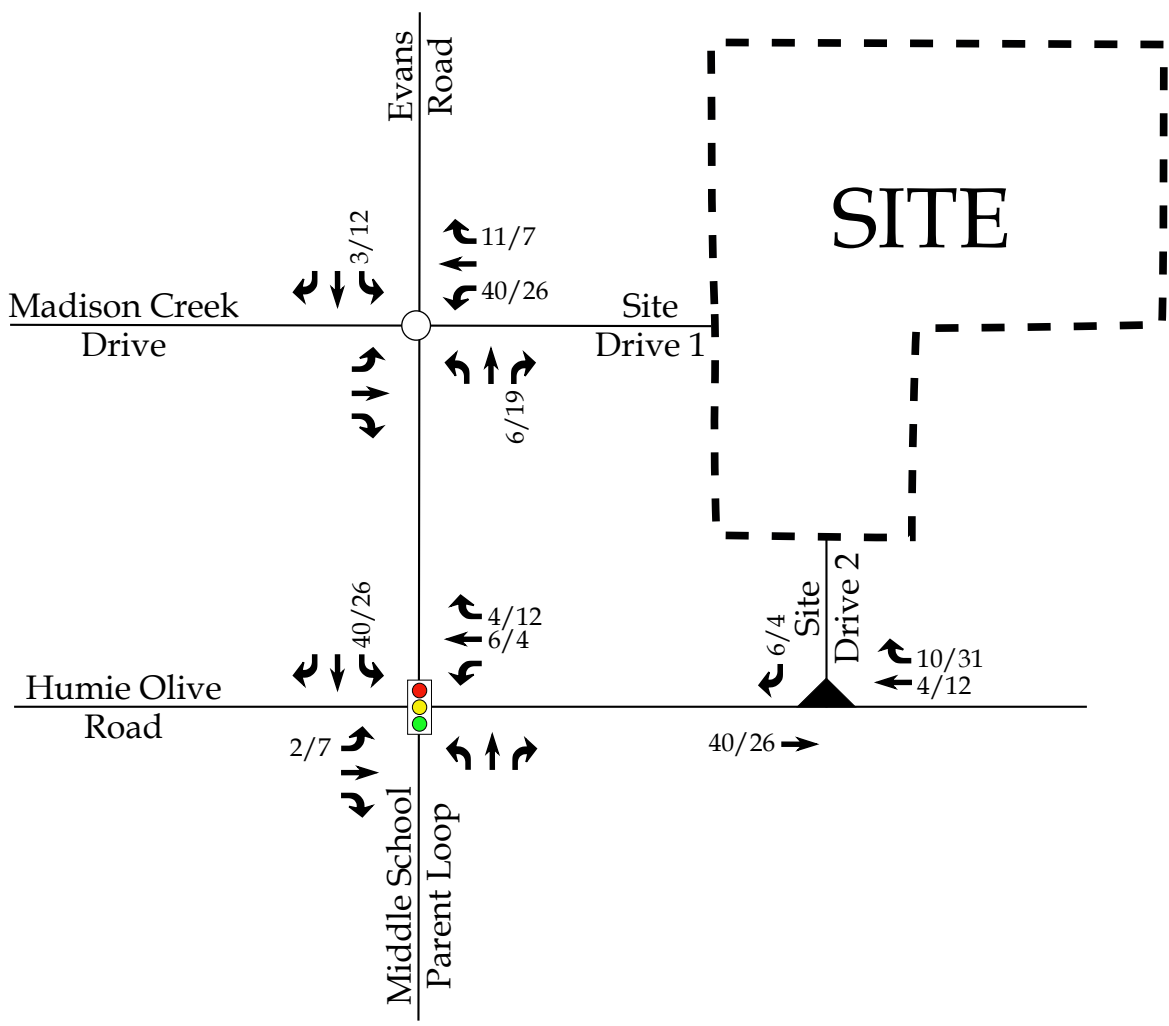
Site Trip Distribution

Scale: Not to Scale | Figure 8

**LEGEND**



- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



Moving forward.



RAMEY KEMP ASSOCIATES

Evans Road Assembly  
Apex, NC

Site Trip Assignment

Scale: Not to Scale

Figure 9

## **5. 2025 BUILD TRAFFIC CONDITIONS**

### **5.1. 2025 Build Peak Hour Traffic Volumes**

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2025 no-build traffic volumes to determine the 2025 build traffic volumes. Refer to Figure 10 for an illustration of the 2025 build peak hour traffic volumes with the proposed site fully developed.

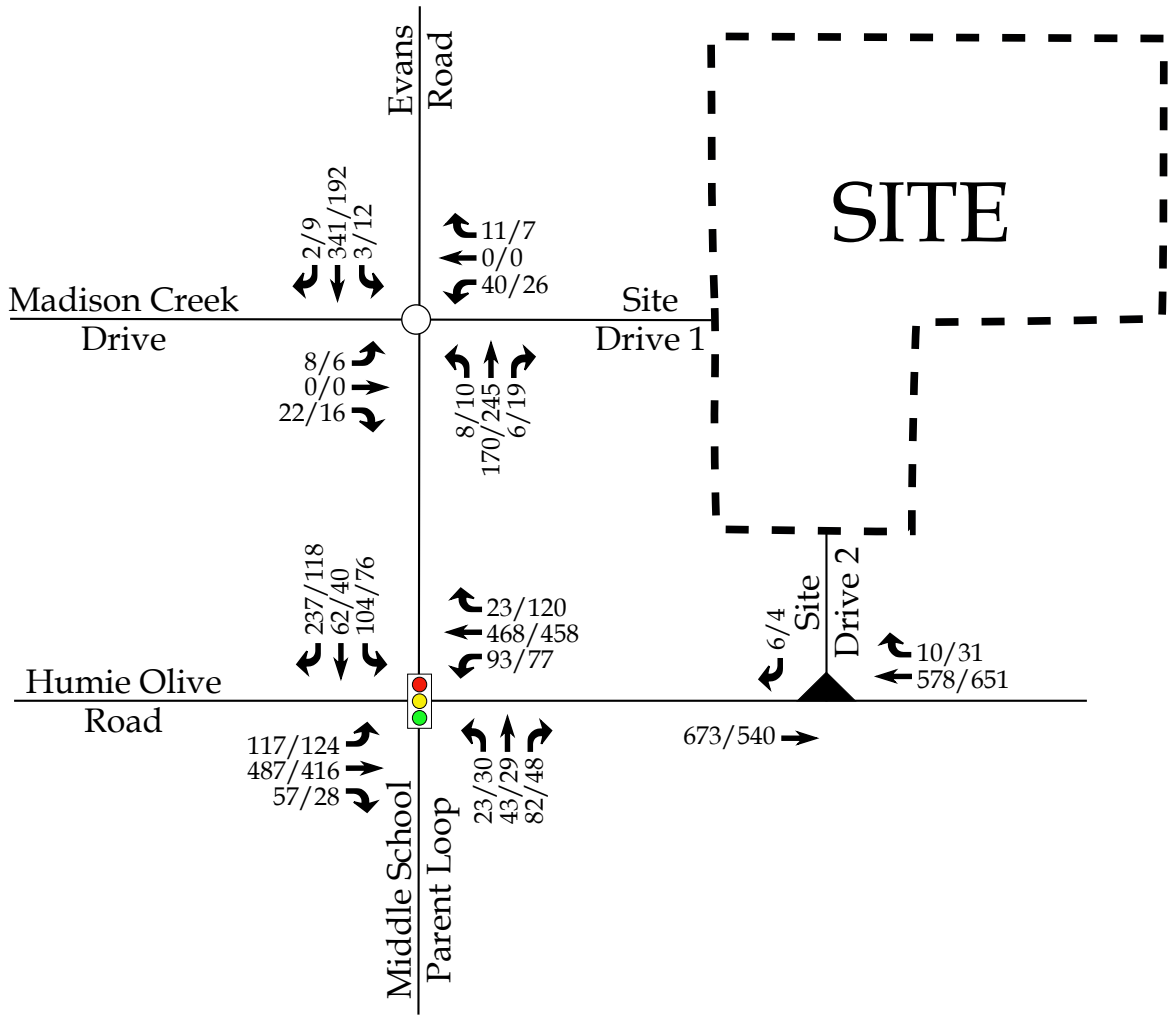
### **5.2. Analysis of 2025 Build Peak Hour Traffic Conditions**

Study intersections were analyzed with the 2025 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Evans Road Assembly  
Apex, NC

2025 Build  
Peak Hour Traffic

Scale: Not to Scale | Figure 10

**6. TRAFFIC ANALYSIS PROCEDURE**

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

**Table 4: Highway Capacity Manual – Levels-of-Service and Delay**

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

**6.1. Adjustments to Analysis Guidelines**

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

**7. CAPACITY ANALYSIS**

**7.1. Humie Olive Road [EB-WB] and Evans Road [SB]/Middle School Parent Loop [NB]**

The existing signalized intersection of Humie Olive Road and Evans Road/Middle School Parent Loop was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in Appendix H.

**Table 5: Analysis Summary of Humie Olive Road and Evans Road/Middle School Parent Loop**

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB	1 LT, 1 TH, 1 RT	B	B (15)	B	B (14)
	WB	1 LT, 1 TH-RT	B			
	NB	1 LT, 1 TH, 1 RT	B			
	SB	1 LT, 1 TH, 1 RT	A			
2025 No-Build	EB	1 LT, 1 TH, 1 RT	C	C (20)	B	B (18)
	WB	1 LT, 1 TH-RT	C			
	NB	1 LT, 1 TH, 1 RT	C			
	SB	1 LT, 1 TH, 1 RT	A			
2025 Build	EB	1 LT, 1 TH, 1 RT	C	C (21)	B	B (19)
	WB	1 LT, 1 TH-RT	C			
	NB	1 LT, 1 TH, 1 RT	C			
	SB	1 LT, 1 TH, 1 RT	B			

Capacity analysis of 2021 existing, 2025 no-build, and 2025 build traffic conditions indicate that the intersection of Humie Olive Road and Evans Road/Middle School Parent Loop is expected to operate at an overall LOS C or better during the weekday AM and PM peak hours.

Based on queue lengths reported in Synchro and SimTraffic, queues at this intersection are expected to be accommodated by the storage lengths provided. Due to a negligible increase in

delay with the build out of the proposed development under 2025 build conditions, no improvements are recommended at this intersection.

**7.2. Evans Road [NB-SB] and Madison Creek Drive [EB]/Site Drive 1 [WB]**

The existing unsignalized intersection of Evans Road and Madison Creek Drive/Site Drive 1 was analyzed under 2021 existing, 2025 no-build, and 2025 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in Appendix H.

**Table 6: Analysis Summary of Evans Road and Madison Creek Drive/Site Drive 1**

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2021 Existing	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B <sup>2</sup> A <sup>1</sup> -	N/A	A <sup>2</sup> A <sup>1</sup> -	N/A
2025 No-Build	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B <sup>2</sup> A <sup>1</sup> -	N/A	B <sup>2</sup> A <sup>1</sup> -	N/A
2025 Build	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT	B <sup>2</sup> B <sup>2</sup> A <sup>1</sup> A <sup>1</sup>	N/A	B <sup>2</sup> B <sup>2</sup> A <sup>1</sup> A <sup>1</sup>	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2021 existing, 2025 no-build, and 2025 build traffic conditions indicates that the major-street left-turn movements and the minor-street approaches at the intersection of Evans Road and Madison Creek Drive/Site Drive 1 are expected to operate at LOS B or better during the weekday AM and PM peak hours.

Turn lanes were considered at this intersection according to the NCDOT *Policy on Street and Driveway Access to NC Highways* (Driveway Manual). Based on the Driveway Manual, no turn lanes were warranted as Evans Road currently serves an ADT below the 4,000 vehicle per day (vpd) threshold typically considered for turn-lane requirements.



**7.3. Humie Olive Road [EB-WB] and Site Drive 2 [SB]**

The proposed unsignalized intersection of Humie Olive Road and Site Drive 2 was analyzed under 2025 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in Appendix H.

**Table 7: Analysis Summary of Humie Olive Road and Site Drive 2**

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Build	EB WB SB	1 TH 1 TH, 1 RT 1 RT	-- -- B <sup>2</sup>	N/A	-- -- B <sup>2</sup>	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2025 build traffic conditions indicates that the minor-street approach at the intersection of Humie Olive Road and Site Drive 2 is expected to operate at LOS B during the weekday AM and PM peak hours.

Turn lanes were considered at this intersection according to the NCDOT *Policy on Street and Driveway Access to NC Highways* (Driveway Manual). Based on the Driveway Manual, a westbound right-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length is warranted and recommended by the proposed development.

## 8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed development, located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It should be noted that the proposed development was previously referred to as Humie Olive Assemblage. The proposed development is expected to be a residential development and be built out in 2025. Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions

### Trip Generation

It is estimated that the proposed development will generate approximately 1,040 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 76 trips (19 entering and 57 exiting) will occur during the weekday AM peak hour and 99 (62 entering and 37 exiting) will occur during the weekday PM peak hour.

### Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

### Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

## 9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configuration for the proposed development.

### **Recommended Improvements by Developer**

#### Evans Road and Madison Creek Drive/Site Drive 1

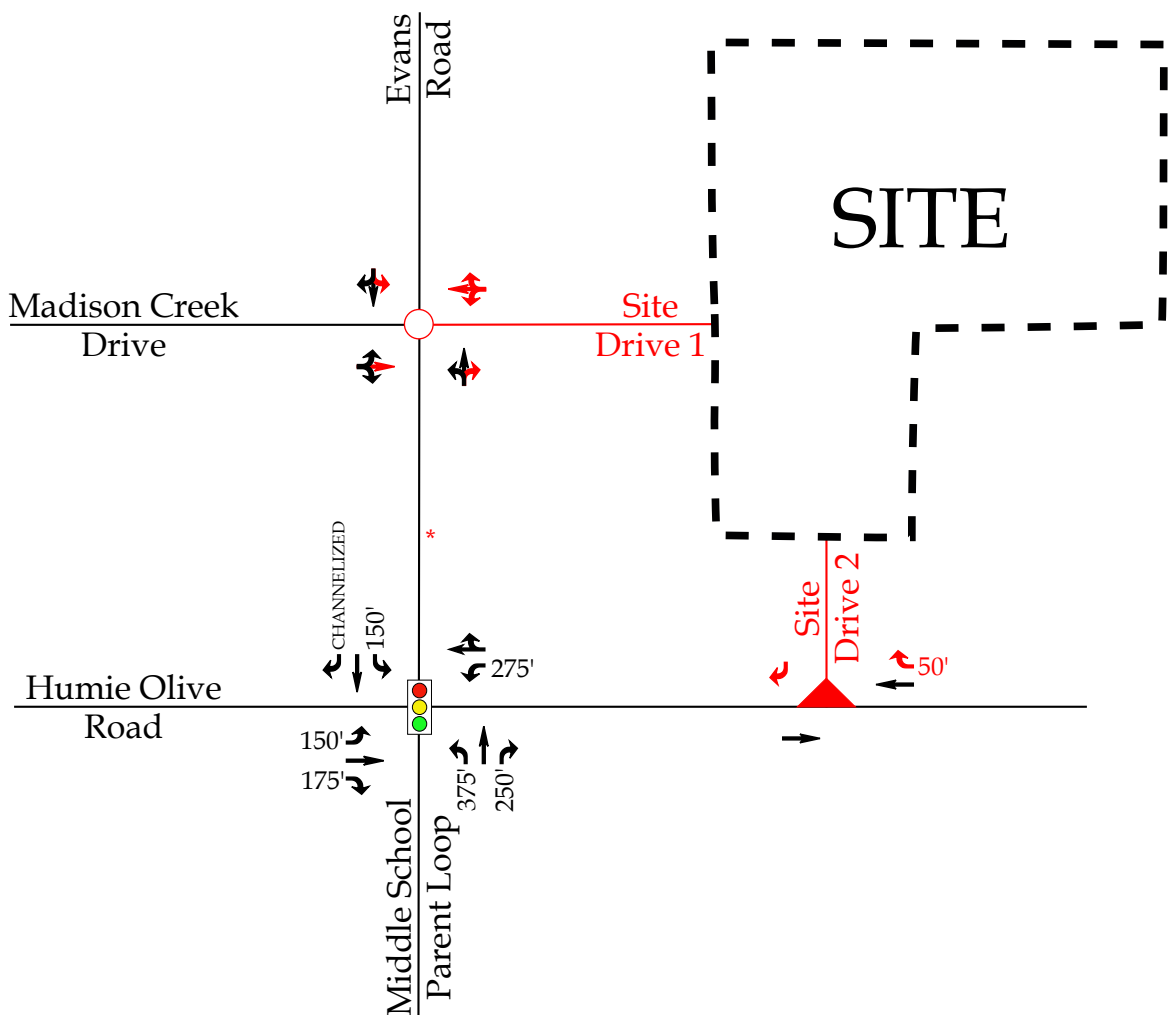
- Construct westbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the westbound approach.

#### Humie Olive Road and Site Drive 2

- Construct southbound approach striped as a right-in/right-out intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the southbound approach.
- Provide an exclusive westbound right-turn lane along Humie Olive Road with a minimum of 50 feet of storage and appropriate deceleration and taper length.

**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- X' Storage (In Feet)



\*Note: After completion of the TIA, the developer will make a request for ROW abandonment to obtain ownership of Walden Road, which is currently a NCDOT maintained roadway located along Evans Road.

<p style="font-size: small;">Moving forward.</p> <p style="font-weight: bold; font-size: small;">RAMEY KEMP ASSOCIATES</p>	<h2 style="margin: 0;">Evans Road Assembly</h2> <h3 style="margin: 0;">Apex, NC</h3>	<p style="text-align: center; font-weight: bold;">Recommended Lane Configurations</p>
		<p style="font-size: x-small;">Scale: Not to Scale   Figure 11</p>



# **TECHNICAL APPENDIX**

# **APPENDIX A**

## **SCOPING DOCUMENTATION**

March 29, 2021

Russell Dalton, PE  
Town of Apex  
73 Hunter Street  
Apex, NC 27502  
P: 919-249-3358  
E: [russell.dalton@apexnc.org](mailto:russell.dalton@apexnc.org)

Subject: **Memorandum of Understanding** – Humie Olive Assemblage  
Apex, North Carolina

Dear Mr. Dalton:

The following is a Memorandum of Understanding (MOU) outlining the proposed scope of work and assumptions related to the Traffic Impact Analysis (TIA) for the proposed Humie Olive Assemblage development to be located north of Humie Olive Road, east of Evans Road in Apex, North Carolina. It is our understanding that the residential development is expected to consist of a maximum of 50 townhomes and 65 single-family homes. The proposed development is expected to be fully built-out by 2025. Site access is proposed via one (1) right-in/right-out driveway along Humie Olive Road and one (1) full-movement driveway along Evans Road, aligned with the existing Madison Creek Drive. Site access is also proposed via internal connections to the existing development to the north. As part of this proposed development, the existing NCDOT maintained Walden Road / associated right-of-way is proposed to be abandoned. See the attachments for a preliminary site plan. This MOU is compiled with information regarding the scope of the Humie Olive Assemblage TIA, per the TIA scoping meeting with the Town of Apex (Town) on February 26, 2021 and email coordination with the North Carolina Department of Transportation (NCDOT).

### **Study Area**

Based on coordination with the Town and NCDOT, the study area is proposed to consist of the following intersections:

- Humie Olive Road and Evans Road (Signalized)
- Evans Road and Madison Creek Drive/Proposed Site Driveway (Unsignalized)
- Humie Olive Road and Proposed Right-In/Right-Out Site Driveway (Unsignalized)

### **Analysis Scenarios**

All capacity analyses will be performed utilizing Synchro (Version 10.3). All study intersections will be analyzed during typical weekday AM and PM peak hours under the following proposed traffic scenarios:

- 2021 Existing Traffic Conditions
- 2025 No-Build Traffic Conditions
- 2025 Build Traffic Conditions



### **Existing Traffic Volumes**

Peak hour turning movement counts were collected at the study intersections on a typical weekday during weekday AM (7:00 – 9:00 AM) and weekday PM (4:00 – 6:00 PM) peak periods. Turning movement counts from RKA will be utilized at the intersection of Humie Olive Road and Evans Road from September 2019. These counts were grown to 2021 using a proposed 2% growth rate to determine 2021 existing volumes. The projected counts were compared to newly collected count data at the same intersection. The comparison of this count data was used to develop a rate between available count data and new count data collected during COVID-19 conditions. The rates determined were applied to the new count data collected at the intersection of Evans Road and Madison Creek Drive to determine 2021 existing traffic volumes. A growth rate of 126% was applied to the new count data collected during the weekday AM peak hour and 17% was applied to new count data collected during the weekday PM peak hour to account for the reduction in traffic associated with the COVID-19 pandemic. Due to the decrease in school traffic associated with the COVID-19 pandemic, new counts collected in the weekday AM peak hour had a higher growth rate applied than typically seen throughout the region due to the close proximity of the site / study intersections to multiple public schools which are currently operating under a reduced capacity with a hybrid in person and virtual operation. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Signal information was obtained from the NCDOT. Refer to the attached 2021 existing traffic volumes figures for an illustration of volumes before and after the growth rates were applied.

### **No-Build Traffic Volumes**

Per coordination with Town and NCDOT Staff, no-build traffic volumes will be determined by projecting 2021 existing traffic volumes to the build-out year 2025 using a proposed 2% annual growth rate.

### **Adjacent Developments**

Per coordination with the Town, the following adjacent developments are to be included in this study:

- Heelan Property
- Jordan Manors
- Jordan Pointe
- Woodbury
- Friendship Station PUD
- New Hill Assembly
- Olive Ridge

All other future developments will be accounted for with the proposed 2% growth rate.

### **Future Roadway Improvements**

Through coordination with NCDOT and the Town, future roadway improvements associated with the adjacent developments will be included in this analysis.

**Trip Generation**

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 10th Edition. Refer to Table 1, on the next page, for a detailed breakdown of the buildout site trip generation.

**Table 1: Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	65 units	700	13	38	42	25
Multifamily Housing (Low-Rise) (220)	50 units	340	6	19	20	12
<b>Total Trips</b>		<b>1,040</b>	<b>19</b>	<b>57</b>	<b>62</b>	<b>37</b>

It is estimated that the proposed site will generate approximately 1,040 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 76 trips (19 entering and 57 exiting) would occur during the weekday AM peak hour and 99 trips (62 entering and 37 exiting) would occur during the weekday PM peak hour.

**Trip Distribution**

The primary site trips are distributed based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. A summary of the proposed regional trip distributions is as follows:

- 70% to/from the east via Humie Olive Road
- 10% to/from the west via Humie Olive Road
- 20% to/from the north via Evans Road

Refer to the attachments for a figure showing the anticipated site trip distribution for the site.

**Walden Road**

Walden Road is currently a NCDOT maintained roadway located along Evans Road between Humie Olive Road and Madison Creek Drive. After completion of the TIA, the developer will make a request for right-of-way (ROW) abandonment to obtain ownership of Walden Road.

**Report**

The Traffic Impact Analysis report will be prepared based on the Town and NCDOT guidelines. If you find this memorandum of understanding acceptable, please let me know so that we may include it in the TIA report. If you have any questions or concerns, please do not hesitate to contact me.

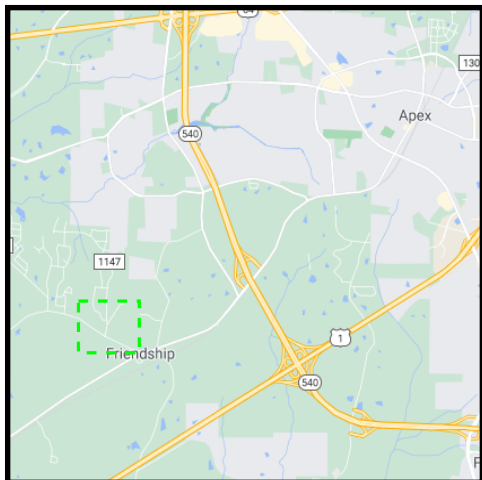
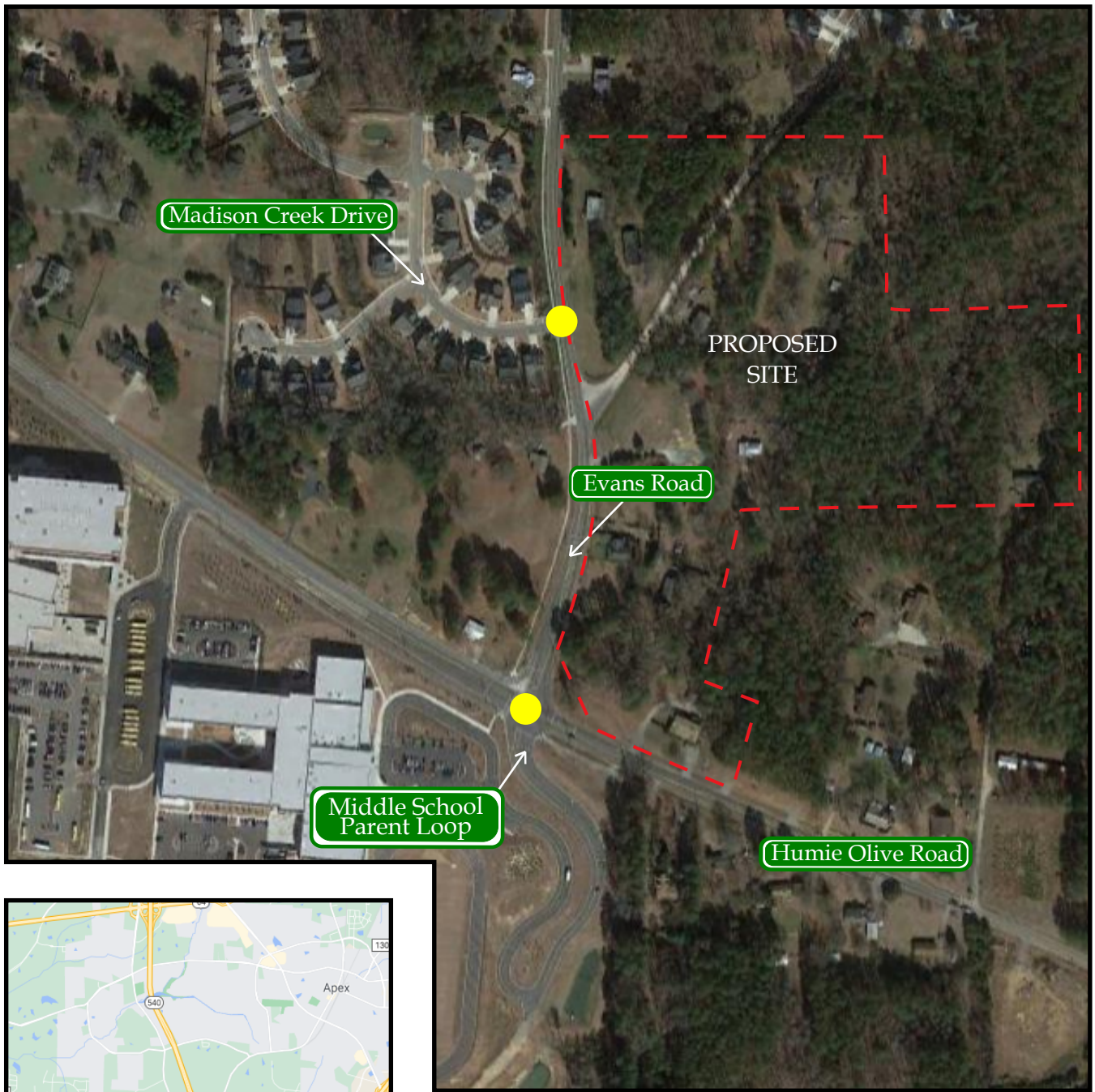
Sincerely,  
*Ramey Kemp & Associates, Inc.*



Nate Bouquin, PE  
Traffic Engineering Project Manager

Attachments: Site Location Map  
Preliminary Site Plan  
Existing (2021) Traffic Volumes Figure – unadjusted  
Existing (2021) Traffic Volumes Figure  
Site Trip Distribution Figure

cc: Serge Grebenschikov, PE, Town of Apex  
Amy Neidringhaus, PE, NCDOT  
Sean Brennan, PE, NCDOT  
NCDOT Congestion Management  
Jeff Roach, PE, Peak Engineering



**LEGEND**

- Proposed Site Location
- Study Intersection
- Study Area

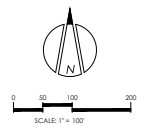
Moving forward.



Humie Olive Assemblage  
Apex, NC

Site Location Map

Scale: Not to Scale




Designer: JR    Scale: 1" = 100'  
 Drawn By: JR    Date: 12/9/2020  
 Checked By: JR    Job No.: 180903

**EVANS ROAD ASSEMBLY**  
 APEX, NORTH CAROLINA

**BEAZER HOMES**  
 SKETCH PLAN 3A


**PEAK** Engineering & Design  
 1125 Apex Parkway | Apex, NC 27502  
 phone: (919) 439-0100  
 www.PeakEngineering.com

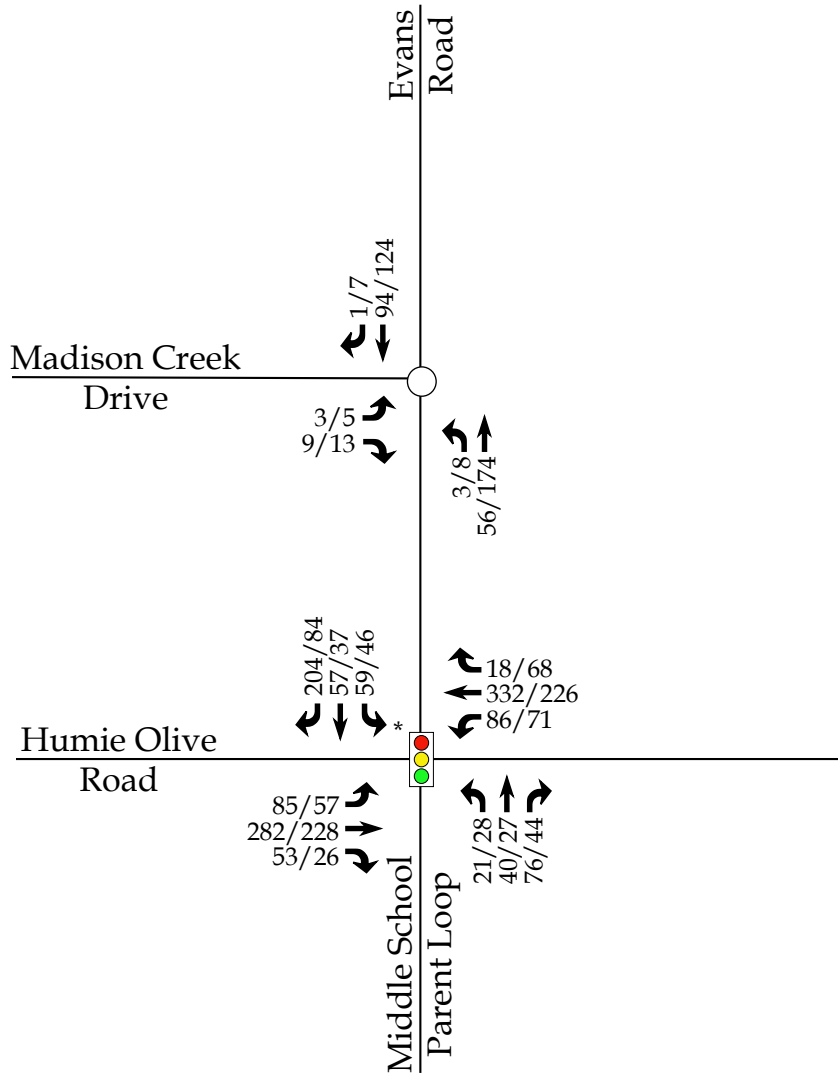
Sheet No.  
**SP-3A**

**LEGEND**

○ Unsignalized Intersection

🚦 Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



\*Note: No COVID growth factor applied at this intersection. 2019 counts were grown to the year 2021 using a 2% growth rate.

Moving forward.



RAMEY KEMP ASSOCIATES

Humie Olive Assemblage  
Apex, NC

2021 Existing  
Peak Hour Traffic -  
Unadjusted

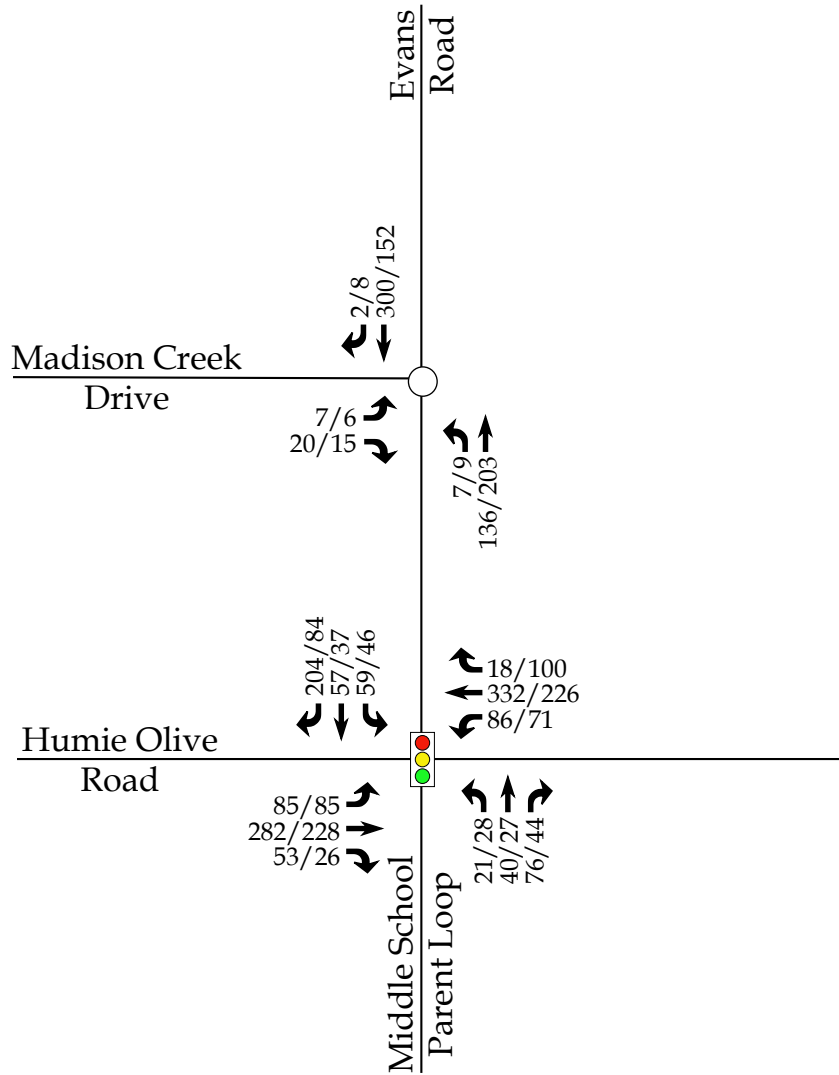
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**LEGEND**

○ Unsignalized Intersection

🚦 Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Moving forward.



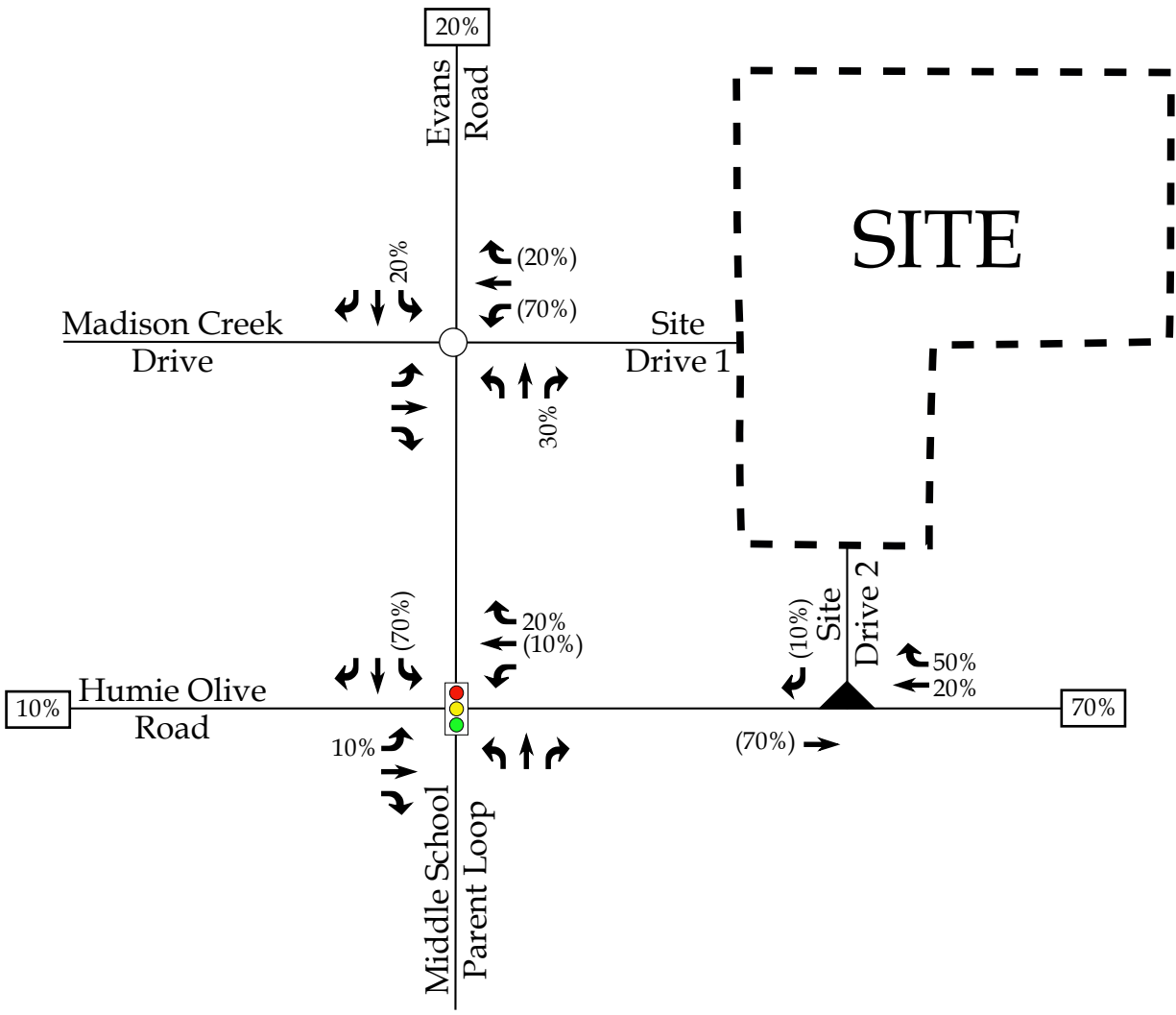
Humie Olive Assemblage  
Apex, NC

2021 Existing  
Peak Hour Traffic

Scale: Not to Scale

**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ▲ Right-In/Right-Out Intersection
- X% ➔ Entering Trip Distribution
- (Y%) ➔ Exiting Trip Distribution
- ☐ XX% Regional Trip Distribution



Moving forward.



Humie Olive Assemblage  
Apex, NC

Proposed  
Site Trip Distribution

Scale: Not to Scale



# **APPENDIX B**

## **TRAFFIC COUNTS**

Moving forward.



**RAMEY KEMP ASSOCIATES**

5808 Faringdon Place  
 Suite 100  
 Raleigh, NC 27609  
 PH: 919-872-5115

File Name : Evans Road and Madison Creek Drive  
 Site Code : 00000002  
 Start Date : 3/11/2021  
 Page No : 1

Groups Printed- Cars - TRKS - Semis

Start Time	Evans Road From North					From East					Evans Road From South					Madison Creek Drive From West					Exclu. Total	Inclu. Total	Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total			
07:00 AM	0	28	0	3	28	0	0	0	0	0	0	14	1	0	15	1	0	0	0	1	3	44	47
07:15 AM	0	21	0	0	21	0	0	0	0	0	0	21	1	0	22	3	0	0	0	3	0	46	46
07:30 AM	0	17	0	1	17	0	0	0	0	0	0	3	1	0	4	3	0	2	2	5	3	26	29
07:45 AM	1	28	0	6	29	0	0	0	0	0	0	18	0	0	18	2	0	1	1	3	7	50	57
Total	1	94	0	10	95	0	0	0	0	0	0	56	3	0	59	9	0	3	3	12	13	166	179
08:00 AM	0	16	0	0	16	0	0	0	0	0	0	23	2	0	25	2	0	0	3	2	3	43	46
08:15 AM	0	7	0	1	7	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	1	16	17
08:30 AM	3	9	0	0	12	0	0	0	0	0	0	15	0	0	15	2	0	3	0	5	0	32	32
08:45 AM	2	19	0	2	21	0	0	0	0	0	0	11	0	0	11	2	0	0	3	2	5	34	39
Total	5	51	0	3	56	0	0	0	0	0	0	58	2	0	60	6	0	3	6	9	9	125	134
*** BREAK ***																							
04:00 PM	1	27	0	0	28	0	0	0	0	0	0	26	2	0	28	0	0	3	0	3	0	59	59
04:15 PM	3	31	0	2	34	0	0	0	0	0	0	39	3	0	42	4	0	2	3	6	5	82	87
04:30 PM	2	33	0	0	35	0	0	0	0	0	0	45	2	0	47	4	0	1	0	5	0	87	87
04:45 PM	0	32	0	3	32	0	0	0	0	0	0	41	1	0	42	3	0	1	0	4	3	78	81
Total	6	123	0	5	129	0	0	0	0	0	0	151	8	0	159	11	0	7	3	18	8	306	314
05:00 PM	2	28	0	2	30	0	0	0	0	0	0	49	2	0	51	2	0	1	1	3	3	84	87
05:15 PM	4	20	0	8	24	0	0	0	0	0	0	34	2	0	36	2	0	0	2	2	10	62	72
05:30 PM	0	23	0	1	23	0	0	0	0	0	0	20	2	0	22	0	0	1	2	1	3	46	49
05:45 PM	4	30	0	1	34	0	0	0	0	0	0	23	2	0	25	4	0	2	4	6	5	65	70
Total	10	101	0	12	111	0	0	0	0	0	0	126	8	0	134	8	0	4	9	12	21	257	278
Grand Total	22	369	0	30	391	0	0	0	0	0	0	391	21	0	412	34	0	17	21	51	51	854	905
Apprch %	5.6	94.4	0			0	0	0			0	94.9	5.1			66.7	0	33.3					
Total %	2.6	43.2	0		45.8	0	0	0		0	0	45.8	2.5		48.2	4	0	2		6	5.6	94.4	
Cars	22	354	0		406	0	0	0		0	0	381	20		401	32	0	15		68	0	0	875
% Cars	100	95.9	0	100	96.4	0	0	0	0	0	0	97.4	95.2	0	97.3	94.1	0	88.2	100	94.4	0	0	96.7
TRKS	0	15	0		15	0	0	0		0	0	10	1		11	2	0	2		4	0	0	30
% TRKS	0	4.1	0	0	3.6	0	0	0	0	0	0	2.6	4.8	0	2.7	5.9	0	11.8	0	5.6	0	0	3.3
Semis	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
% Semis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Moving forward.

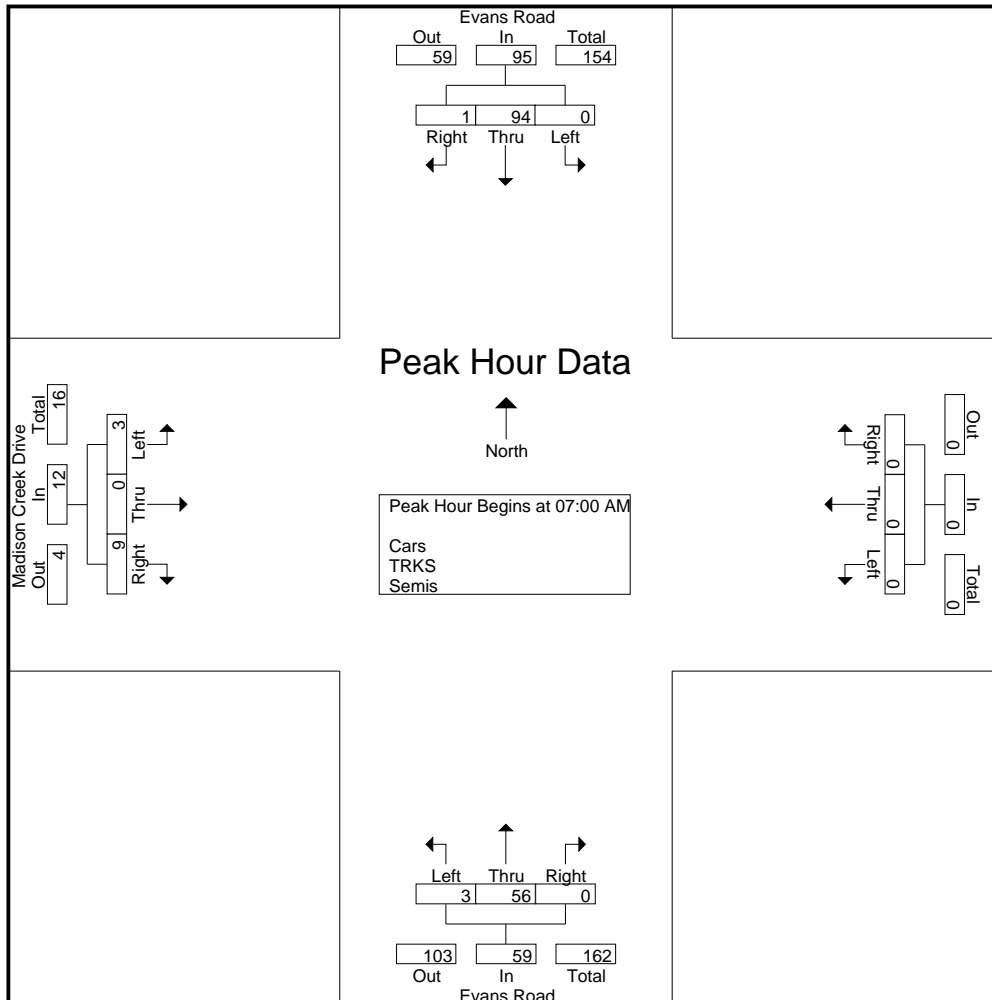


**RAMEY KEMP ASSOCIATES**

5808 Faringdon Place  
 Suite 100  
 Raleigh, NC 27609  
 PH: 919-872-5115

File Name : Evans Road and Madison Creek Drive  
 Site Code : 00000002  
 Start Date : 3/11/2021  
 Page No : 2

Start Time	Evans Road From North				From East				Evans Road From South				Madison Creek Drive From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	28	0	28	0	0	0	0	0	14	1	15	1	0	0	1	44
07:15 AM	0	21	0	21	0	0	0	0	0	21	1	22	3	0	0	3	46
07:30 AM	0	17	0	17	0	0	0	0	0	3	1	4	3	0	2	5	26
07:45 AM	1	28	0	29	0	0	0	0	0	18	0	18	2	0	1	3	50
Total Volume	1	94	0	95	0	0	0	0	0	56	3	59	9	0	3	12	166
% App. Total	1.1	98.9	0		0	0	0		0	94.9	5.1		75	0	25		
PHF	.250	.839	.000	.819	.000	.000	.000	.000	.000	.667	.750	.670	.750	.000	.375	.600	.830



Moving forward.

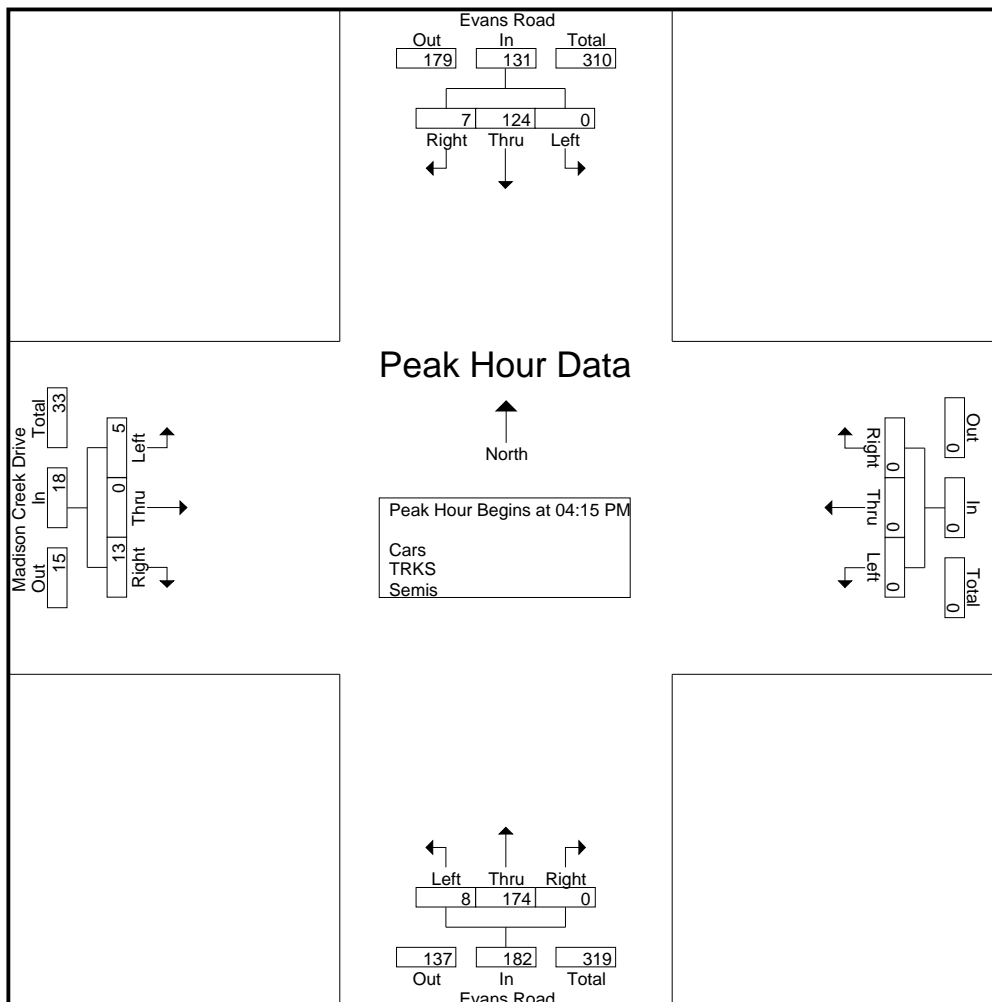


**RAMEY KEMP ASSOCIATES**

5808 Faringdon Place  
 Suite 100  
 Raleigh, NC 27609  
 PH: 919-872-5115

File Name : Evans Road and Madison Creek Drive  
 Site Code : 00000002  
 Start Date : 3/11/2021  
 Page No : 3

Start Time	Evans Road From North				From East				Evans Road From South				Madison Creek Drive From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	3	31	0	34	0	0	0	0	0	39	3	42	4	0	2	6	82
04:30 PM	2	33	0	35	0	0	0	0	0	45	2	47	4	0	1	5	87
04:45 PM	0	32	0	32	0	0	0	0	0	41	1	42	3	0	1	4	78
05:00 PM	2	28	0	30	0	0	0	0	0	49	2	51	2	0	1	3	84
Total Volume	7	124	0	131	0	0	0	0	0	174	8	182	13	0	5	18	331
% App. Total	5.3	94.7	0		0	0	0		0	95.6	4.4		72.2	0	27.8		
PHF	.583	.939	.000	.936	.000	.000	.000	.000	.000	.888	.667	.892	.813	.000	.625	.750	.951





TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive )AM  
 Site Code :  
 Start Date : 9/11/2019  
 Page No : 1

Groups Printed- Cars + - Trucks

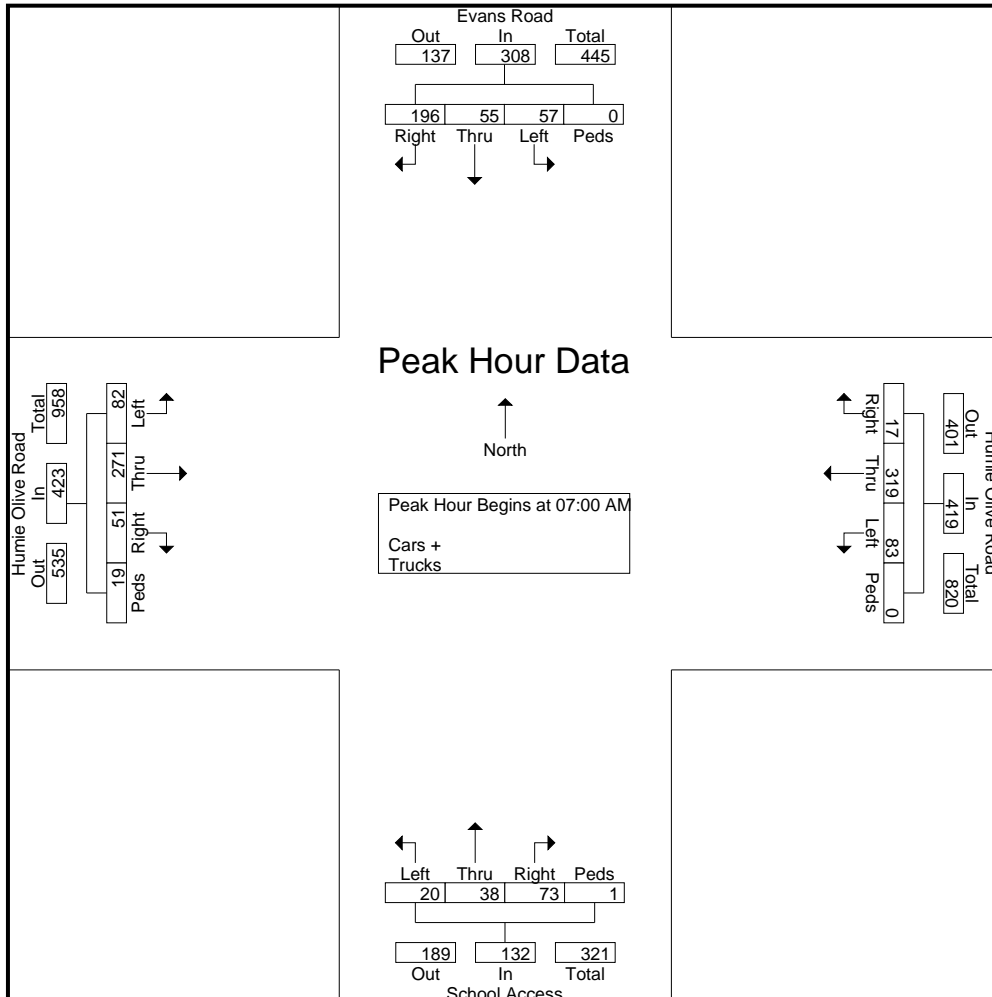
Start Time	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	149	3	12	0	164	2	175	5	0	182	1	2	1	0	4	1	90	34	4	129	479
07:15 AM	20	1	16	0	37	5	49	4	0	58	1	0	0	0	1	7	109	37	1	154	250
07:30 AM	19	14	20	0	53	6	49	18	0	73	1	0	1	1	3	13	32	8	2	55	184
07:45 AM	8	37	9	0	54	4	46	56	0	106	70	36	18	0	124	30	40	3	12	85	369
Total	196	55	57	0	308	17	319	83	0	419	73	38	20	1	132	51	271	82	19	423	1282
08:00 AM	9	14	14	0	37	4	29	26	0	59	41	18	25	0	84	15	48	4	1	68	248
08:15 AM	4	3	7	0	14	6	33	1	0	40	5	2	1	0	8	2	44	9	1	56	118
08:30 AM	11	2	14	0	27	5	30	6	0	41	3	2	0	2	7	0	52	6	3	61	136
08:45 AM	13	0	19	0	32	5	42	2	0	49	5	4	0	1	10	1	63	9	0	73	164
Total	37	19	54	0	110	20	134	35	0	189	54	26	26	3	109	18	207	28	5	258	666
Grand Total	233	74	111	0	418	37	453	118	0	608	127	64	46	4	241	69	478	110	24	681	1948
Apprch %	55.7	17.7	26.6	0		6.1	74.5	19.4	0		52.7	26.6	19.1	1.7		10.1	70.2	16.2	3.5		
Total %	12	3.8	5.7	0	21.5	1.9	23.3	6.1	0	31.2	6.5	3.3	2.4	0.2	12.4	3.5	24.5	5.6	1.2	35	
Cars +	233	74	111	0	418	37	439	118	0	594	127	64	46	4	241	69	468	110	24	671	1924
% Cars +	100	100	100	0	100	100	96.9	100	0	97.7	100	100	100	100	100	100	97.9	100	100	98.5	98.8
Trucks	0	0	0	0	0	0	14	0	0	14	0	0	0	0	0	0	10	0	0	10	24
% Trucks	0	0	0	0	0	0	3.1	0	0	2.3	0	0	0	0	0	0	2.1	0	0	1.5	1.2



TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive )AM  
 Site Code :  
 Start Date : 9/11/2019  
 Page No : 2

Start Time	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	149	3	12	0	164	2	175	5	0	182	1	2	1	0	4	1	90	34	4	129	479
07:15 AM	20	1	16	0	37	5	49	4	0	58	1	0	0	0	1	7	109	37	1	154	250
07:30 AM	19	14	20	0	53	6	49	18	0	73	1	0	1	1	3	13	32	8	2	55	184
07:45 AM	8	37	9	0	54	4	46	56	0	106	70	36	18	0	124	30	40	3	12	85	369
Total Volume	196	55	57	0	308	17	319	83	0	419	73	38	20	1	132	51	271	82	19	423	1282
% App. Total	63.6	17.9	18.5	0		4.1	76.1	19.8	0		55.3	28.8	15.2	0.8		12.1	64.1	19.4	4.5		
PHF	.329	.372	.713	.000	.470	.708	.456	.371	.000	.576	.261	.264	.278	.250	.266	.425	.622	.554	.396	.687	.669





TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive )PM  
 Site Code :  
 Start Date : 9/11/2019  
 Page No : 1

Groups Printed- Cars + - Trucks

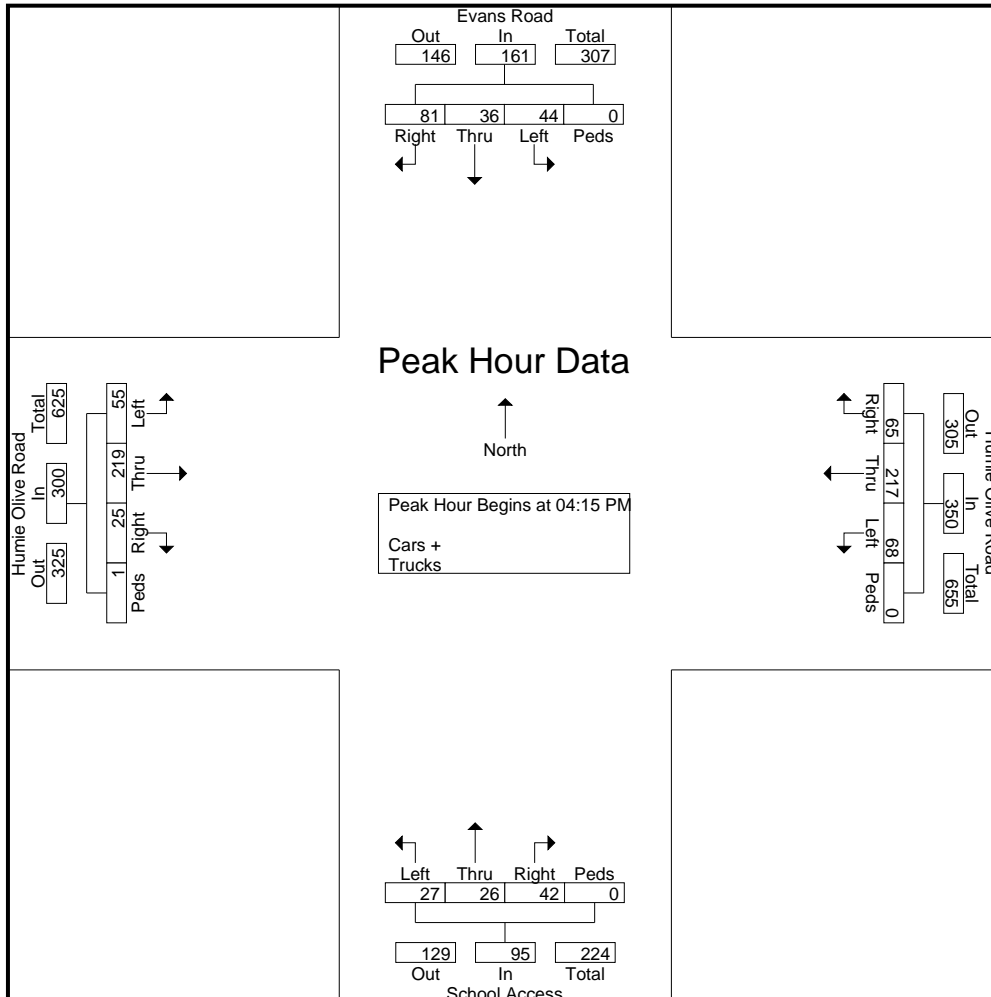
Start Time	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	13	2	7	0	22	11	48	7	0	66	6	3	3	0	12	3	48	11	0	62	162
04:15 PM	31	6	11	0	48	14	54	13	0	81	3	5	6	0	14	2	48	8	0	58	201
04:30 PM	22	9	12	0	43	15	66	28	0	109	16	10	7	0	33	8	78	24	0	110	295
04:45 PM	10	18	11	0	39	15	52	21	0	88	19	7	10	0	36	15	46	12	1	74	237
Total	76	35	41	0	152	55	220	69	0	344	44	25	26	0	95	28	220	55	1	304	895
05:00 PM	18	3	10	0	31	21	45	6	0	72	4	4	4	0	12	0	47	11	0	58	173
05:15 PM	16	1	8	0	25	18	51	3	0	72	1	0	1	0	2	0	43	8	0	51	150
05:30 PM	15	0	6	0	21	20	86	1	0	107	20	18	8	0	46	2	42	15	2	61	235
05:45 PM	15	2	4	0	21	11	68	5	0	84	4	5	2	0	11	3	79	28	0	110	226
Total	64	6	28	0	98	70	250	15	0	335	29	27	15	0	71	5	211	62	2	280	784
Grand Total	140	41	69	0	250	125	470	84	0	679	73	52	41	0	166	33	431	117	3	584	1679
Apprch %	56	16.4	27.6	0		18.4	69.2	12.4	0		44	31.3	24.7	0		5.7	73.8	20	0.5		
Total %	8.3	2.4	4.1	0	14.9	7.4	28	5	0	40.4	4.3	3.1	2.4	0	9.9	2	25.7	7	0.2	34.8	
Cars +	140	41	69	0	250	125	462	84	0	671	73	52	41	0	166	33	425	117	3	578	1665
% Cars +	100	100	100	0	100	100	98.3	100	0	98.8	100	100	100	0	100	100	98.6	100	100	99	99.2
Trucks	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	0	6	0	0	6	14
% Trucks	0	0	0	0	0	0	1.7	0	0	1.2	0	0	0	0	0	0	1.4	0	0	1	0.8



TRAFFIC DATA COLLECTION

File Name : Apex(Evans and Humie Olive )PM  
 Site Code :  
 Start Date : 9/11/2019  
 Page No : 2

Start Time	Evans Road Southbound					Humie Olive Road Westbound					School Access Northbound					Humie Olive Road Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	31	6	11	0	48	14	54	13	0	81	3	5	6	0	14	2	48	8	0	58	201
04:30 PM	22	9	12	0	43	15	66	28	0	109	16	10	7	0	33	8	78	24	0	110	295
04:45 PM	10	18	11	0	39	15	52	21	0	88	19	7	10	0	36	15	46	12	1	74	237
05:00 PM	18	3	10	0	31	21	45	6	0	72	4	4	4	0	12	0	47	11	0	58	173
Total Volume	81	36	44	0	161	65	217	68	0	350	42	26	27	0	95	25	219	55	1	300	906
% App. Total	50.3	22.4	27.3	0		18.6	62	19.4	0		44.2	27.4	28.4	0		8.3	73	18.3	0.3		
PHF	.653	.500	.917	.000	.839	.774	.822	.607	.000	.803	.553	.650	.675	.000	.660	.417	.702	.573	.250	.682	.768

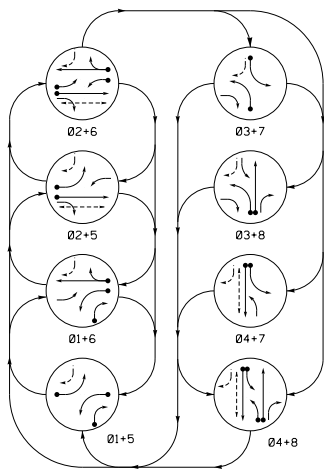




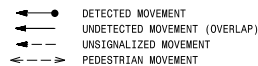
# **APPENDIX C**

## **SIGNAL PLANS**

PHASING DIAGRAM

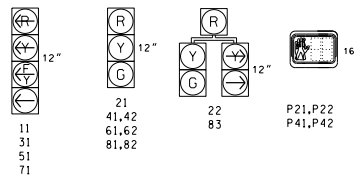


PHASING DIAGRAM DETECTION LEGEND



SIGNAL FACE	PHASE							
	01+5	02+5	03+7	04+7	01+6	02+6	03+8	04+8
11								
21	R	R	G	G	R	R	R	Y
31	R	R	G	G	R	R	R	Y
41,42	R	R	R	R	R	R	G	R
51								
61,62	R	G	R	G	R	R	R	Y
71	R	R	R	R	R	R	R	Y
81,82	R	R	R	R	R	R	G	R
83	R	R	R	R	R	R	G	R
P21,P22	DW	DW	W	W	DW	DW	DW	DRK
P41,P42	DW	DW	DW	DW	W	W	W	DRK

SIGNAL FACE I.D.



OASIS 2070 LOOP & DETECTOR INSTALLATION CHART												
LOOP	SIZE (FT)	DISTANCE FROM STOPBAR (FT)	TURNS	NEW LOOP	PHASE	DETECTOR PROGRAMMING			STRETCH TIME	DELAY TIME	SYSTEM LOOP	NEW CAD
						CALLING	EXTENSION	PULL TIME DELAY				
1A	6X40	0	2-4-2	Y	1	Y	Y	-	15	-	Y	-
1B	6X40	0	2-4-2	Y	1	Y	Y	-	3	-	Y	-
2A	6X6	300	5	Y	2	Y	Y	-	10	-	Y	-
3A	6X40	0	2-4-2	Y	3	Y	Y	-	15	-	Y	-
4A	6X40	0	2-4-2	Y	4	Y	Y	-	3	-	Y	-
5A	6X40	0	2-4-2	Y	5	Y	Y	-	15	-	Y	-
6A	6X6	300	5	Y	6	Y	Y	-	15	-	Y	-
7A	6X40	0	2-4-2	Y	7	Y	Y	-	3	-	Y	-
8A	6X40	0	2-4-2	Y	8	Y	Y	-	3	-	Y	-

8 Phase Fully Actuated (Humie Olive Road CLS)

NOTES

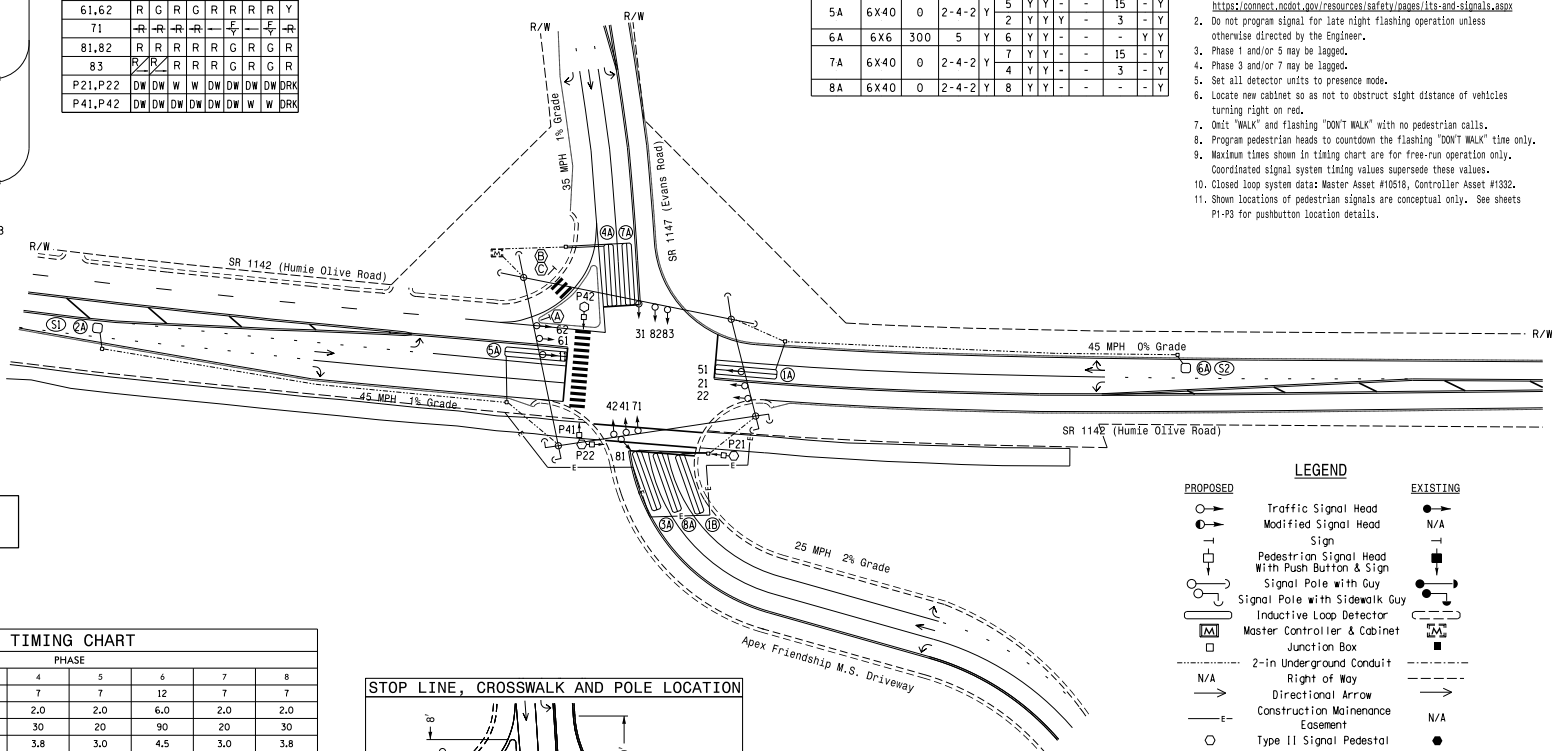
- Refer to "Roadway Standard Drawings NCDOT" dated January 2012, "Standard Specifications for Roads and Structures" dated January 2012, and all applicable sections of the latest version of the generic Project Special Provisions. The PSP can be accessed at the following website: <https://connect.ncdot.gov/resources/safety/pages/lts-and-signals.aspx>
- Do not program signal for late night flashing operation unless otherwise directed by the Engineer.
- Phase 1 and/or 5 may be lagged.
- Phase 3 and/or 7 may be lagged.
- Set all detector units to presence mode.
- Locate new cabinet so as not to obstruct sight distance of vehicles turning right on red.
- Omit "WALK" and flashing "DON'T WALK" with no pedestrian calls.
- Program pedestrian heads to countdown the flashing "DON'T WALK" time only.
- Maximum times shown in timing chart are for free-run operation only. Coordinated signal system timing values supersede these values.
- Closed loop system data: Master Asset #10518, Controller Asset #1332.
- Show locations of pedestrian signals are conceptual only. See sheets P1-P9 for pushbutton location details.

This plan supersedes the plan signed and sealed on 07-20-16.

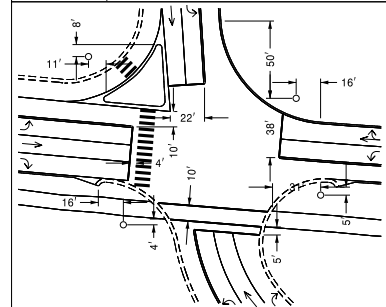
OASIS 2070 TIMING CHART

FEATURE	PHASE							
	1	2	3	4	5	6	7	8
Min Green 1 *	7	12	7	7	7	12	7	7
Extension 1 *	2.0	6.0	2.0	2.0	2.0	6.0	2.0	2.0
Max Green 1 *	20	90	20	30	20	90	20	30
Yellow Clearance	3.0	4.5	3.0	3.8	3.0	4.5	3.0	3.8
Red Clearance	2.6	1.3	2.6	2.5	1.9	1.3	2.3	2.5
Walk 1 *	-	7	-	7	-	-	-	-
Don't Walk 1	-	15	-	12	-	-	-	-
Seconds Per Actuation *	-	2.5	-	-	-	2.5	-	-
Max Variable Initial *	-	34	-	-	-	34	-	-
Time Before Reduction *	-	15	-	-	-	15	-	-
Time To Reduce *	-	40	-	-	-	40	-	-
Minimum Gap	-	3.2	-	-	-	3.2	-	-
Recall Mode	-	MIN RECALL	-	-	-	MIN RECALL	-	-
Vehicle Call Memory	-	YELLOW	-	-	-	YELLOW	-	-
Dual Entry	-	-	-	ON	-	-	-	ON
Simultaneous Gap	ON	ON	ON	ON	ON	ON	ON	ON

\* These values may be field adjusted. Do not adjust Min Green and Extension times for phases 2 and 6 lower than what is shown. Min Green for all other phases should not be lower than 4 seconds.



STOP LINE, CROSSWALK AND POLE LOCATION



NC Dept of Transportation  
Division of Highways

Final Drawing Date: 8/8/2016

Designed by: [Signature]  
ITS & Signal Systems

PROPOSED		EXISTING	
	Traffic Signal Head		N/A
	Modified Signal Head		N/A
	Sign		N/A
	Pedestrian Signal Head		N/A
	With Push Button & Sign		N/A
	Signal Pole with Guy		N/A
	Signal Pole with Sidewalk Guy		N/A
	Inductive Loop Detector		N/A
	Master Controller & Cabinet		N/A
	Junction Box		N/A
	2-in Underground Conduit		N/A
	Right of Way		N/A
	Directional Arrow		N/A
	Construction Maintenance Easement		N/A
	Type II Signal Pedestal		N/A
	Added Lane Sign (W4-3)		N/A
	Pedestrian Sign (W11-2)		N/A
	Diagonal Downward Arrow Sign (W16-7P)		N/A

New Installation

Prepared in the office of:  
**RAMEY KEMP ASSOCIATES, INC.**  
1000 Park Plaza, Suite 100  
Raleigh, NC 27601  
www.rameykemp.com

Prepared For: **SR 1142 (Humie Olive Road) at SR 1147 (Evans Road) / Apex Friendship M.S. Driveway**  
Division 5 Wake County Apex  
PLAN DATE: August 2016 REVIEWED BY: WJ Hamilton  
PREPARED BY: TS Popelka IGA PROJ. NO.: 15273 (040)

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIG. INVENTORY NO. 05-1332

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL REQUIREMENTS COMPLETED

SEAL: NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 32396  
WILLIAM J. HAMILTON  
10/13/2016

# **APPENDIX D**

## **ADJACENT DEVELOPMENT INFORMATION**

# Traffic Impact Analysis Update Friendship Station Apex, NC



**RAMEY KEMP**  
- - - - -  
**&**  
- - - - -  
**ASSOCIATES**  
TRANSPORTATION ENGINEERS

# TRAFFIC IMPACT ANALYSIS UPDATE

FOR

## FRIENDSHIP STATION

LOCATED

IN

## APEX, NORTH CAROLINA

Prepared For:  
Parkside Development Group, LLC  
PO Box 1438  
Apex, NC 27502

Prepared By:  
Ramey Kemp & Associates, Inc.  
5808 Faringdon Place, Suite 100  
Raleigh, NC 27609  
License #C-0910

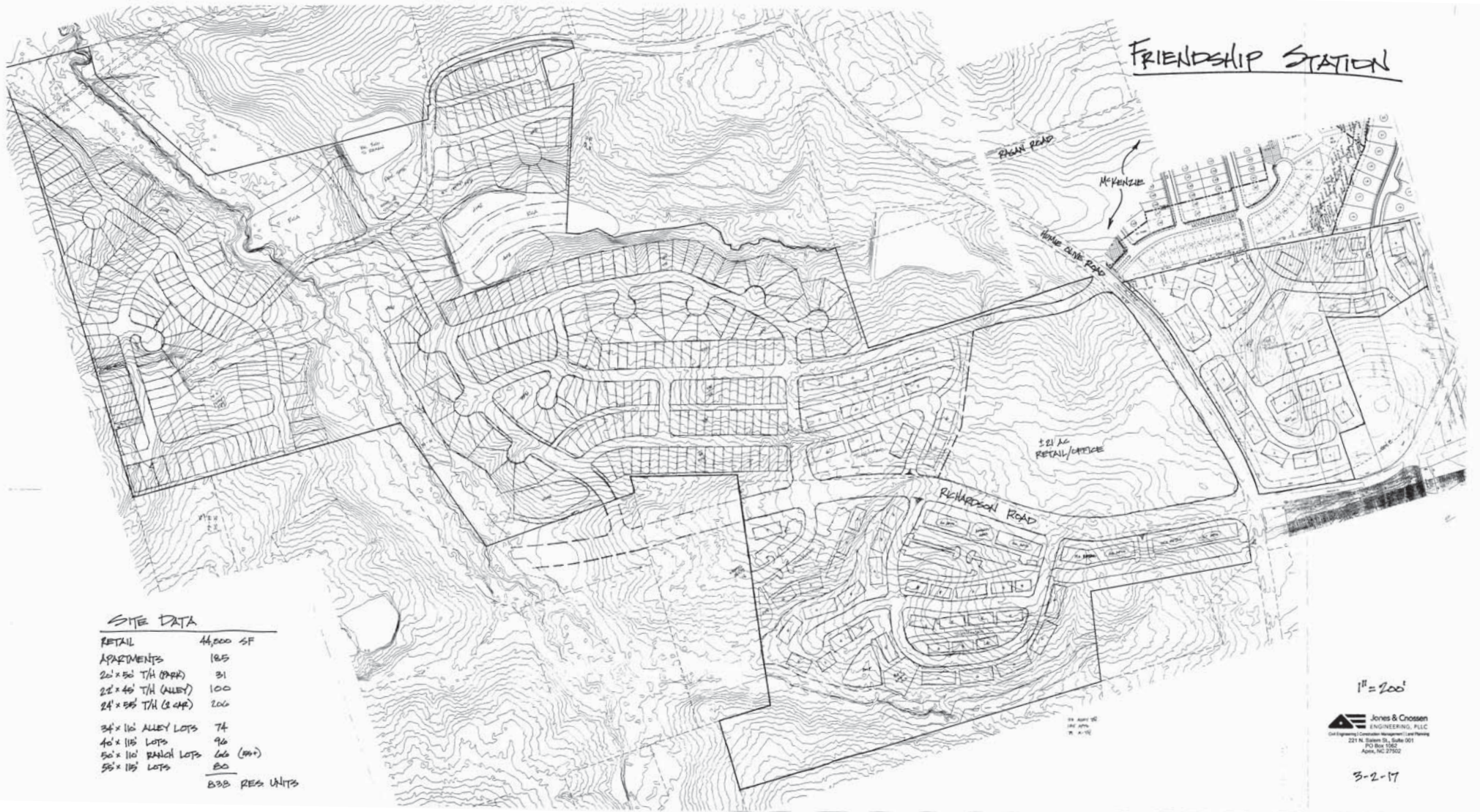


March 2017

RKA Project No. 16238

Prepared By: DBL

Reviewed By: TAA



# FRIENDSHIP STATION

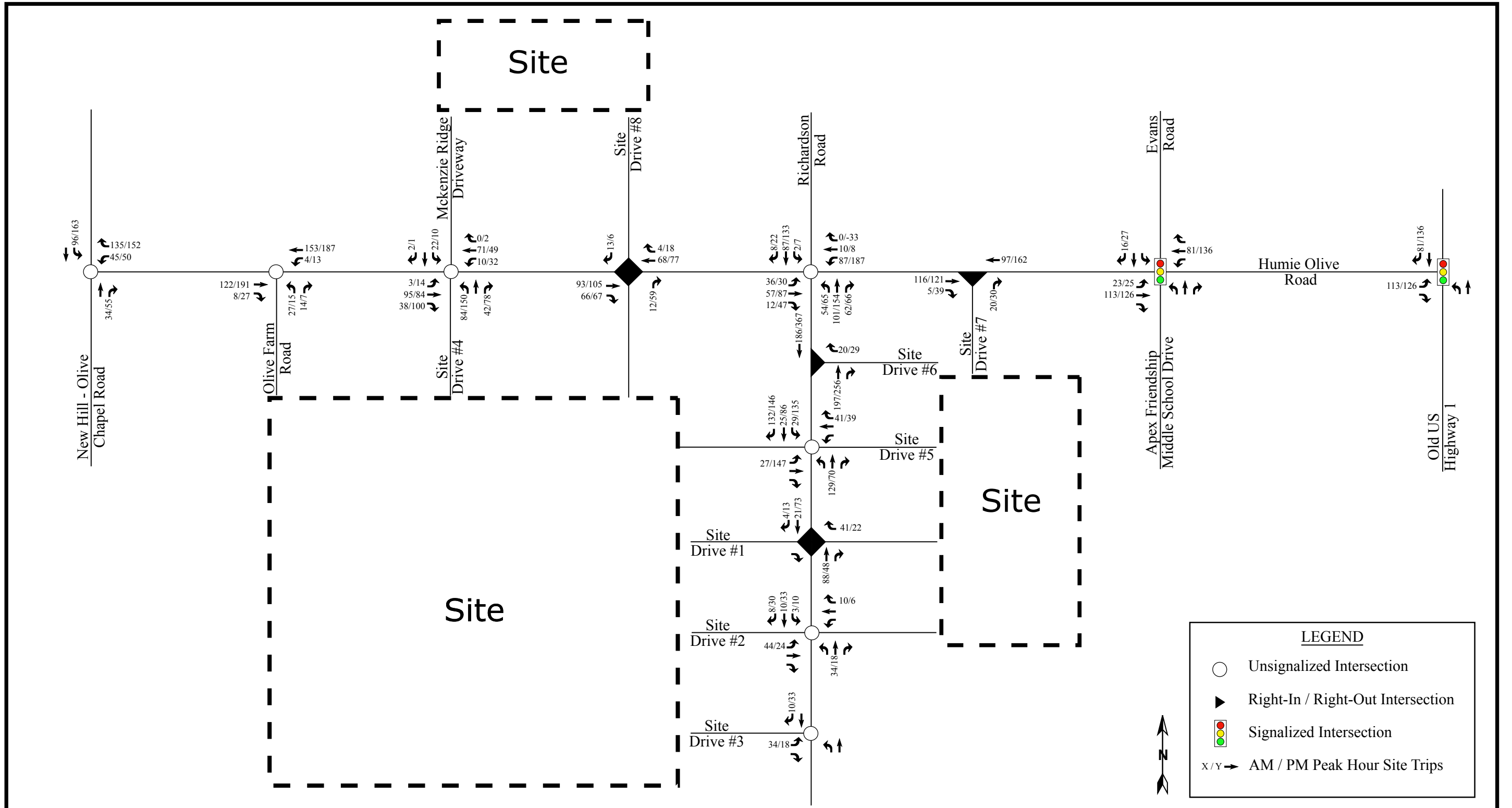
## SITE DATA

RETAIL	44,000 SF
APARTMENTS	185
26' x 56' T/H (PARK)	31
24' x 46' T/H (ALLEY)	100
24' x 56' T/H (2 CAR)	200
34' x 116' ALLEY LOTS	74
46' x 116' LOTS	96 (MID)
56' x 116' RANCH LOTS	66 (MID)
56' x 116' LOTS	80
<hr/>	
	838 RES UNITS

1" = 200'

**Jones & Crossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning  
201 N. Sycamore St., Suite 201  
PO Box 1062  
Apex, NC 27502

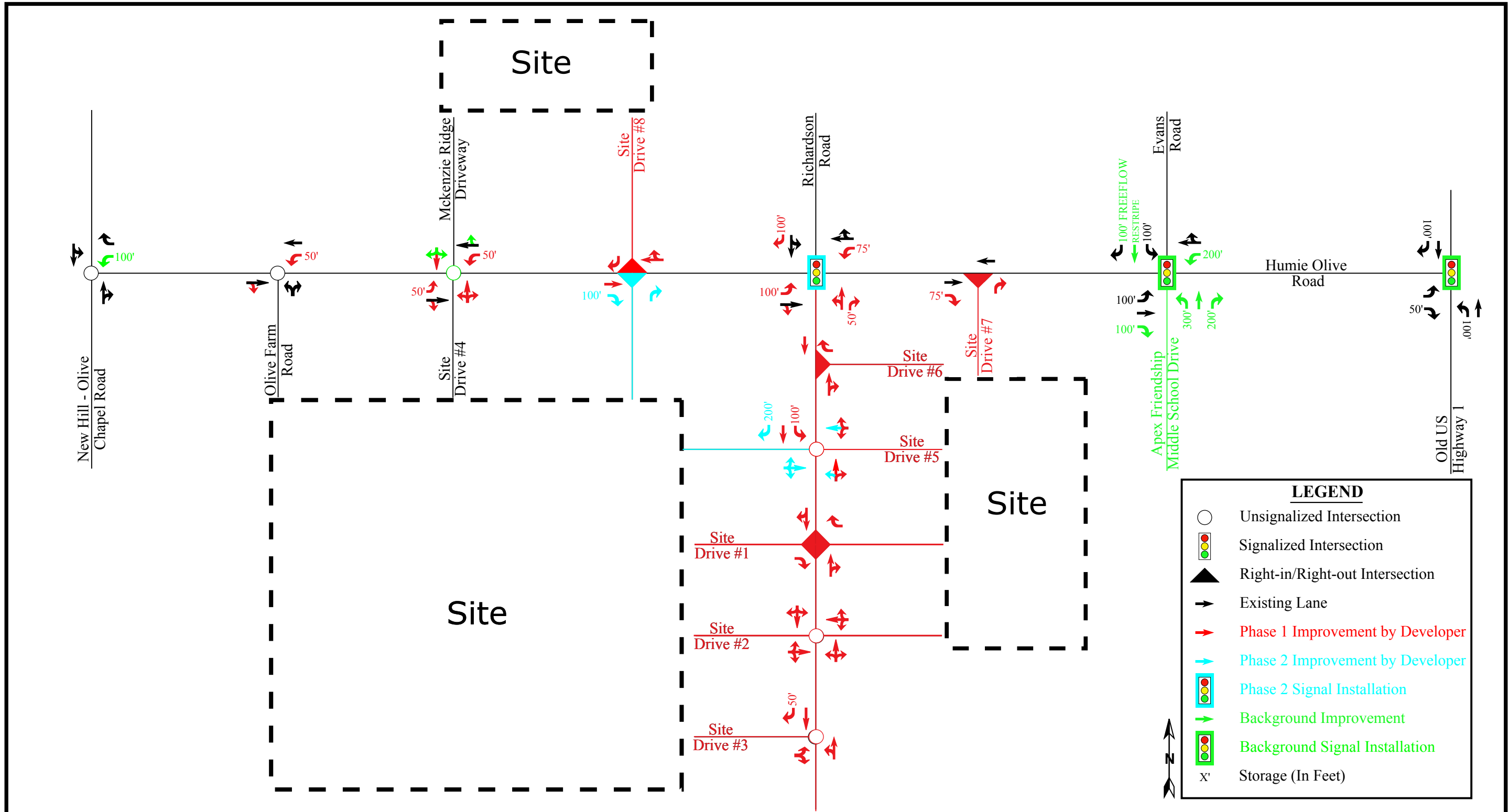
3-2-17



Friendship Station Update  
Apex, NC

Total Site Trip Assignment  
Phase 2

Scale: Not to Scale      Figure 12b



**LEGEND**

- Unsignalized Intersection
- ◫ Signalized Intersection
- ▲ Right-in/Right-out Intersection
- Existing Lane
- Phase 1 Improvement by Developer
- Phase 2 Improvement by Developer
- ◫ Phase 2 Signal Installation
- Background Improvement
- ◫ Background Signal Installation
- X' Storage (In Feet)



Friendship Station Update  
Apex, NC

Recommended Lane Configurations

Scale: Not to Scale      Figure 14



Based on proposed improvements by the Friendship Station Interim Build adjacent development, the site's low contribution to the traffic at this intersection, and the nature of peak hour traffic volumes in areas consisting predominately of residential and school development, no additional improvements, beyond the original identified eastbound left-turn lane, are recommended by the proposed development.

### Findings and Summary

This traffic study was conducted to determine the potential traffic impacts for the intersection of Humie Olive Road and Richardson Road as a result of the Heelan Property development. The proposed development is expected to consist of 250 single-family detached homes and 268 townhomes and is located in the southeast quadrant at the intersection of Humie Olive Road and New Hill Olive Chapel Road in Apex, North Carolina.

It is estimated that the proposed development will generate approximately 4,410 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 304 trips (73 entering and 231 exiting) will occur during the weekday AM peak hour and 387 (243 entering and 144 exiting) will occur during the weekday PM peak hour. This study analyzed the traffic conditions during the weekday AM and PM peak hour for the following scenarios:

- Background (2026) Traffic Conditions
- Combined (2026) Traffic Conditions

Additionally, peak hour signal warrants were considered for the above scenarios and warrants for the weekday PM peak hour are not expected to be met. Based on the findings of this study, Heelan Property is not expected to have a significant impact on the surrounding roadway network; therefore, no additional improvements are recommended as a part of the proposed development for this addendum.

Refer to the original TIA for original recommendations and Appendix A for the Recommended Lane Configuration figure.

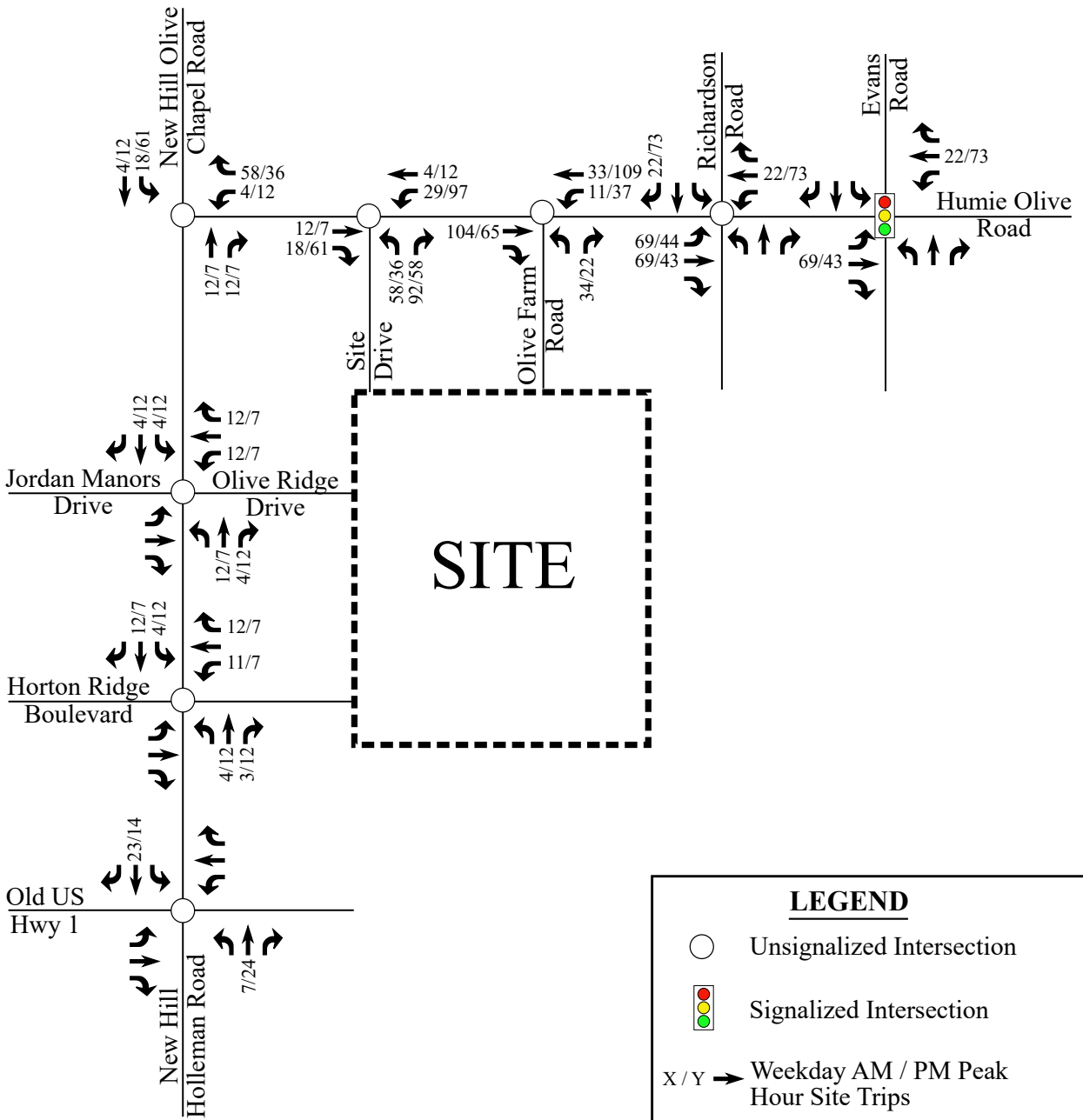
If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,

Joshua Reinke, P.E.  
Transportation Manager  
**RAMEY KEMP & ASSOCIATES, INC.**  
NC Corporate License # C-0910



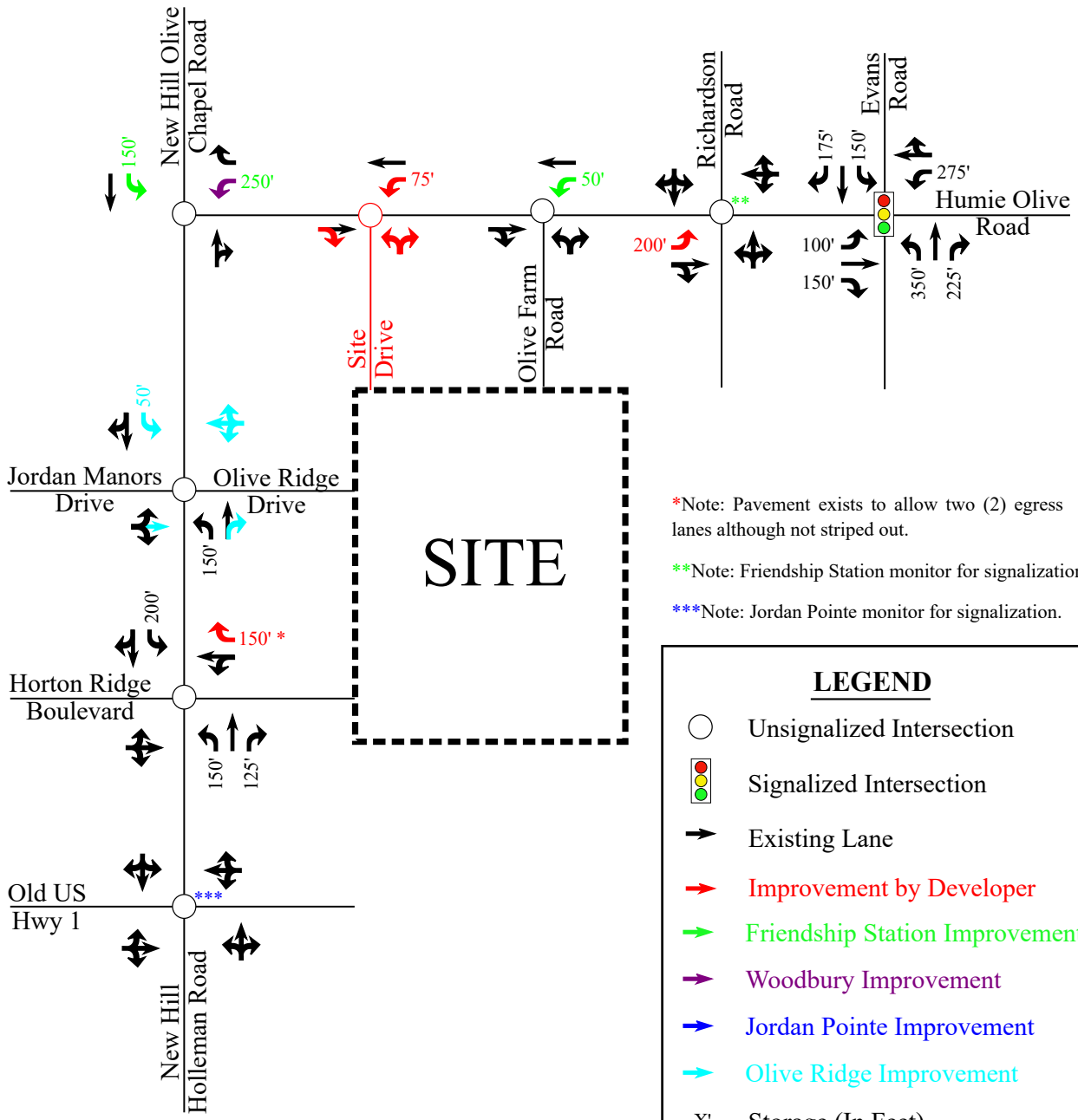
Attachments: Appendix



Heelan Property  
Apex, NC

Site Trip  
Assignment

Scale: Not to Scale



- \*Note: Pavement exists to allow two (2) egress lanes although not striped out.
- \*\*Note: Friendship Station monitor for signalization.
- \*\*\*Note: Jordan Pointe monitor for signalization.

<b>LEGEND</b>	
○	Unsignalized Intersection
◫	Signalized Intersection
➔	Existing Lane
➔ (Red)	Improvement by Developer
➔ (Green)	Friendship Station Improvement
➔ (Purple)	Woodbury Improvement
➔ (Blue)	Jordan Pointe Improvement
➔ (Cyan)	Olive Ridge Improvement
X'	Storage (In Feet)



Heelan Property  
Apex, NC

Recommended Lane Configurations	
Scale: Not to Scale	

May 29, 2015

Mr. Colen Davidson  
Milestone Developments, LLC.  
140 Towerview Ct.  
Cary, NC 27513



**RE: *Finkle and Haus Assemblage – Traffic Impact Analysis***

5/29/2015

Dear Mr. Davidson:

Kimley-Horn and Associates, Inc. has revised the Traffic Impact Analysis (originally dated February 27, 2015) for the proposed residential development located on the west side of New Hill Olive Chapel Road in Apex, NC. The proposed development will consist of approximately 240 single-family homes split between 2 parcels (approximately 160 units in the northern parcel and 80 units in the southern parcel) and is expected to be completed (built-out) by the year 2018. The northern parcel is proposed to be accessed by two full-movement driveways on New Hill Olive Chapel Road, and the southern parcel is proposed to be access by two full-movement driveways on the Proposed Collector Road that will tie to New Hill Olive Chapel Road along the south end of the site. Figure 1 shows the site location, and Figure 2 shows the proposed site plan.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The three traffic conditions studied include the existing (2015) traffic condition, the projected (2018) background traffic condition, and the projected (2018) build-out traffic condition. Analyses were performed for the weekday AM and PM peak hours. The study area consists of the following intersections:

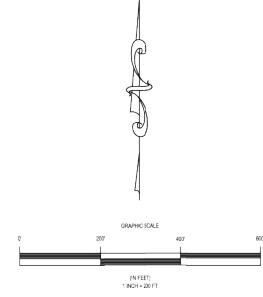
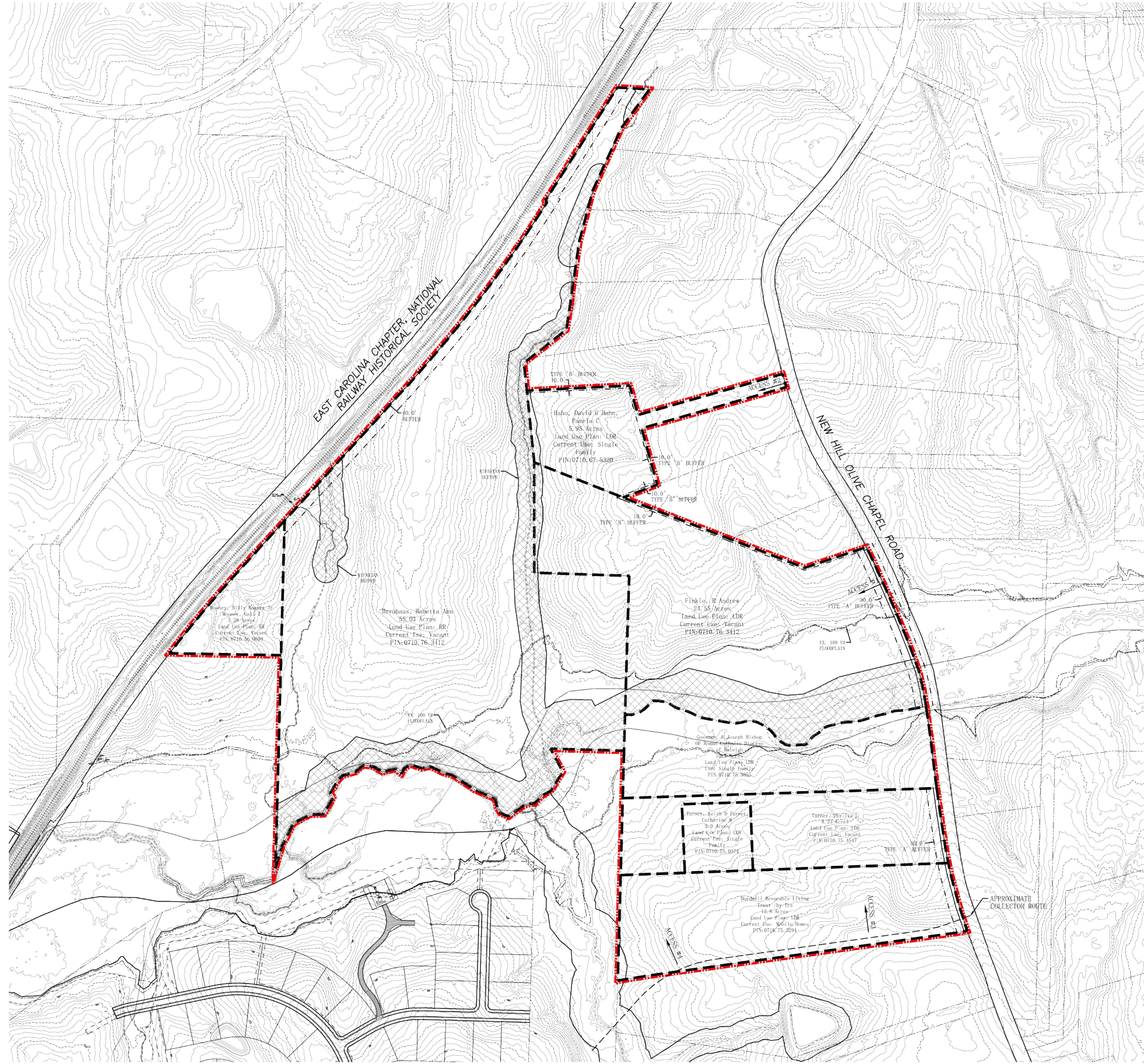
- New Hill Olive Chapel Road & Old US Hwy 1
- New Hill Olive Chapel Road & Humie Olive Road
- New Hill Olive Chapel Road & Proposed Site Access 1
- New Hill Olive Chapel Road & Proposed Site Access 2
- New Hill Olive Chapel Road & Proposed Collector Road (to connect with Site Access 3, 4)

### ***Background Traffic***

AM and PM peak hour traffic counts were performed at the following intersections on January 22, 2015:

- New Hill Olive Chapel Road & Old US Hwy 1
- New Hill Olive Chapel Road & Humie Olive Road

The existing AM and PM peak hour turning movement volumes are shown on Figures 3 and 4, respectively. A 3% annual growth factor was applied to the existing volumes to account for ambient



240 UNITS

**Wm. G. Daniel & Assoc.**  
 Engineering Planning  
 Site Design  
 1150 SE MAYNARD ROAD  
 SUITE 260  
 CARY, NC 27511  
 (919) 467-9708  
 C-0329

Revisions  
 05/13/15 Added parcels  
 and increased unit count to 240

DEVELOPER:  
 Milestone Developments, LLC  
 142 Towerview Court  
 Cary, NC 27513  
 (919) 417-4429

Project  
 Finkle and Haus  
 New Hill Olive Chapel Road

Basemap

Date  
 February 20, 2015

Scale  
 1" = 200'

Sheet

CS-0

FIGURE 2

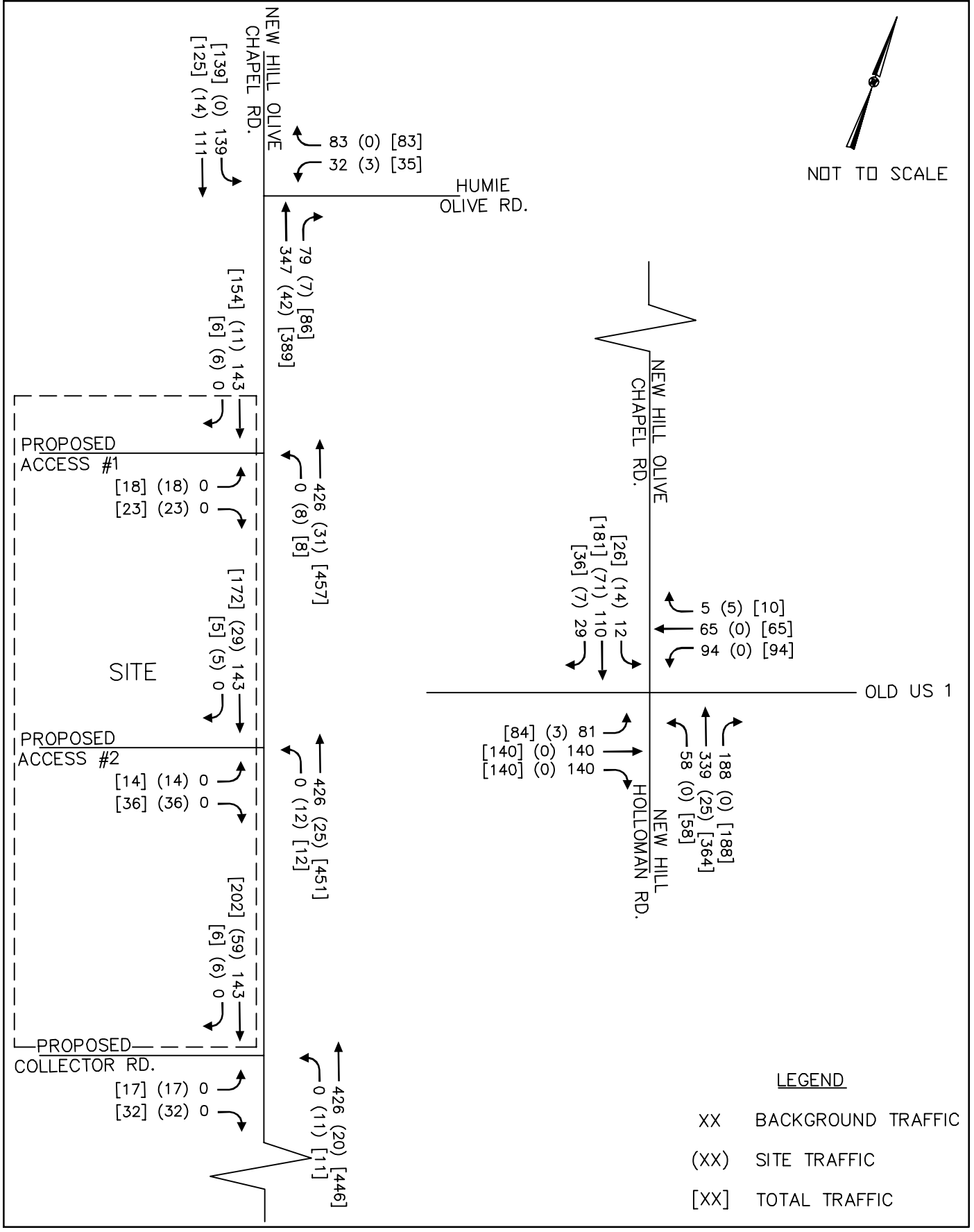
SITE PLAN

FINKLE & HAUS ASSEMBLAGE  
 APEX, NC  
 TRAFFIC IMPACT ANALYSIS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NOT TO SCALE

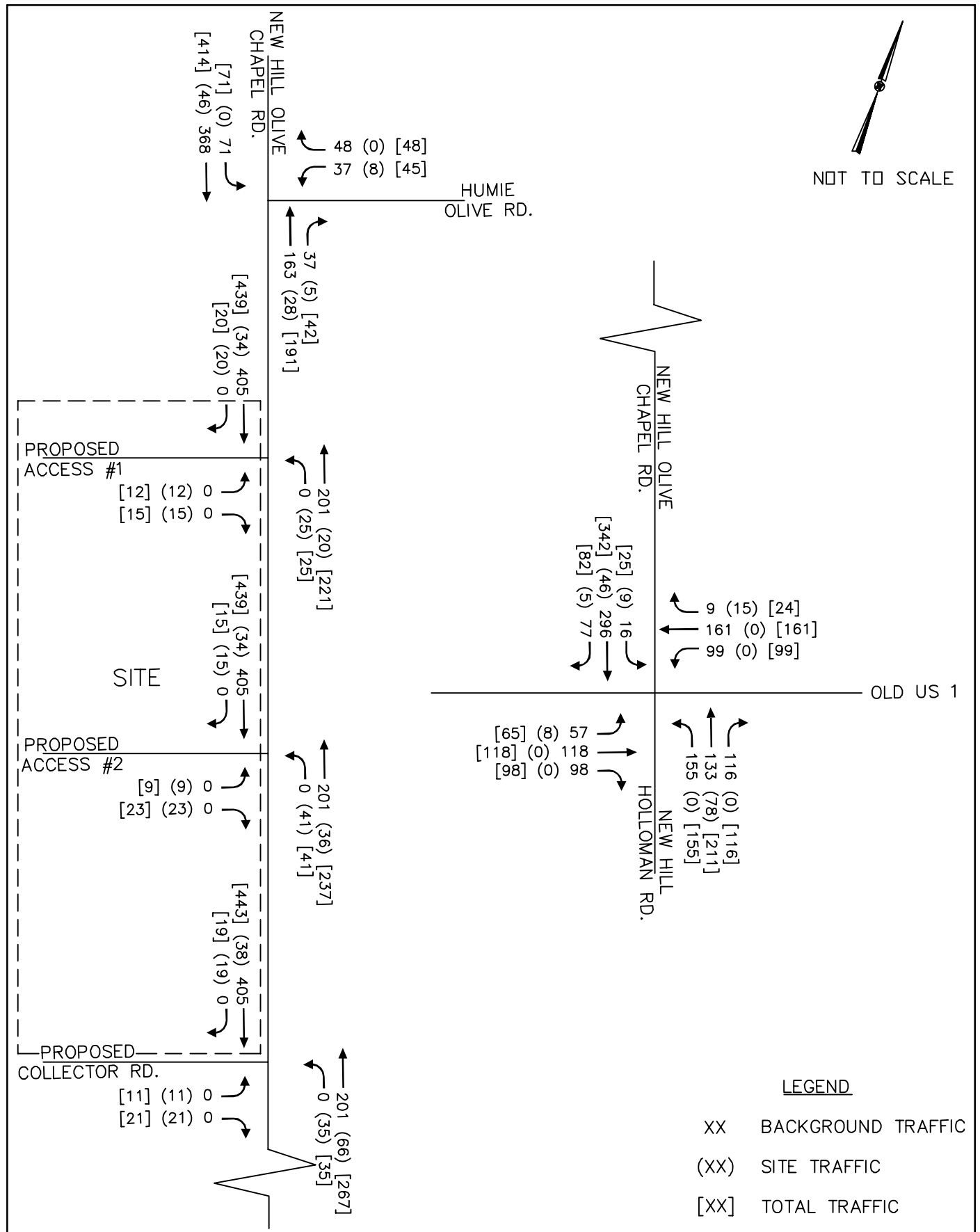


FINKLE & HAUS ASSEMBLAGE  
APEX, NC  
TRAFFIC IMPACT ANALYSIS

PROJECTED (2018)  
BUILD-OUT AM PEAK HOUR  
TRAFFIC VOLUMES

FIGURE  
6

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NOT TO SCALE

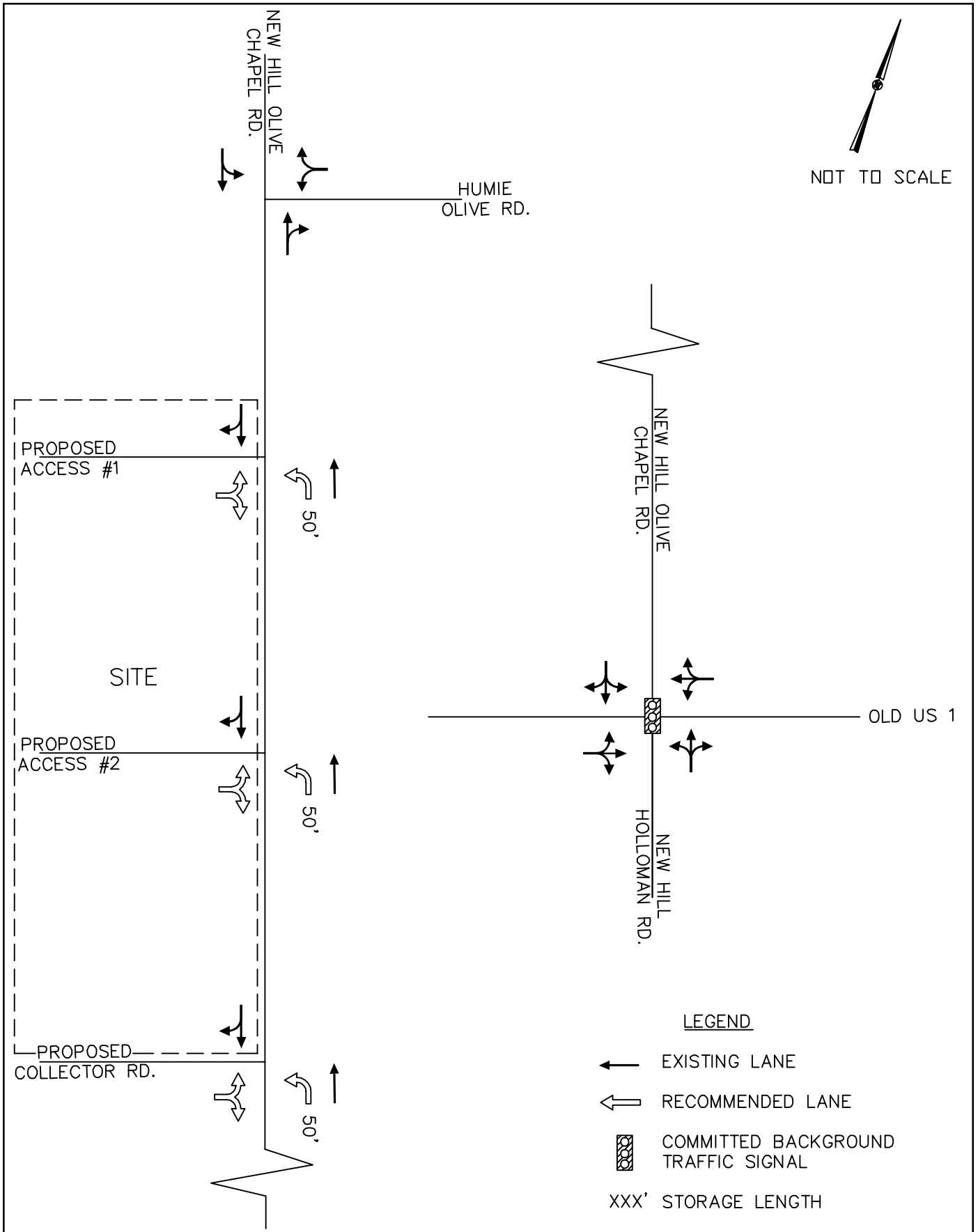


FINKLE & HAUS ASSEMBLAGE  
 APEX, NC  
 TRAFFIC IMPACT ANALYSIS

PROJECTED (2018)  
 BUILD-OUT PM PEAK HOUR  
 TRAFFIC VOLUMES

FIGURE  
 7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



FINKLE & HAUS ASSEMBLAGE  
APEX, NC  
TRAFFIC IMPACT ANALYSIS

RECOMMENDED ROADWAY  
LANEAGE

FIGURE  
8

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Analysis indicates the side-street approaches for the unsignalized intersection of Old US 1 at New Hill Olive Chapel Road / New Hill Holleman Road is currently operating with short delays in the AM peak hour and moderate delays in the PM peak hour and is expected to continue operating with short delays in the AM peak hour and moderate delays in the PM peak hour for the background condition. The side-street approaches are expected to operate with long delays in both the AM and PM peak hours for the build-out traffic condition.

Upon build-out of the proposed development, volumes at the intersection of Old US 1 at New Hill Olive Chapel Road / New Hill Holleman Road are expected to meet traffic signal warrants. With signalization, the intersection is expected to operate at LOS B in both the AM and PM peak hours for the build-out traffic condition.

### ***Recommendations***

Based on the capacity analyses and criteria from NCDOT, the following roadway improvements are recommended:

Old US 1 at Horton Road

- Construct an eastbound right-turn lane with 75' of full-width storage on Old US 1

Old US 1 at Site Driveway #3

- Construct an eastbound right-turn lane with 125' of full-width storage on Old US 1
- Construct a westbound left-turn lane with 50' of full-width storage on Old US 1


Old US 1 at New Hill Olive Chapel Road / New Hill Holleman Road

- Signalize when warrants are met

The existing roadway network and recommended roadway improvements are shown on **Figure 6**. If you have any further questions or comments please do not hesitate to call me at 919-677-2062.

Sincerely,

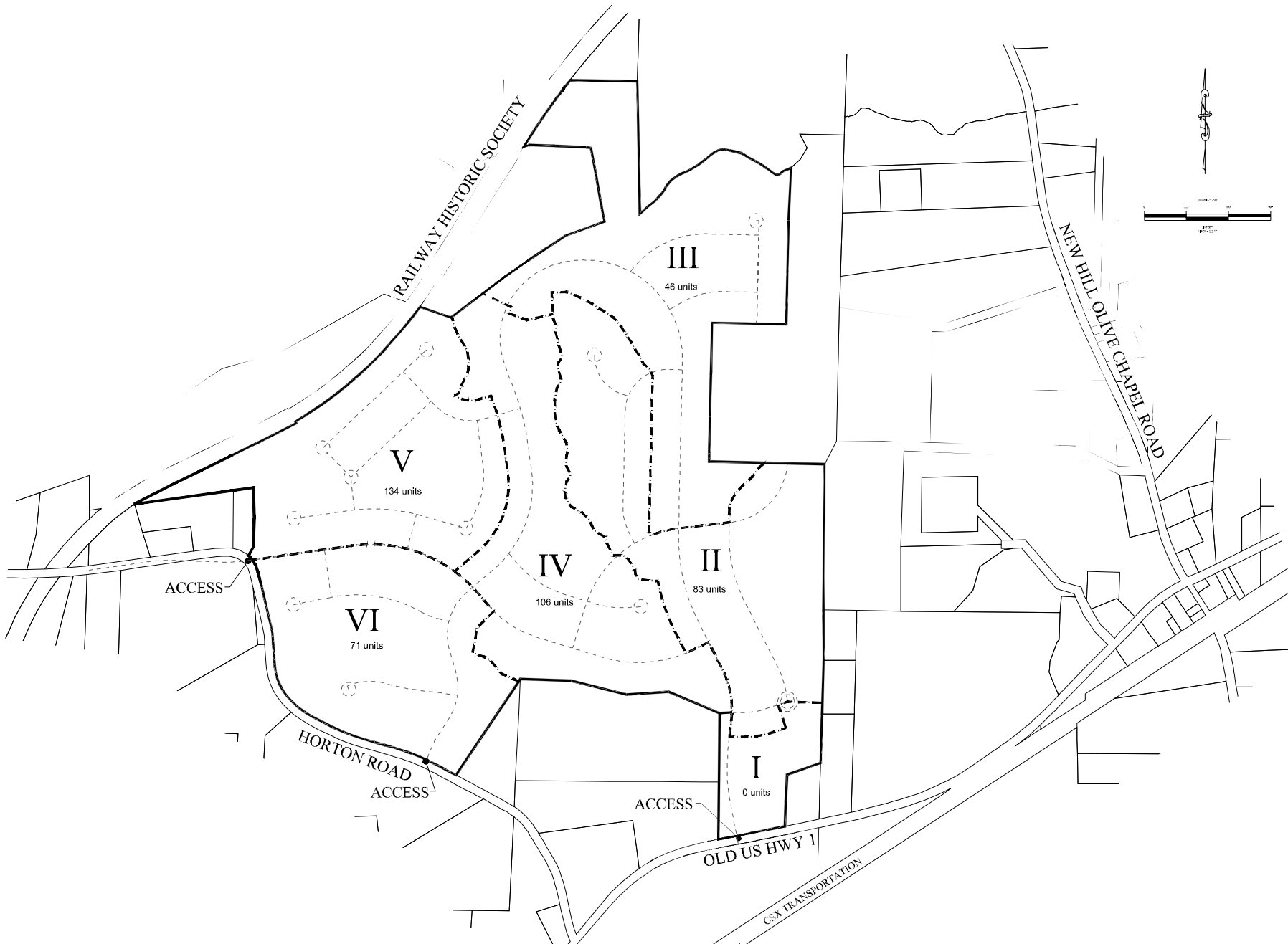
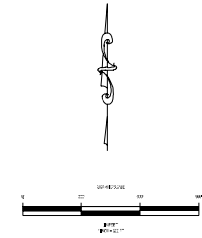
KIMLEY-HORN AND ASSOCIATES, INC  
NC License # F-0102

  
R. Michael Horn, P.E.  
Principal



Attachments: Site Plan, Trip Generation Table, Traffic Counts, Intersection Worksheets, Signal Warrant Spreadsheet, Figures 1-6, Synchro LOS Reports

K:\RAL\_TPTO\_Traffic\012576000 Lawrence Assemblage\T5 - Report-Submittals\Lawrence Assemblage TIA.doc



Revisions

DEVELOPER:  
Impact Homes, LLC  
140 TowerView Court  
Cary, NC 27513  
(919) 463-9940

Project  
Jordan Pointe

Schematic Circulation Plan

Date  
October 4, 2013

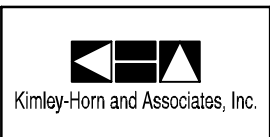
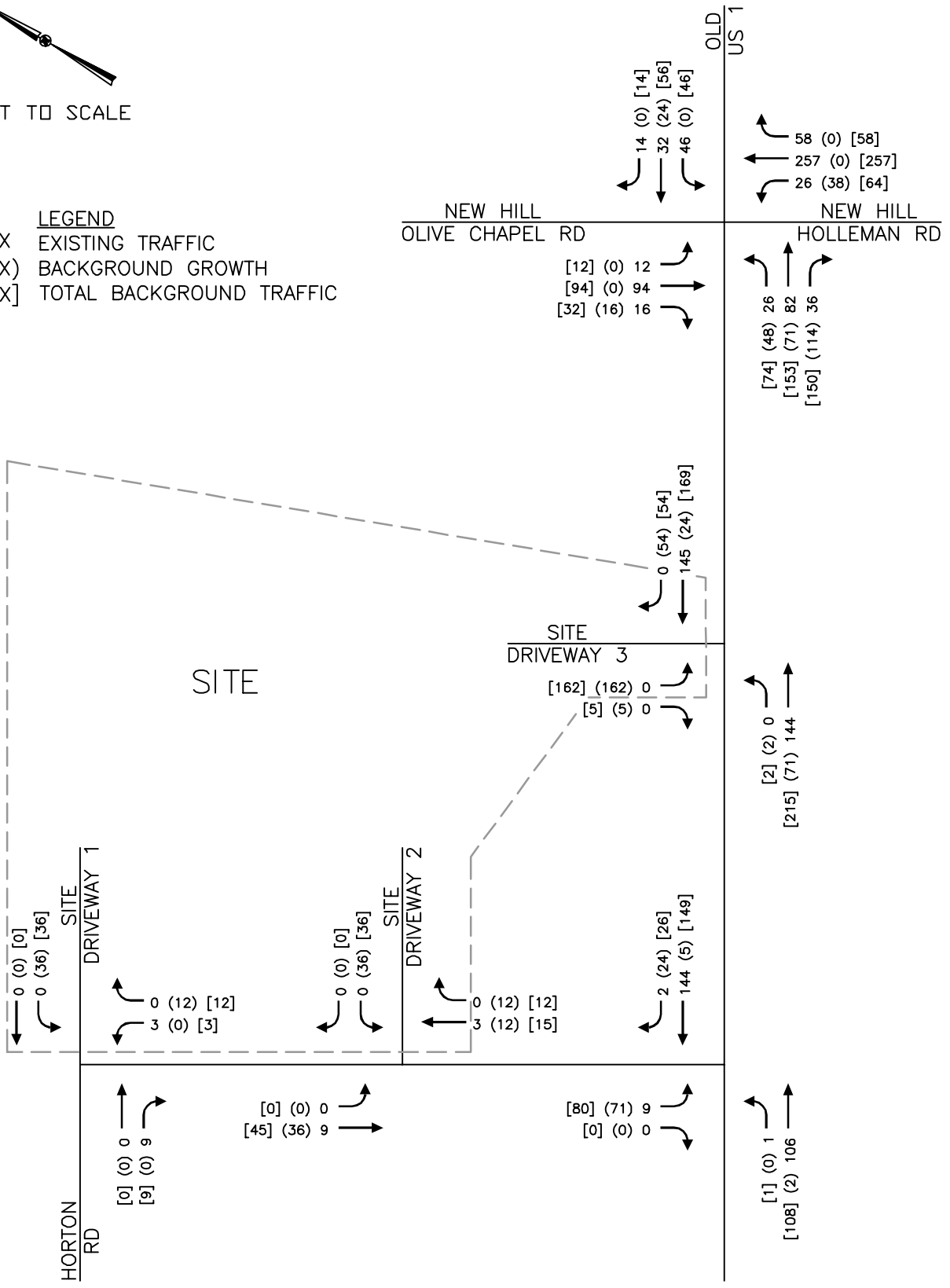
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Sheet



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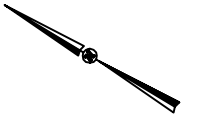
**LEGEND**  
 XX EXISTING TRAFFIC  
 (XX) BACKGROUND GROWTH  
 [XX] TOTAL BACKGROUND TRAFFIC



LAWRENCE ASSEMBLAGE  
 TRAFFIC IMPACT ANALYSIS

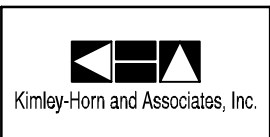
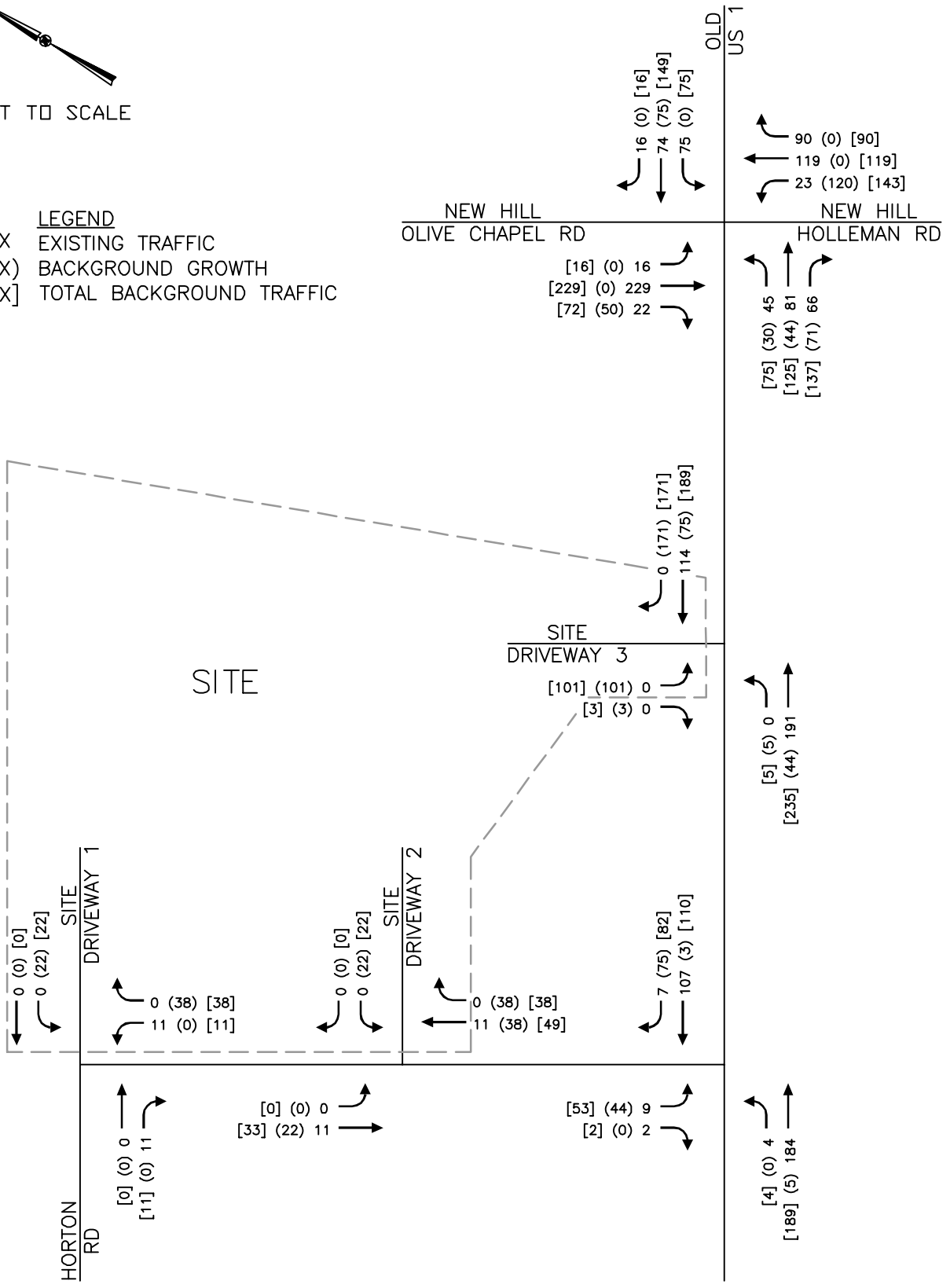
PROJECTED (2016)  
 AM PEAK HOUR BUILDOUT  
 TRAFFIC VOLUMES

FIGURE  
 4



NOT TO SCALE

**LEGEND**  
 XX EXISTING TRAFFIC  
 (XX) BACKGROUND GROWTH  
 [XX] TOTAL BACKGROUND TRAFFIC



LAWRENCE ASSEMBLAGE  
 TRAFFIC IMPACT ANALYSIS

PROJECTED (2016)  
 PM PEAK HOUR BUILDOUT  
 TRAFFIC VOLUMES

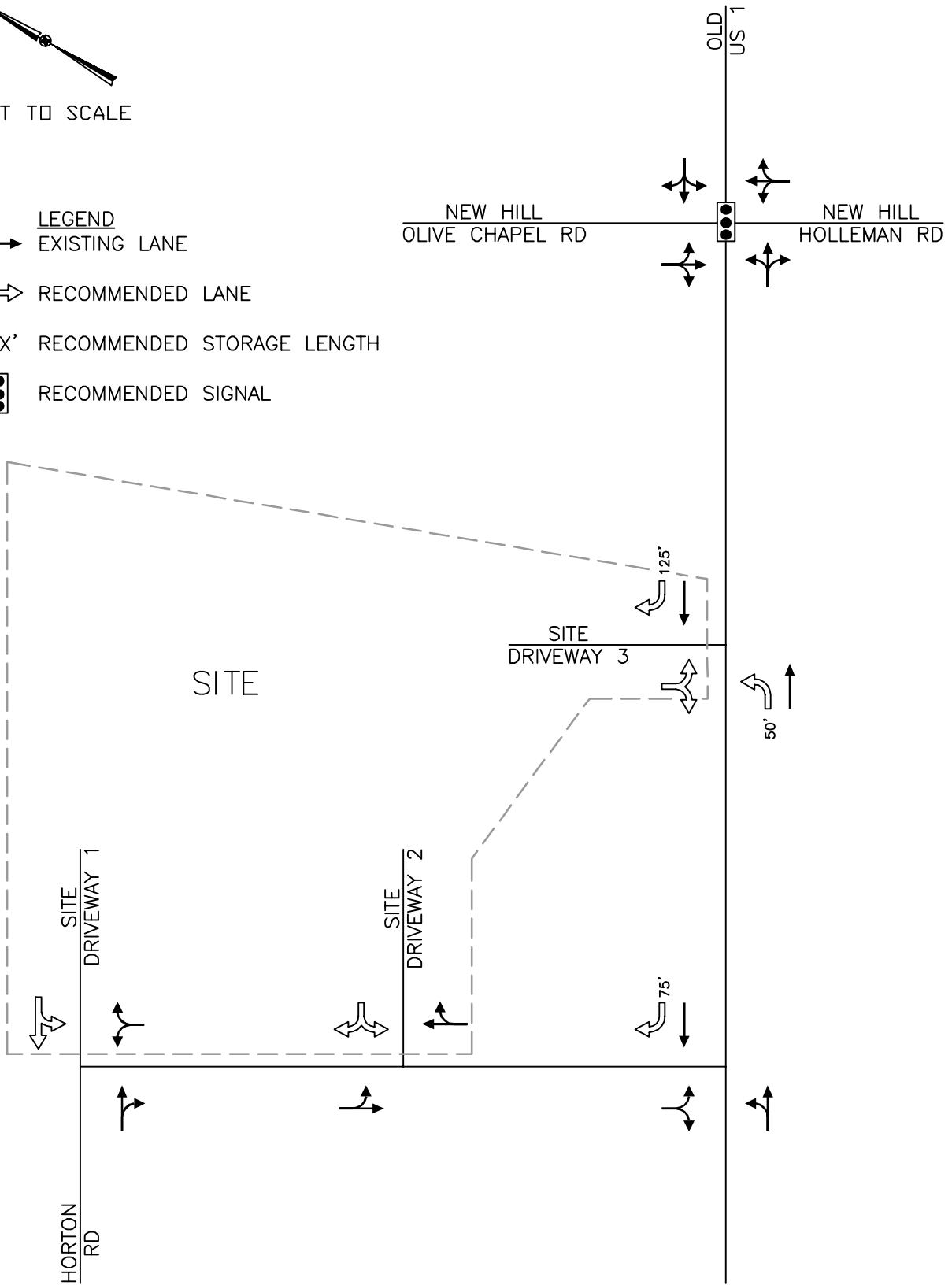
FIGURE  
 5

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NOT TO SCALE

- LEGEND**
- EXISTING LANE
  - ⇨ RECOMMENDED LANE
  - XX' RECOMMENDED STORAGE LENGTH
  - ◫ RECOMMENDED SIGNAL



Kimley-Horn and Associates, Inc.

LAWRENCE ASSEMBLAGE  
TRAFFIC IMPACT ANALYSIS

RECOMMENDED ROADWAY  
IMPROVEMENTS

FIGURE  
6

# TRAFFIC IMPACT ANALYSIS

FOR

## NEW HILL ASSEMBLY

LOCATED

IN

## APEX, NORTH CAROLINA

Prepared For:  
Forsyth Investments Company, LLC  
414 Forsyth Street  
Raleigh, NC 27609

Prepared By:  
Ramey Kemp & Associates, Inc.  
5808 Faringdon Place, Suite 100  
Raleigh, NC 27609  
License #C-0910



April 2018

RKA Project No. 18120

Prepared By: NB

Reviewed By: JM



0 50 100 200  
SCALE 1" = 100'

1 SKETCH PLAN 1  
SCALE 1" = 100'



No.	DATE	REVISION	BY

title: SKETCH PLAN  
 proj #: 1709001  
 date: MARCH 5, 2018  
 dwg by: ckd BY  
 JE  
 scale: 1" = 100'  
 sheet: SP-1  
 sheets: 1/1

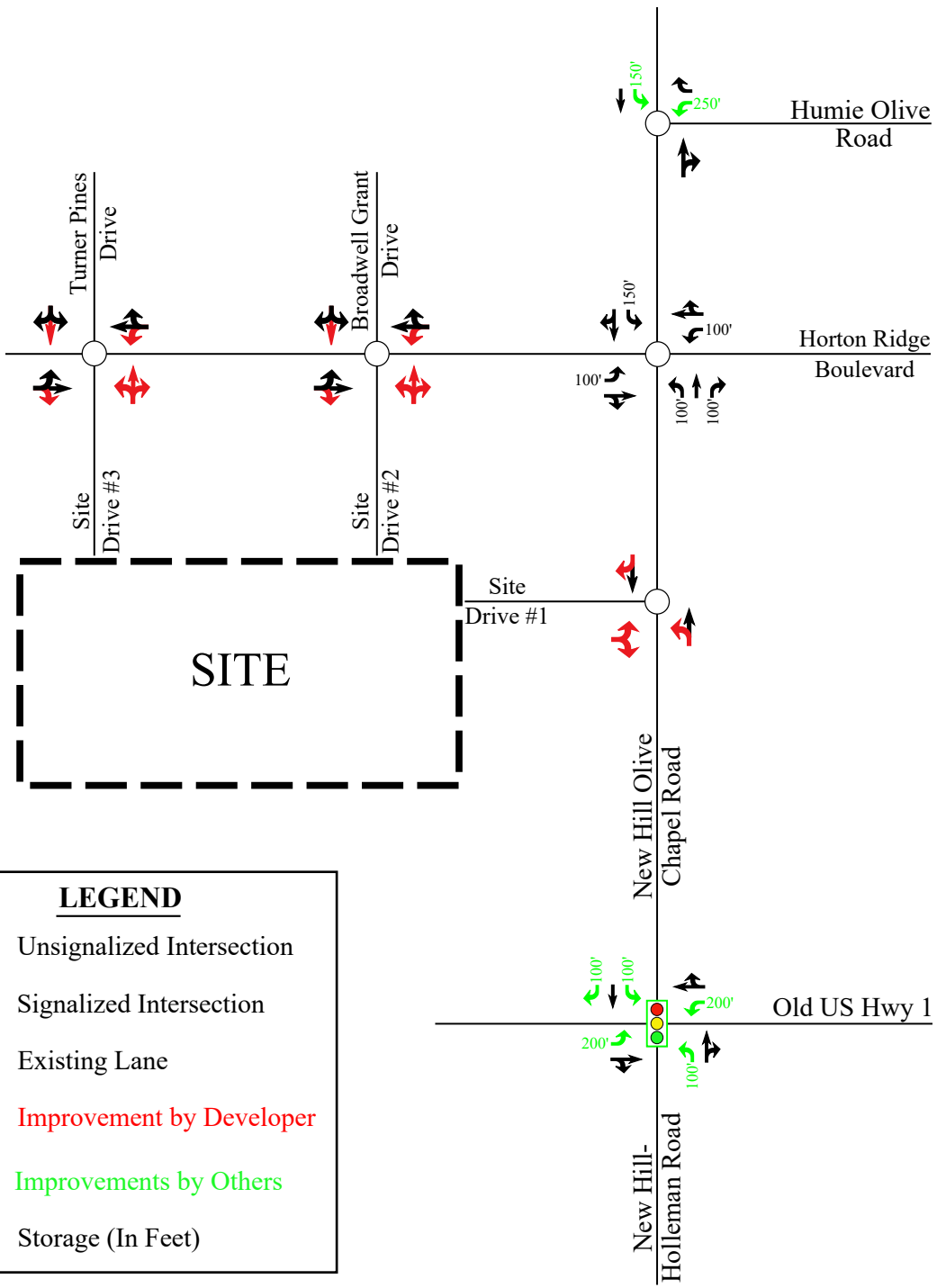
project:  
**NEW HILL ASSEMBLY**  
 NEW HILL OLIVE CHAPEL ROAD @  
 HORTON RIDGE ROAD  
 BUCKHORN TOWNSHIP  
 APEX, NORTH CAROLINA

5448 Apex Parkway #308 | Apex, NC 27502  
 ph: 919.439.0100 | fax: 919.439.4411  
 www.PeakEngineeringDesign.com

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**LEGEND**

- Unsignalized Intersection
- Signalized Intersection
- Existing Lane
- Improvement by Developer
- Improvements by Others
- X' Storage (In Feet)



New Hill Assembly  
Apex, NC

Recommended Lane Configurations	
Scale: Not to Scale	Figure 11

# TRAFFIC IMPACT ANALYSIS

FOR

## OLIVE RIDGE

LOCATED

IN

## APEX, NORTH CAROLINA

Prepared For:  
Rob Tessar  
Weekley Homes, LLC  
1901 N. Harrison Avenue, Suite 200  
Cary, NC 27513

Prepared By:  
Ramey Kemp & Associates, Inc.  
5808 Faringdon Place, Suite 100  
Raleigh, NC 27609  
License #C-0910

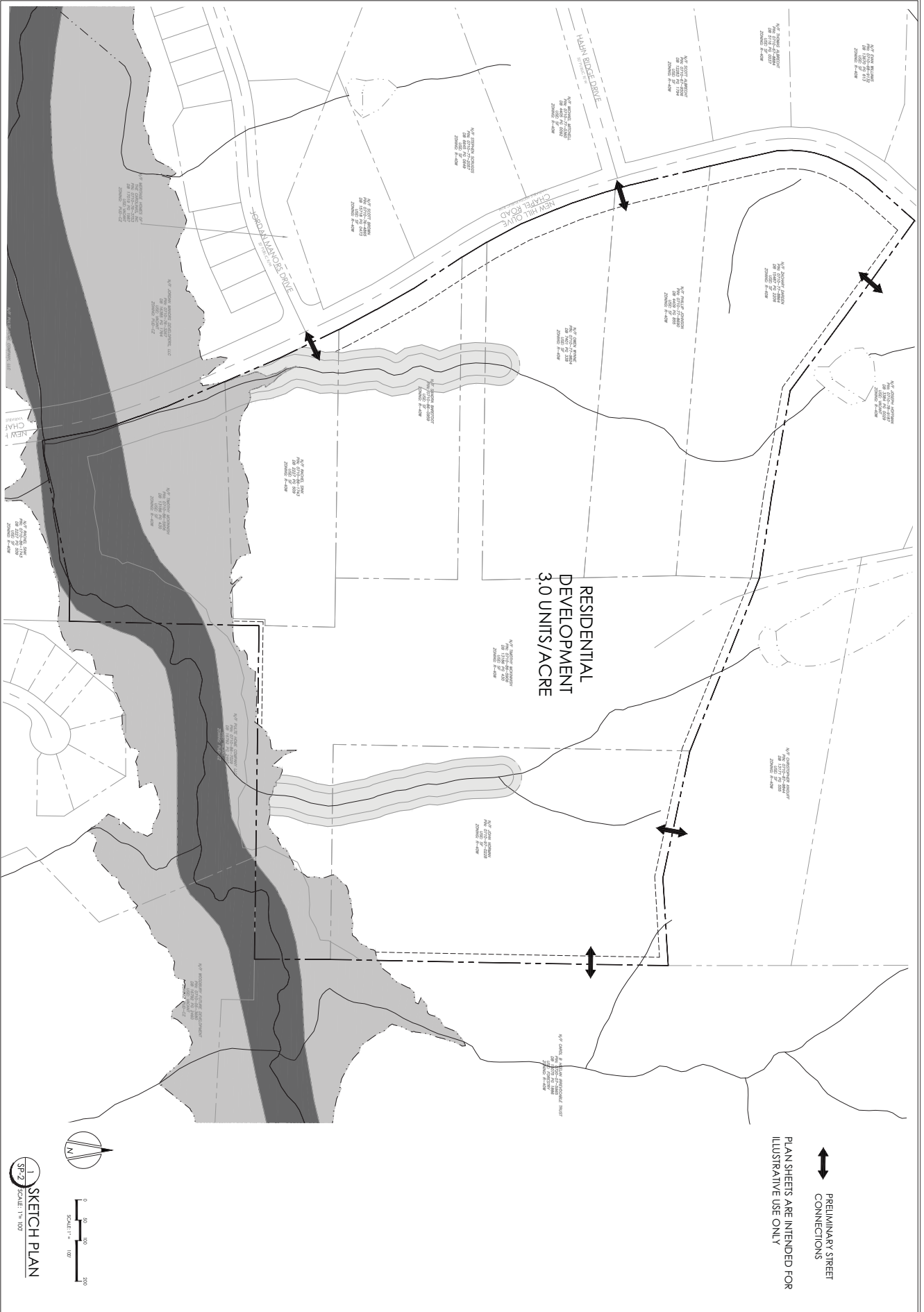
December 2018

RKA Project No. 18357



Prepared By: NB

Reviewed By: RS



RESIDENTIAL  
DEVELOPMENT  
3.0 UNITS/ACRE

PLAN SHEETS ARE INTENDED FOR  
ILLUSTRATIVE USE ONLY

PRELIMINARY STREET  
CONNECTIONS

1 SKETCH PLAN  
SP-2 SCALE: 1" = 100'



NO.	DATE	REVISION	BY

title: SKETCH PLAN  
 prof #: 180701  
 date: AUGUST 31, 2018  
 des by: ckd by: JH  
 scale: 1" = 100'  
 sheet: SP-2  
 sheets: 2

project: **OLIVE RIDGE SUBDIVISION**  
 NEW HILL OLIVE CHAPEL ROAD  
 BUCKHORN TOWNSHIP  
 APEX, NORTH CAROLINA

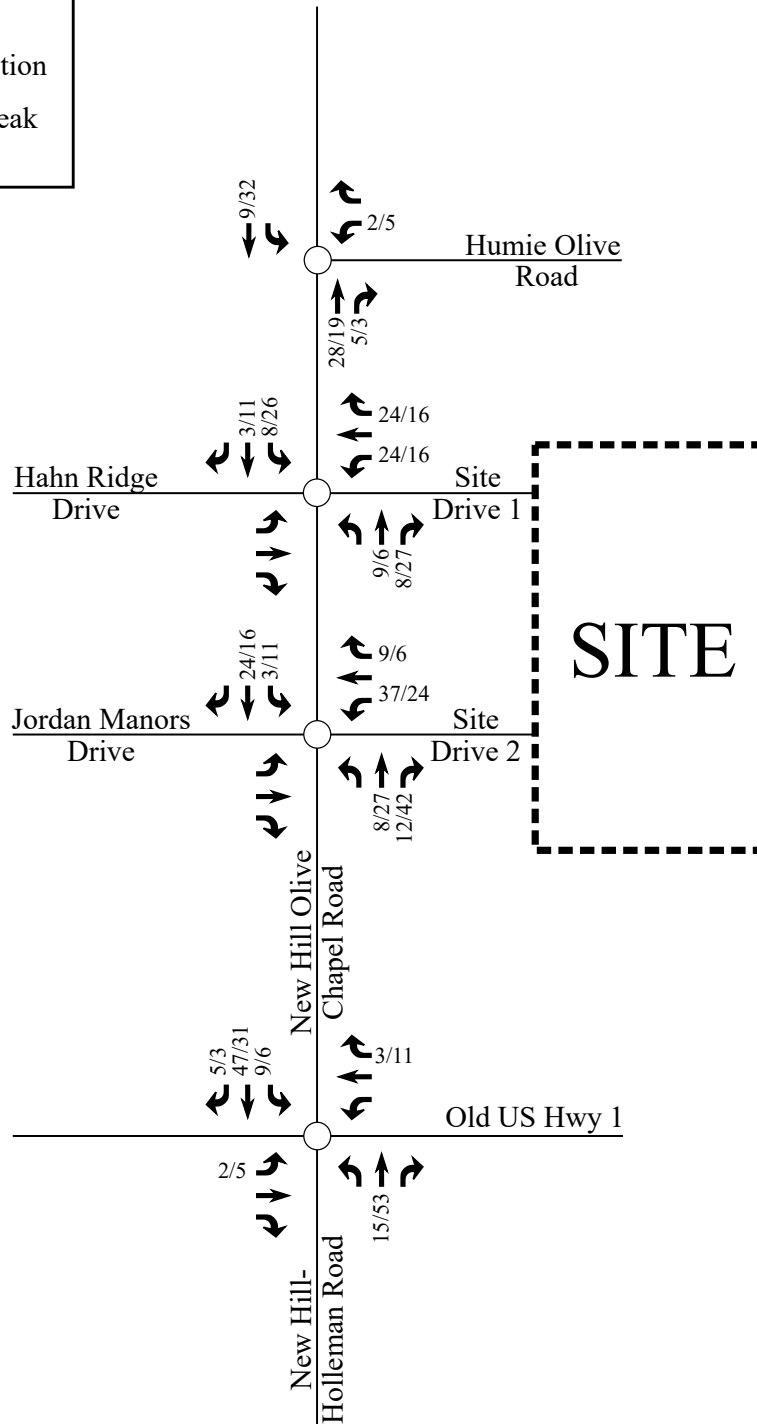
**PEAK**  
 Engineering & Design

5448 Holly Ridge Road #318 | Apex, NC 27502  
 ph: 919.439.0100 fax: 919.439.6411  
 www.PeakEngineeringDesign.com

NC License #1042878

**LEGEND**

- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



Olive Ridge Residential  
Apex, NC

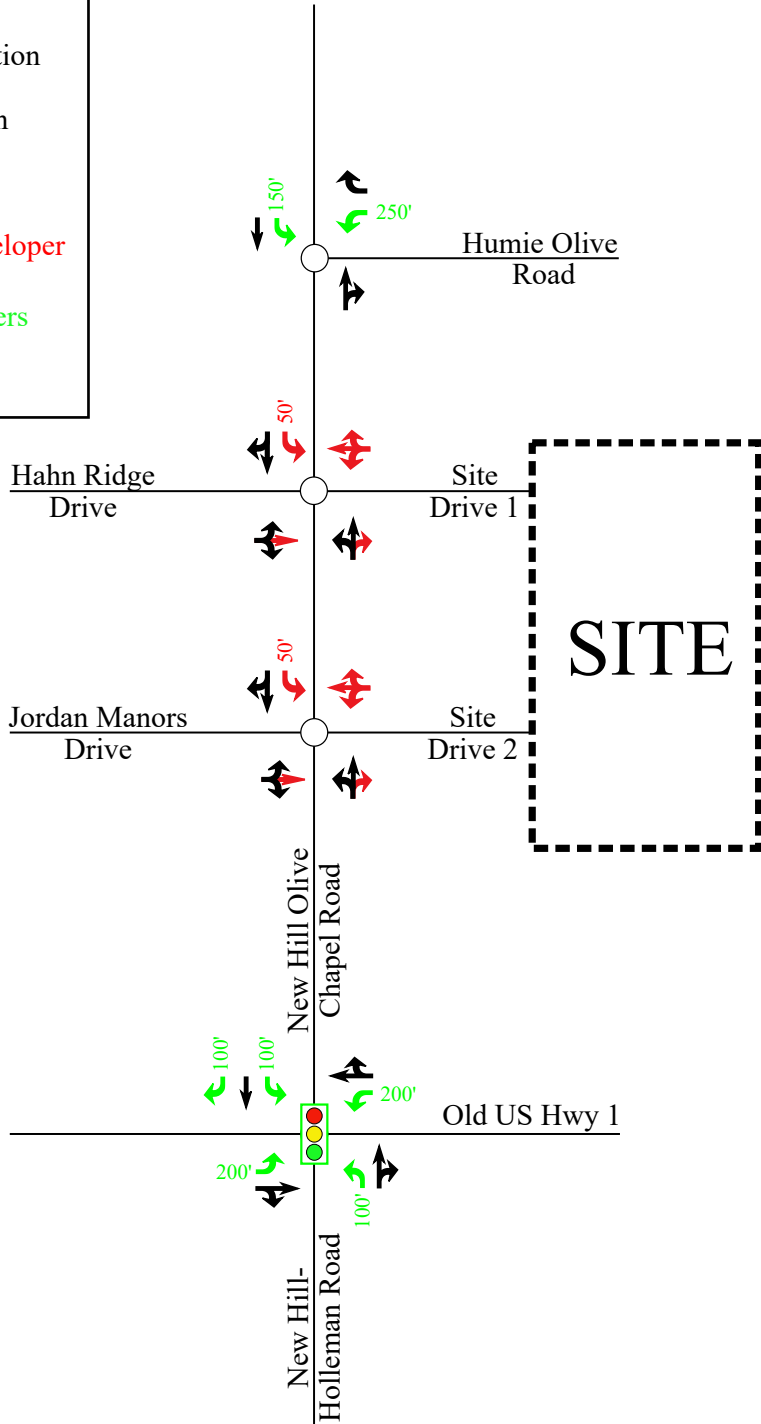
Site  
Trip Assignment

Scale: Not to Scale

Figure 9

**LEGEND**

- Unsignalized Intersection
- ◫ Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- ➡ Improvements by Others
- X' Storage (In Feet)



Olive Ridge Residential  
Apex, NC

Recommended  
Lane Configurations

Scale: Not to Scale

Figure 11

# Bristol Property Update

Apex, NC

PREPARED FOR

Pulte Homes  
c/o Randy King  
1225 Crescent Green Drive  
Suite 250  
Cary, NC 27518

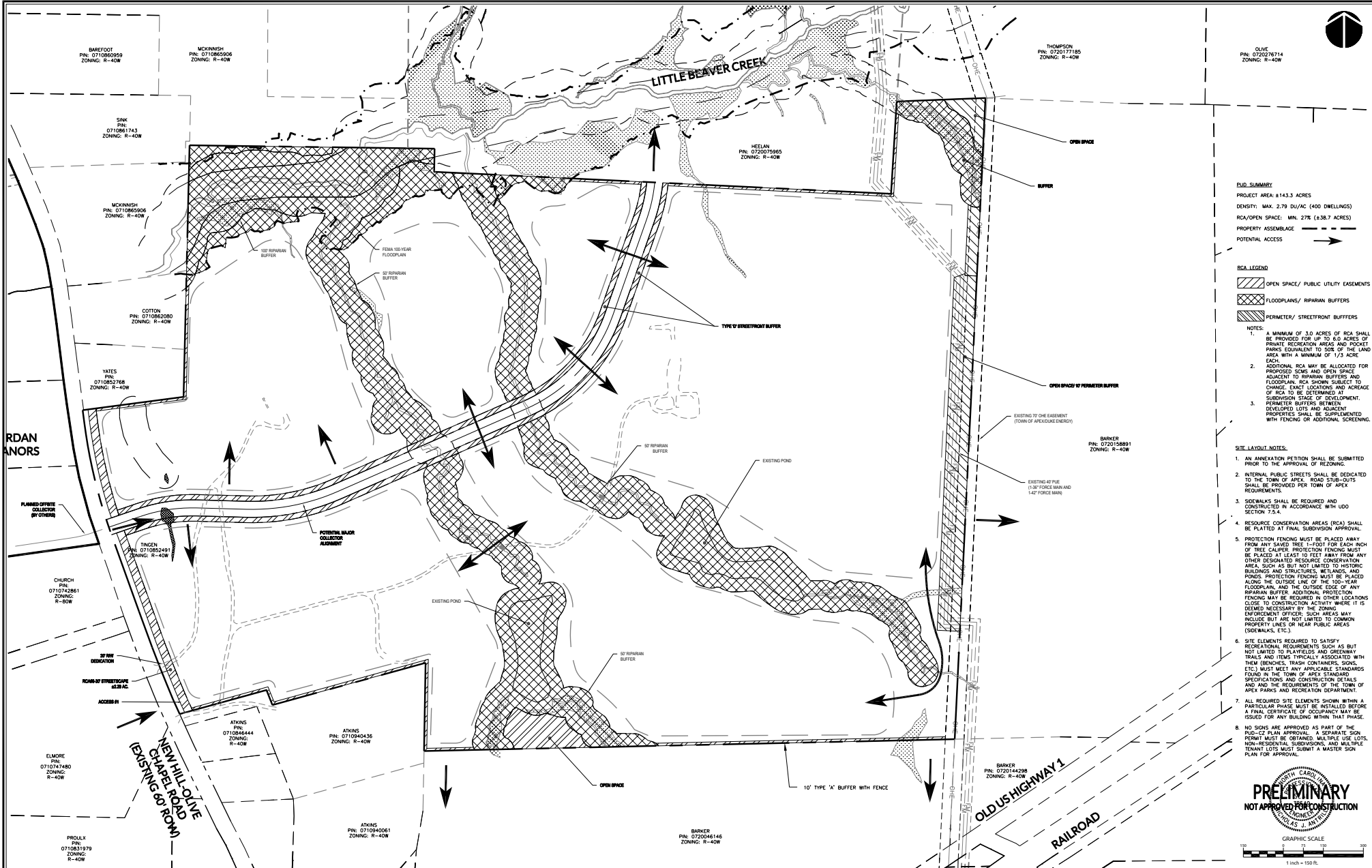
PREPARED BY

---



**VHB Engineering NC, PC (C-3705)**  
4000 WestChase Boulevard, Suite 530  
Raleigh, NC 27607  
919.829.0328

May 18, 2016

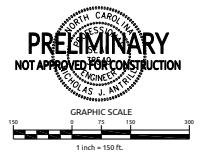


**EXIST. SUMMARY**  
 PROJECT AREA: ±143.3 ACRES  
 DENSITY: MAX. 2.79 DU/AC (400 DWELLINGS)  
 RCA/OPEN SPACE: MIN. 27% (±38.7 ACRES)  
 PROPERTY ASSEMBLAGE  
 POTENTIAL ACCESS

**RCA LEGEND**  
 [Cross-hatched pattern] OPEN SPACE/ PUBLIC UTILITY EASEMENTS  
 [Dotted pattern] FLOODPLAINS/ RIPARIAN BUFFERS  
 [Diagonal line pattern] PERIMETER/ STREETFRONT BUFFERS

**NOTES:**  
 1. A MINIMUM OF 3.0 ACRES OF RCA SHALL BE PROVIDED FOR UP TO 8.0 ACRES OF PRIVATE RECREATION AREAS AND POCKET PARKS EQUIVALENT TO 50% OF THE LAND AREA WITH A MINIMUM OF 1/3 ACRE EACH.  
 2. ADDITIONAL RCA MAY BE ALLOCATED FOR PROPOSED SCENIC AND OPEN SPACE ADJACENT TO RIPARIAN BUFFERS AND FLOODPLAIN RCA SHOWN SUBJECT TO FUTURE TRACT LOCATIONS AND ACREAGE OF RCA TO BE DETERMINED AT SUBDIVISION STAGE OF DEVELOPMENT.  
 3. PERIMETER BUFFERS BETWEEN DEVELOPED LOTS AND ADJACENT PROPERTIES SHALL BE SUPPLEMENTED WITH FENCING OR ADDITIONAL SCREENING.

**SITE LAYOUT NOTES:**  
 1. AN ANNEXATION PETITION SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF REZONING.  
 2. INTERNAL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF APEX. ROAD SUB-OUTS SHALL BE PROVIDED PER TOWN OF APEX REQUIREMENTS.  
 3. SIDEWALKS SHALL BE REQUIRED AND CONSTRUCTED IN ACCORDANCE WITH UDO SECTION 7.5.4.  
 4. RESOURCE CONSERVATION AREAS (RCA) SHALL BE PLATTED AT FINAL SUBDIVISION APPROVAL.  
 5. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE. 1-FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).  
 6. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAYFIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.  
 7. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.  
 8. NO SIGNS ARE APPROVED AS PART OF THE PUD/CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.



No.	Revision	Date	By	Designer	Scale
1	REVISED PER TOWN COMMENTS	03/22/14	NJA	WR	AS NOTED
2	REVISED PER TOWN COMMENTS	03/11/14	NJA		
3	REMOVED HEELAN TRACT	04/26/13	LEG		
4	ADDED TRIGGER TRACK	06/06/13	GAS		

Designer: WR, Scale: AS NOTED  
 Drawn By: GAS, Date: 02/10/13  
 Checked By: NJA, Job No.: 02150965

**BRISTOL ASSEMBLAGE**

Wake County North Carolina

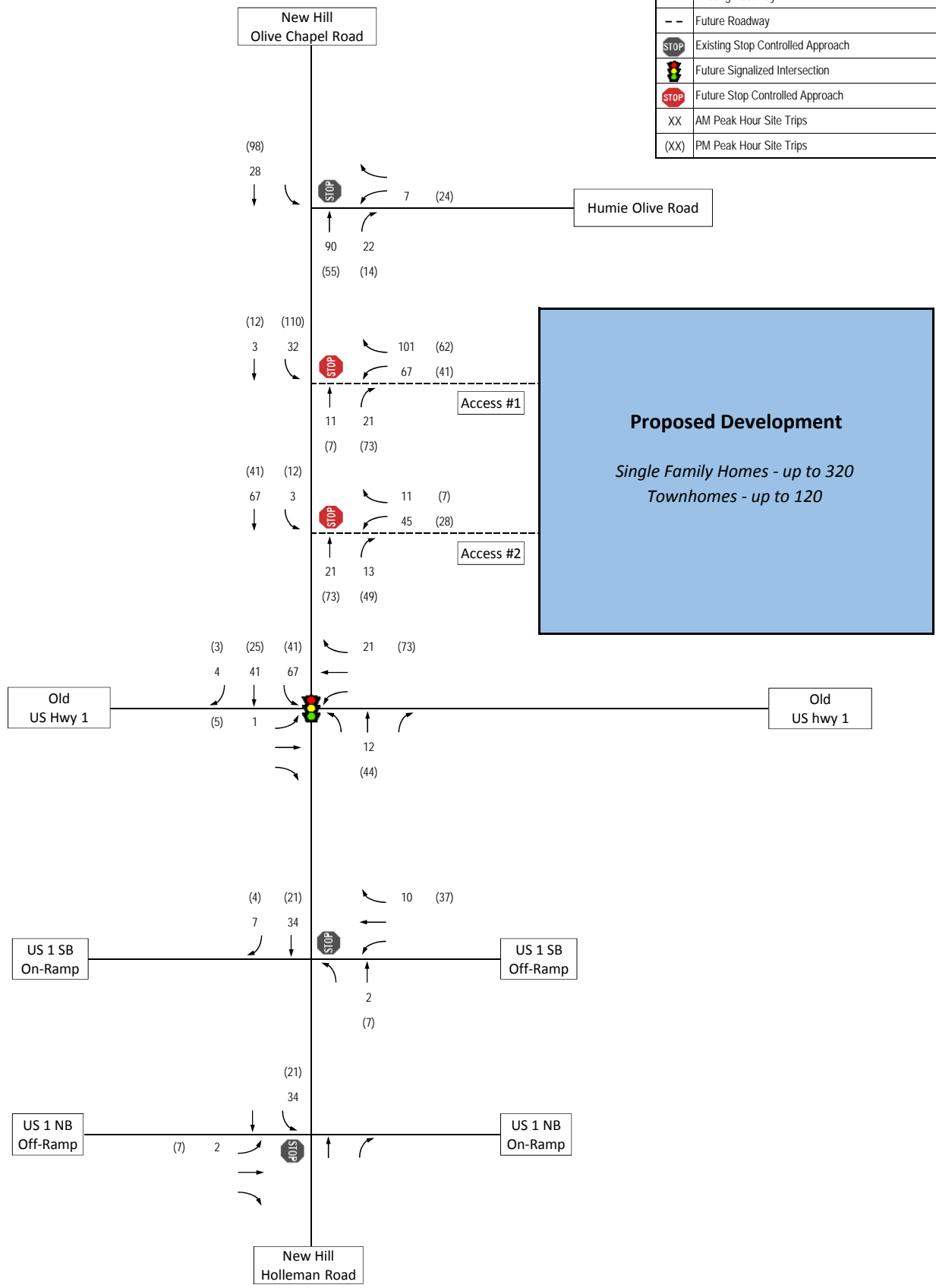
**PRELIMINARY LAYOUT PLAN**

**WithersRavenel**  
 Engineers | Planners | Surveyors  
 115 MacKenzie Drive | Cary, NC 27511 | 919.469.3340 | License # C-0632 | www.withersravenel.com

Sheet No. **Z-2.0**

C:\Users\jordan\OneDrive\Documents\Bristol\Bristol\_PUD\_CZ\_Preliminary\_Layout\_Plan.dwg - Form No. 15, 2011 12:14:18 PM - STRONGTAC, LLC

LEGEND	
	Turning Movement
	Existing Roadway
	Future Roadway
	Existing Stop Controlled Approach
	Future Signalized Intersection
	Future Stop Controlled Approach
XX	AM Peak Hour Site Trips
(XX)	PM Peak Hour Site Trips

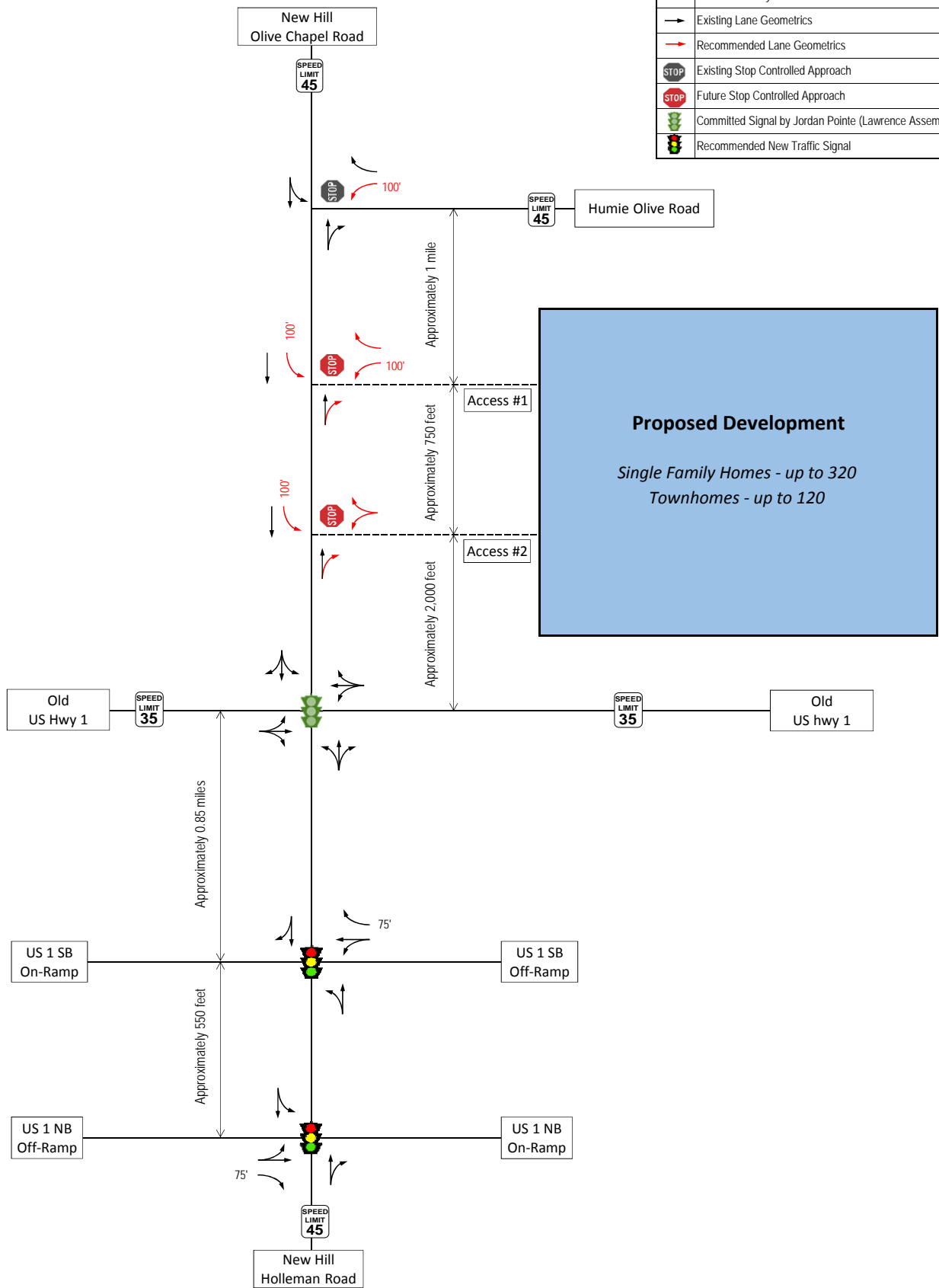


**Figure 7**  
**AM and PM Peak Hour Site Trips**

**Bristol Property**  
**Apex, NC**



LEGEND	
—	Existing Roadway
- -	Future Roadway
→	Existing Lane Geometrics
→ (red)	Recommended Lane Geometrics
STOP (black)	Existing Stop Controlled Approach
STOP (red)	Future Stop Controlled Approach
Traffic Signal (green)	Committed Signal by Jordan Pointe (Lawrence Assemblage)
Traffic Signal (red)	Recommended New Traffic Signal



**Figure 9**  
**Future (2019) Lane Geometrics and Traffic Control**

**Bristol Property**  
**Apex, NC**



# **APPENDIX E**

**CAPACITY ANALYSIS CALCULATIONS**

**HUMIE OLIVE ROAD**

**&**

**EVANS ROAD / MIDDLE SCHOOL PARENT**

**LOOP**

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2021 Existing AM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	282	53	86	332	18	21	40	76	59	57	204
Future Volume (vph)	85	282	53	86	332	18	21	40	76	59	57	204
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.992				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1848	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.403			0.494			0.909			0.952		
Satd. Flow (perm)	751	1863	1583	920	1848	0	1693	1863	1583	1773	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10				35
Link Distance (ft)		1187			1898			1103				907
Travel Time (s)		23.1			37.0			75.2				17.7
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	94	313	59	96	369	20	23	44	84	66	63	227
Shared Lane Traffic (%)												
Lane Group Flow (vph)	94	313	59	96	389	0	23	44	84	66	63	227
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	26.1	22.8	31.9	26.1	23.3		13.5	10.4	16.2	13.4	10.4	51.6
Actuated g/C Ratio	0.51	0.44	0.62	0.51	0.45		0.26	0.20	0.31	0.26	0.20	1.00
v/c Ratio	0.17	0.38	0.06	0.16	0.47		0.05	0.12	0.17	0.14	0.17	0.14
Control Delay	9.0	18.7	8.4	8.8	19.4		15.5	25.4	16.2	16.3	25.7	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.0	18.7	8.4	8.8	19.4		15.5	25.4	16.2	16.3	25.7	0.2

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2021 Existing AM  
 03/31/2021

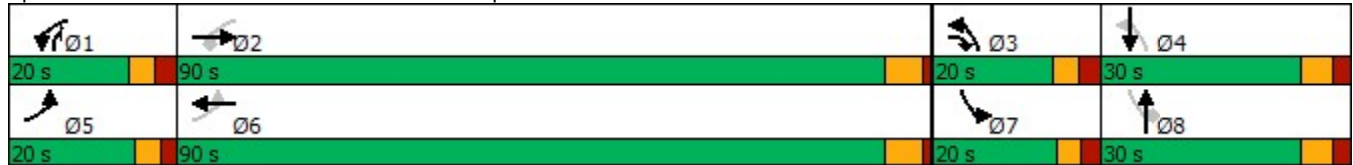
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	B		B	C	B	B	C	A
Approach Delay		15.4			17.3			18.8			7.7	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	17	98	11	18	126		5	14	20	15	20	0
Queue Length 95th (ft)	39	177	29	40	222		21	44	55	46	57	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	787	1863	1143	826	1848		724	1023	763	729	1023	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.17	0.05	0.12	0.21		0.03	0.04	0.11	0.09	0.06	0.14

Intersection Summary

Area Type: Other  
 Cycle Length: 160  
 Actuated Cycle Length: 51.6  
 Natural Cycle: 60  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.47  
 Intersection Signal Delay: 14.5  
 Intersection Capacity Utilization 46.8%  
 Analysis Period (min) 15

Intersection LOS: B  
 ICU Level of Service A

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2021 Existing PM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	228	26	71	226	100	28	27	44	46	37	84
Future Volume (vph)	85	228	26	71	226	100	28	27	44	46	37	84
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.954				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1777	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.456			0.586								
Satd. Flow (perm)	849	1863	1583	1092	1777	0	1863	1863	1583	1863	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10				35
Link Distance (ft)		1187			1898			1103				907
Travel Time (s)		23.1			37.0			75.2				17.7
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	94	253	29	79	251	111	31	30	49	51	41	93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	94	253	29	79	362	0	31	30	49	51	41	93
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	27.2	22.4	34.2	27.2	22.9		11.0	9.4	12.6	10.8	9.3	47.2
Actuated g/C Ratio	0.58	0.47	0.72	0.58	0.49		0.23	0.20	0.27	0.23	0.20	1.00
v/c Ratio	0.15	0.29	0.03	0.11	0.42		0.07	0.08	0.12	0.12	0.11	0.06
Control Delay	7.4	15.3	7.2	7.2	16.4		15.6	23.2	15.5	15.8	23.3	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.4	15.3	7.2	7.2	16.4		15.6	23.2	15.5	15.8	23.3	0.1

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2021 Existing PM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	B		B	C	B	B	C	A
Approach Delay		12.7			14.8			17.6			9.6	
Approach LOS		B			B			B			A	
Queue Length 50th (ft)	8	49	2	7	74		7	6	11	11	9	0
Queue Length 95th (ft)	38	137	16	33	202		25	32	35	36	40	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	885	1863	1273	961	1777		695	1090	694	695	1090	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.14	0.02	0.08	0.20		0.04	0.03	0.07	0.07	0.04	0.06

Intersection Summary

Area Type: Other  
 Cycle Length: 160  
 Actuated Cycle Length: 47.2  
 Natural Cycle: 60  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.42  
 Intersection Signal Delay: 13.5  
 Intersection Capacity Utilization 45.5%  
 Analysis Period (min) 15

Intersection LOS: B  
 ICU Level of Service A

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 No-Build AM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	487	57	93	462	19	23	43	82	64	62	237
Future Volume (vph)	115	487	57	93	462	19	23	43	82	64	62	237
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.994				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1852	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.220			0.212			0.712			0.870		
Satd. Flow (perm)	410	1863	1583	395	1852	0	1326	1863	1583	1621	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10				35
Link Distance (ft)		1187			1898			1103				907
Travel Time (s)		23.1			37.0			75.2				17.7
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	128	541	63	103	513	21	26	48	91	71	69	263
Shared Lane Traffic (%)												
Lane Group Flow (vph)	128	541	63	103	534	0	26	48	91	71	69	263
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	33.8	24.9	41.4	33.8	25.4		15.5	10.2	16.5	16.4	10.4	64.6
Actuated g/C Ratio	0.52	0.39	0.64	0.52	0.39		0.24	0.16	0.26	0.25	0.16	1.00
v/c Ratio	0.33	0.75	0.06	0.26	0.73		0.07	0.16	0.23	0.16	0.23	0.17
Control Delay	10.4	26.7	8.0	9.6	25.6		20.3	31.8	22.9	20.9	32.1	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	10.4	26.7	8.0	9.6	25.6		20.3	31.8	22.9	20.9	32.1	0.2

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 No-Build AM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	B	C	A	A	C		C	C	C	C	C	A
Approach Delay		22.3			23.0			25.1			9.3	
Approach LOS		C			C			C			A	
Queue Length 50th (ft)	24	200	12	19	194		8	18	28	21	27	0
Queue Length 95th (ft)	51	341	30	43	337		29	56	74	60	72	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	610	1862	1143	605	1851		573	821	604	599	821	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.29	0.06	0.17	0.29		0.05	0.06	0.15	0.12	0.08	0.17

Intersection Summary

Area Type: Other  
 Cycle Length: 160  
 Actuated Cycle Length: 64.6  
 Natural Cycle: 65  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.75  
 Intersection Signal Delay: 20.1  
 Intersection Capacity Utilization 54.6%  
 Analysis Period (min) 15

Intersection LOS: C  
 ICU Level of Service A

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road





Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 No-Build PM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	416	28	77	454	108	30	29	48	50	40	118
Future Volume (vph)	117	416	28	77	454	108	30	29	48	50	40	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.971				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1809	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.207			0.386			0.889			0.952		
Satd. Flow (perm)	386	1863	1583	719	1809	0	1656	1863	1583	1773	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10				35
Link Distance (ft)		1187			1898			1103				907
Travel Time (s)		23.1			37.0			75.2				17.7
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	130	462	31	86	504	120	33	32	53	56	44	131
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	462	31	86	624	0	33	32	53	56	44	131
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	38.0	36.7	45.9	40.2	29.5		13.4	10.1	15.9	13.3	10.1	65.9
Actuated g/C Ratio	0.58	0.56	0.70	0.61	0.45		0.20	0.15	0.24	0.20	0.15	1.00
v/c Ratio	0.33	0.45	0.03	0.15	0.77		0.09	0.11	0.14	0.16	0.15	0.08
Control Delay	8.9	16.1	6.4	7.1	24.5		24.1	34.7	24.6	24.7	34.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.9	16.1	6.4	7.1	24.5		24.1	34.7	24.6	24.7	34.5	0.1

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 No-Build PM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	C		C	C	C	C	C	A
Approach Delay		14.1			22.4			27.2			12.6	
Approach LOS		B			C			C			B	
Queue Length 50th (ft)	24	160	6	16	244		11	13	17	18	18	0
Queue Length 95th (ft)	49	259	16	35	406		39	46	55	57	57	0
Internal Link Dist (ft)		1107			1818			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	624	1828	1232	757	1775		555	824	587	561	824	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.25	0.03	0.11	0.35		0.06	0.04	0.09	0.10	0.05	0.08

Intersection Summary

Area Type: Other  
 Cycle Length: 160  
 Actuated Cycle Length: 65.9  
 Natural Cycle: 70  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.77  
 Intersection Signal Delay: 18.3  
 Intersection Capacity Utilization 58.9%  
 Analysis Period (min) 15

Intersection LOS: B  
 ICU Level of Service B

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 Build AM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	117	487	57	93	468	23	23	43	82	104	62	237
Future Volume (vph)	117	487	57	93	468	23	23	43	82	104	62	237
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.993				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1850	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.207			0.212			0.712			0.930		
Satd. Flow (perm)	386	1863	1583	395	1850	0	1326	1863	1583	1732	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10				35
Link Distance (ft)		1187			457			1103				907
Travel Time (s)		23.1			8.9			75.2				17.7
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	130	541	63	103	520	26	26	48	91	116	69	263
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	541	63	103	546	0	26	48	91	116	69	263
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	34.7	25.6	42.4	34.7	26.2		16.2	10.0	16.3	17.1	11.1	66.3
Actuated g/C Ratio	0.52	0.39	0.64	0.52	0.40		0.24	0.15	0.25	0.26	0.17	1.00
v/c Ratio	0.34	0.75	0.06	0.26	0.75		0.07	0.17	0.23	0.26	0.22	0.17
Control Delay	11.0	27.0	8.4	9.9	26.7		20.7	33.9	24.7	22.3	32.2	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.0	27.0	8.4	9.9	26.7		20.7	33.9	24.7	22.3	32.2	0.2

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

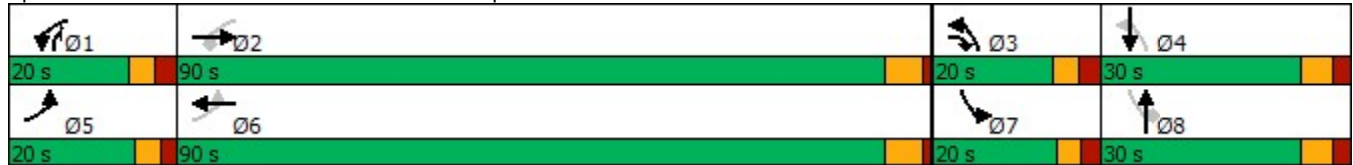
2025 Build AM  
 03/31/2021

Lane Group												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	B	C	A	A	C		C	C	C	C	C	A
Approach Delay		22.5			24.1			26.7			10.9	
Approach LOS		C			C			C			B	
Queue Length 50th (ft)	25	202	12	19	201		8	19	28	36	27	0
Queue Length 95th (ft)	56	361	33	46	369		30	59	80	93	74	0
Internal Link Dist (ft)		1107			377			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	596	1836	1138	600	1823		576	810	586	604	810	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.29	0.06	0.17	0.30		0.05	0.06	0.16	0.19	0.09	0.17

Intersection Summary

Area Type: Other  
 Cycle Length: 160  
 Actuated Cycle Length: 66.3  
 Natural Cycle: 65  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.75  
 Intersection Signal Delay: 20.8  
 Intersection Capacity Utilization 57.4%  
 Analysis Period (min) 15  
 Intersection LOS: C  
 ICU Level of Service B

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 Build PM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	124	416	28	77	458	120	30	29	48	76	40	118
Future Volume (vph)	124	416	28	77	458	120	30	29	48	76	40	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		175	275		0	375		250	150		125
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.969				0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1805	0	1770	1863	1583	1770	1863	1583
Flt Permitted	0.206			0.391			0.816			0.976		
Satd. Flow (perm)	384	1863	1583	728	1805	0	1520	1863	1583	1818	1863	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		35			35			10				35
Link Distance (ft)		1187			457			1103				907
Travel Time (s)		23.1			8.9			75.2				17.7
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	138	462	31	86	509	133	33	32	53	84	44	131
Shared Lane Traffic (%)												
Lane Group Flow (vph)	138	462	31	86	642	0	33	32	53	84	44	131
Turn Type	D.P+P	NA	pm+ov	D.P+P	NA		D.P+P	NA	pm+ov	D.P+P	NA	Free
Protected Phases	5	2	3	1	6		3	8	1	7	4	
Permitted Phases	6		2	2			4		8	8		Free
Detector Phase	5	2	3	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	7.0	12.0	7.0	7.0	12.0		7.0	7.0	7.0	7.0	7.0	
Minimum Split (s)	11.9	17.8	12.6	12.6	17.8		12.6	13.3	12.6	12.3	13.3	
Total Split (s)	20.0	90.0	20.0	20.0	90.0		20.0	30.0	20.0	20.0	30.0	
Total Split (%)	12.5%	56.3%	12.5%	12.5%	56.3%		12.5%	18.8%	12.5%	12.5%	18.8%	
Maximum Green (s)	15.1	84.2	14.4	14.4	84.2		14.4	23.7	14.4	14.7	23.7	
Yellow Time (s)	3.0	4.5	3.0	3.0	4.5		3.0	3.8	3.0	3.0	3.8	
All-Red Time (s)	1.9	1.3	2.6	2.6	1.3		2.6	2.5	2.6	2.3	2.5	
Lost Time Adjust (s)	0.1	-0.8	-0.6	-0.6	-0.8		-0.6	-1.3	-0.6	-0.3	-1.3	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Lead/Lag	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	2.0	6.0	2.0	2.0	6.0		2.0	2.0	2.0	2.0	2.0	
Minimum Gap (s)	2.0	3.2	2.0	2.0	3.2		2.0	2.0	2.0	2.0	2.0	
Time Before Reduce (s)	0.0	15.0	0.0	0.0	15.0		0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	40.0	0.0	0.0	40.0		0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	Min	None	None	Min		None	None	None	None	None	
Act Effct Green (s)	40.9	39.2	48.6	42.9	32.4		13.7	9.8	15.7	13.6	10.4	69.2
Actuated g/C Ratio	0.59	0.57	0.70	0.62	0.47		0.20	0.14	0.23	0.20	0.15	1.00
v/c Ratio	0.35	0.44	0.03	0.15	0.76		0.10	0.12	0.15	0.24	0.16	0.08
Control Delay	9.2	16.0	6.5	7.1	24.2		25.5	37.3	27.0	26.9	35.9	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	9.2	16.0	6.5	7.1	24.2		25.5	37.3	27.0	26.9	35.9	0.1

Lanes, Volumes, Timings  
 1: Middle School Parent Loop/Evans Road & Humie Olive Road

2025 Build PM  
 03/31/2021

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
LOS	A	B	A	A	C		C	D	C	C	D	A
Approach Delay		14.1			22.2			29.4			14.9	
Approach LOS		B			C			C			B	
Queue Length 50th (ft)	26	160	6	16	255		11	13	18	28	19	0
Queue Length 95th (ft)	55	271	17	36	447		40	49	60	82	59	0
Internal Link Dist (ft)		1107			377			1023			827	
Turn Bay Length (ft)	150		175	275			375		250	150		125
Base Capacity (vph)	604	1804	1236	750	1747		525	775	551	538	775	1583
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.26	0.03	0.11	0.37		0.06	0.04	0.10	0.16	0.06	0.08

Intersection Summary

Area Type: Other  
 Cycle Length: 160  
 Actuated Cycle Length: 69.2  
 Natural Cycle: 70  
 Control Type: Actuated-Uncoordinated  
 Maximum v/c Ratio: 0.76  
 Intersection Signal Delay: 18.6  
 Intersection Capacity Utilization 61.6%  
 Analysis Period (min) 15

Intersection LOS: B  
 ICU Level of Service B

Splits and Phases: 1: Middle School Parent Loop/Evans Road & Humie Olive Road



# **APPENDIX F**

**CAPACITY ANALYSIS CALCULATIONS**

**EVANS ROAD**

**&**

**MADISON CREEK DRIVE / SITE DRIVE 1**

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
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Lane Configurations	Y			4	4	
Traffic Vol, veh/h	7	20	7	136	300	4
Future Vol, veh/h	7	20	7	136	300	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	22	8	151	333	4

Major/Minor	Minor2	Major1	Major2
-------------	--------	--------	--------

Conflicting Flow All	502	335	337	0	-	0
Stage 1	335	-	-	-	-	-
Stage 2	167	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	529	707	1222	-	-	-
Stage 1	725	-	-	-	-	-
Stage 2	863	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	525	707	1222	-	-	-
Mov Cap-2 Maneuver	525	-	-	-	-	-
Stage 1	720	-	-	-	-	-
Stage 2	863	-	-	-	-	-

Approach	EB	NB	SB
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HCM Control Delay, s	10.8	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
-----------------------	-----	-----	-------	-----	-----

Capacity (veh/h)	1222	-	649	-	-
HCM Lane V/C Ratio	0.006	-	0.046	-	-
HCM Control Delay (s)	8	0	10.8	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Intersection

Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	15	9	203	152	8
Future Vol, veh/h	6	15	9	203	152	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	17	10	226	169	9

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	420	174	178	0	0
Stage 1	174	-	-	-	-
Stage 2	246	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	590	869	1398	-	-
Stage 1	856	-	-	-	-
Stage 2	795	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	585	869	1398	-	-
Mov Cap-2 Maneuver	585	-	-	-	-
Stage 1	849	-	-	-	-
Stage 2	795	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.9	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1398	-	763	-	-
HCM Lane V/C Ratio	0.007	-	0.031	-	-
HCM Control Delay (s)	7.6	0	9.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection

Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	22	8	170	341	4
Future Vol, veh/h	8	22	8	170	341	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	24	9	189	379	4

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	588	381	383	0	-	0
Stage 1	381	-	-	-	-	-
Stage 2	207	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	471	666	1175	-	-	-
Stage 1	691	-	-	-	-	-
Stage 2	828	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	467	666	1175	-	-	-
Mov Cap-2 Maneuver	467	-	-	-	-	-
Stage 1	685	-	-	-	-	-
Stage 2	828	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.4	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1175	-	598	-	-
HCM Lane V/C Ratio	0.008	-	0.056	-	-
HCM Control Delay (s)	8.1	0	11.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	16	10	245	192	9
Future Vol, veh/h	6	16	10	245	192	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	18	11	272	213	10

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	512	218	223	0	-	0
Stage 1	218	-	-	-	-	-
Stage 2	294	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	522	822	1346	-	-	-
Stage 1	818	-	-	-	-	-
Stage 2	756	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	517	822	1346	-	-	-
Mov Cap-2 Maneuver	517	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	756	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1346	-	708	-	-
HCM Lane V/C Ratio	0.008	-	0.035	-	-
HCM Control Delay (s)	7.7	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	8	4	22	40	4	11	8	170	6	4	341	4
Future Vol, veh/h	8	4	22	40	4	11	8	170	6	4	341	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	4	24	44	4	12	9	189	7	4	379	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	608	603	381	614	602	193	383	0	0	196	0	0
Stage 1	389	389	-	211	211	-	-	-	-	-	-	-
Stage 2	219	214	-	403	391	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	408	413	666	404	414	849	1175	-	-	1377	-	-
Stage 1	635	608	-	791	728	-	-	-	-	-	-	-
Stage 2	783	725	-	624	607	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	395	408	666	382	409	849	1175	-	-	1377	-	-
Mov Cap-2 Maneuver	395	408	-	382	409	-	-	-	-	-	-	-
Stage 1	629	606	-	784	721	-	-	-	-	-	-	-
Stage 2	760	718	-	594	605	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	12.2		14.7		0.4		0.1	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1175	-	-	539	432	1377	-	-
HCM Lane V/C Ratio	0.008	-	-	0.07	0.141	0.003	-	-
HCM Control Delay (s)	8.1	0	-	12.2	14.7	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.5	0	-	-

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	6	4	16	26	4	7	10	245	19	12	192	9
Future Vol, veh/h	6	4	16	26	4	7	10	245	19	12	192	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	4	18	29	4	8	11	272	21	13	213	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	555	559	218	560	554	283	223	0	0	293	0	0
Stage 1	244	244	-	305	305	-	-	-	-	-	-	-
Stage 2	311	315	-	255	249	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	442	438	822	439	440	756	1346	-	-	1269	-	-
Stage 1	760	704	-	705	662	-	-	-	-	-	-	-
Stage 2	699	656	-	749	701	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	427	428	822	419	430	756	1346	-	-	1269	-	-
Mov Cap-2 Maneuver	427	428	-	419	430	-	-	-	-	-	-	-
Stage 1	752	696	-	698	655	-	-	-	-	-	-	-
Stage 2	680	649	-	719	693	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB			
HCM Control Delay, s	11.2		13.6		0.3		0.4			
HCM LOS	B		B							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1346	-	-	607	459	1269	-	-
HCM Lane V/C Ratio	0.008	-	-	0.048	0.09	0.011	-	-
HCM Control Delay (s)	7.7	0	-	11.2	13.6	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0	-	-

# **APPENDIX G**

**CAPACITY ANALYSIS CALCULATIONS**

**HUMIE OLIVE ROAD**

**&**

**SITE DRIVE 2**

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↑		↑
Traffic Vol, veh/h	0	673	578	10	0	6
Future Vol, veh/h	0	673	578	10	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	50	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	748	642	11	0	7

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	-	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	-
Pot Cap-1 Maneuver	0	-	0
Stage 1	0	-	0
Stage 2	0	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	12.7
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	474
HCM Lane V/C Ratio	-	-	-	0.014
HCM Control Delay (s)	-	-	-	12.7
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0

Intersection

Int Delay, s/veh 0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑	↑		↑
Traffic Vol, veh/h	0	540	651	31	0	4
Future Vol, veh/h	0	540	651	31	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	50	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	600	723	34	0	4

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	-	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	-
Pot Cap-1 Maneuver	0	-	0
Stage 1	0	-	0
Stage 2	0	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	13.5
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	426
HCM Lane V/C Ratio	-	-	-	0.01
HCM Control Delay (s)	-	-	-	13.5
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0



# **APPENDIX H**

## **SIMTRAFFIC QUEUING REPORTS**

Queuing and Blocking Report  
 2021 Existing AM

04/07/2021

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	69	130	40	109	170	42	69	94	67	104
Average Queue (ft)	32	53	9	35	56	11	25	41	30	34
95th Queue (ft)	65	101	25	73	134	31	53	79	61	73
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)										
Queuing Penalty (veh)										

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	56	31
Average Queue (ft)	21	3
95th Queue (ft)	50	18
Link Distance (ft)	1028	837
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report  
 2021 Existing PM

04/07/2021

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	71	100	16	42	166	63	49	73	46	44
Average Queue (ft)	25	40	3	19	47	18	16	25	15	18
95th Queue (ft)	50	84	13	36	110	45	40	57	38	37
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)										
Queuing Penalty (veh)										

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	18
95th Queue (ft)	43
Link Distance (ft)	1028
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	48	254	59	81	213	46	111	173	87	64
Average Queue (ft)	35	101	12	32	80	15	29	54	29	20
95th Queue (ft)	55	175	42	65	161	39	75	105	61	45
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		2								
Queuing Penalty (veh)		3								

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB
Directions Served	LR
Maximum Queue (ft)	56
Average Queue (ft)	22
95th Queue (ft)	47
Link Distance (ft)	1028
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 3

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	111	257	267	63	436	48	70	73	88	83
Average Queue (ft)	54	74	12	22	130	21	19	35	24	26
95th Queue (ft)	93	159	93	45	279	45	53	61	58	60
Link Distance (ft)		1151			1832		1047			837
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		1			1					
Queuing Penalty (veh)		1			1					

Intersection: 2: Evans Road & Madison Creek Drive

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	31	31
Average Queue (ft)	16	3
95th Queue (ft)	41	19
Link Distance (ft)	1028	837
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 2

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	98	279	38	61	255	46	69	133	88	83
Average Queue (ft)	44	97	10	28	108	13	30	52	46	29
95th Queue (ft)	80	199	28	54	203	38	62	101	84	63
Link Distance (ft)		1151			361		1046			826
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		2								
Queuing Penalty (veh)		4								

Intersection: 2: Evans Road & Madison Creek Drive/Site Drive 1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	52	53	30	27
Average Queue (ft)	25	26	0	1
95th Queue (ft)	49	47	0	9
Link Distance (ft)	1028	1037	826	1049
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Humie Olive Road & Site Drive 2

Movement	SB
Directions Served	R
Maximum Queue (ft)	24
Average Queue (ft)	7
95th Queue (ft)	24
Link Distance (ft)	958
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 4

Intersection: 1: Middle School Parent Loop/Evans Road & Humie Olive Road

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	TR	L	T	R	L	T
Maximum Queue (ft)	97	216	38	44	346	45	91	74	89	64
Average Queue (ft)	43	76	8	21	145	13	24	33	38	20
95th Queue (ft)	75	147	23	45	280	40	61	69	75	50
Link Distance (ft)		1151			361		1046			826
Upstream Blk Time (%)					0					
Queuing Penalty (veh)					0					
Storage Bay Dist (ft)	150		175	275		375		250	150	
Storage Blk Time (%)		2			1					
Queuing Penalty (veh)		2			1					

Intersection: 2: Evans Road & Madison Creek Drive/Site Drive 1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	77	26	54
Average Queue (ft)	21	29	1	11
95th Queue (ft)	44	58	9	38
Link Distance (ft)	1028	1037	826	1049
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Humie Olive Road & Site Drive 2

Movement	SB
Directions Served	R
Maximum Queue (ft)	24
Average Queue (ft)	3
95th Queue (ft)	14
Link Distance (ft)	958
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 3



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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS  
CONDITIONAL ZONING #21CZ13  
Evans Road Assembly 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:** Jason Vickers, Beazer Homes  
**Authorized Agent:** Jeff Roach, P.E., Peak Engineering & Design, PLLC  
**Property Addresses:** 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.  
**Acreage:** 134.57 acres  
**Property Identification Numbers (PINs):** 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581  
**2045 Land Use Map Designation:** Medium Density & Medium/High 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, 2<sup>nd</sup> 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](mailto: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/imaget>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://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/35533>.

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

Published Dates: July 23-August 9, 2021

Navigation icons: back, forward, search, zoom in, zoom out, refresh, print, and a page indicator showing '1 / 2'.





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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS  
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ13  
Evans Road PUD (Desarrollo de Unidad Planificada)

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: Jason Vickers, Beazer Homes  
Agente autorizado: Jeff Roach, P.E., Peak Engineering & Design, PLLC  
Dirección de las propiedades: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.  
Superficie: ±34.57 acres  
Números de identificación de las propiedades: 0721801110, 0721803171, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581  
Designación en el Mapa de Uso Territorial para 2045: Medium Density & Medium/High 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](mailto: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.

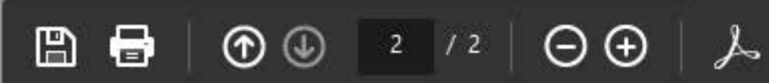
Mapa de las inmediaciones:



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](http://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/35533>

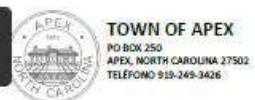
Dianne F. Khin, AICP  
Directora de Planificación y Desarrollo Comunitario

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





Navigation icons: Save, Print, Up, Down, Page 2 / 2, Zoom in, Zoom out, PDF icon



NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS  
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ13  
Evans Road Assembly PUD

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 el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Jason Vickers, Beazer Homes  
Agente autorizado: Jeff Roach, P.E., Peak Engineering & Design, PLLC  
Dirección de las propiedades: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.  
Superficie: ±34.57 acres  
Números de identificación de las propiedades: 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581  
Designación en el Mapa de Uso Territorial para 2045: Medium Density & Medium/High 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](mailto: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.ralnc.gov/imap>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://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/35533>.

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ13 Evans Road Assembly 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:** Jason Vickers, Beazer Homes

**Authorized Agent:** Jeff Roach, P.E., Peak Engineering & Design, PLLC

**Property Addresses:** 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.

**Acreage:** ±34.57 acres

**Property Identification Numbers (PINs):** 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581

**2045 Land Use Map Designation:** Medium Density & Medium/High 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, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

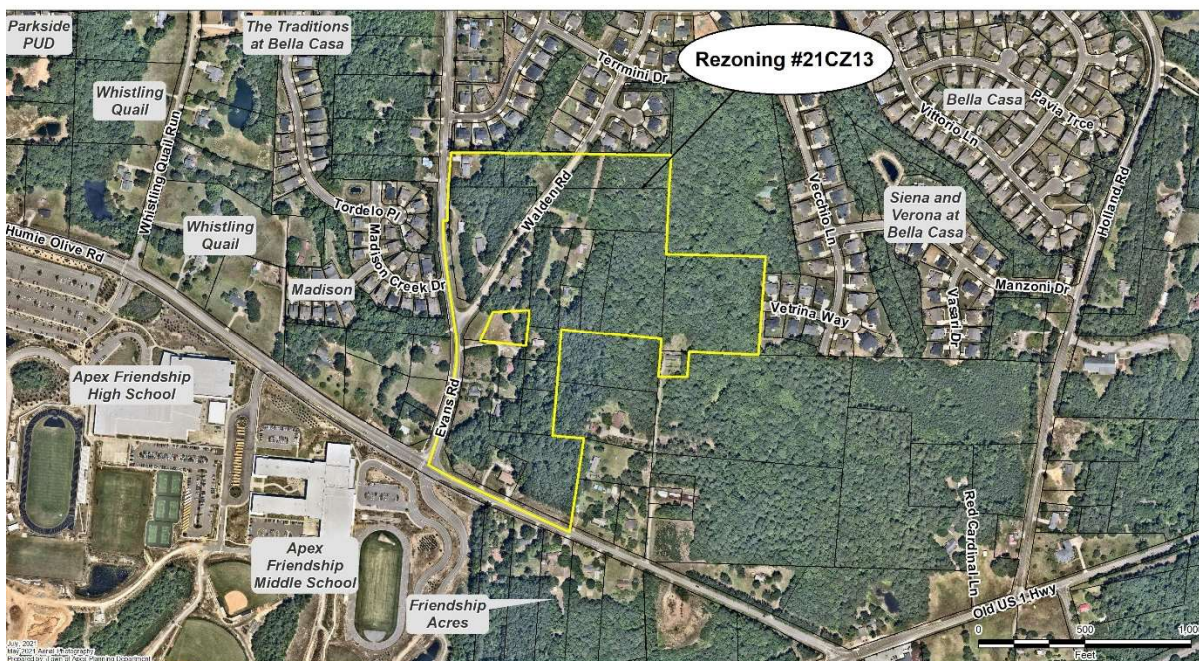
### **Planning Board Public Hearing Date and Time: August 9, 2021 4:30 PM**

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](mailto: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](http://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/35533>.

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 #21CZ13  
Evans Road PUD (Desarrollo de Unidad Planificada)

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:** Jason Vickers, Beazer Homes

**Agente autorizado:** Jeff Roach, P.E., Peak Engineering & Design, PLLC

**Dirección de las propiedades:** 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.

**Superficie:** ±34.57 acres

**Números de identificación de las propiedades:** 0721801110, 0721803171, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581

**Designación en el Mapa de Uso Territorial para 2045:** Medium Density & Medium/High 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

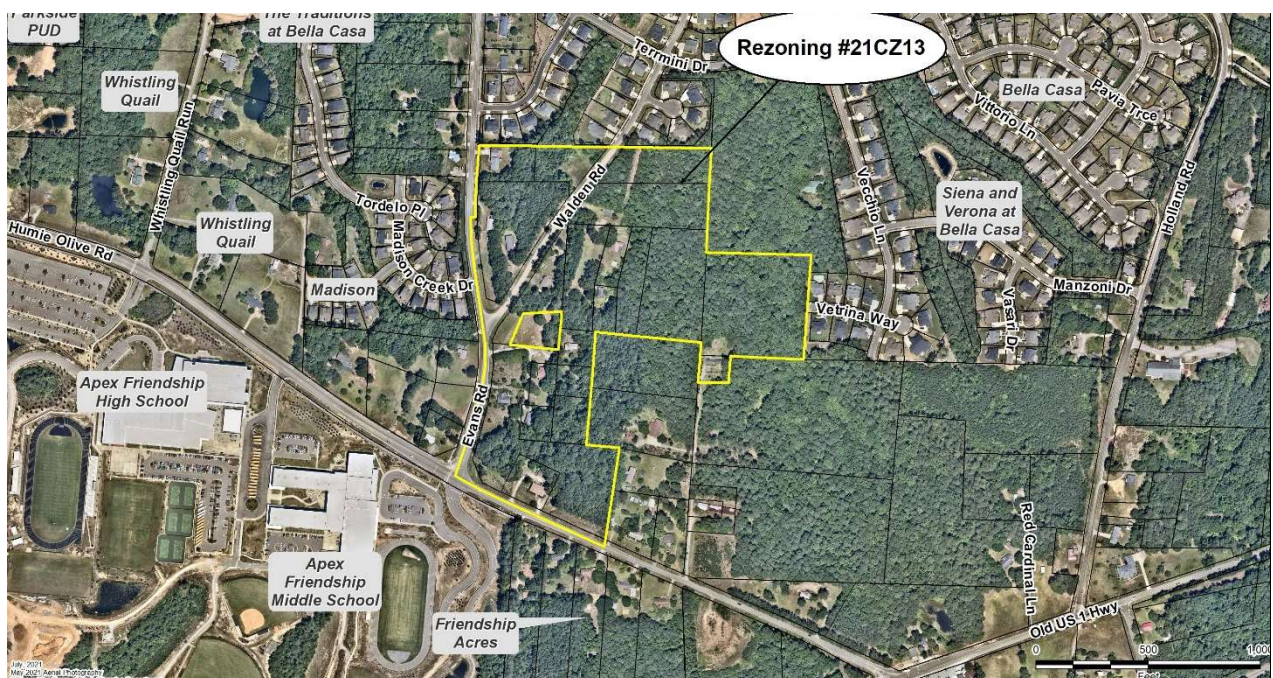
**Fecha y hora de la audiencia pública de la Junta de Planificación:** 9 de Agosto, 2021 4:30 P.M.

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](mailto: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](http://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/35533>

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 #21CZ13 Evans Road Assembly 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:** Jason Vickers, Beazer Homes

**Authorized Agent:** Jeff Roach, P.E., Peak Engineering & Design, PLLC

**Property Addresses:** 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.

**Acreage:** ±34.57 acres

**Property Identification Numbers (PINs):** 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581

**2045 Land Use Map Designation:** Medium Density & Medium/High 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, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

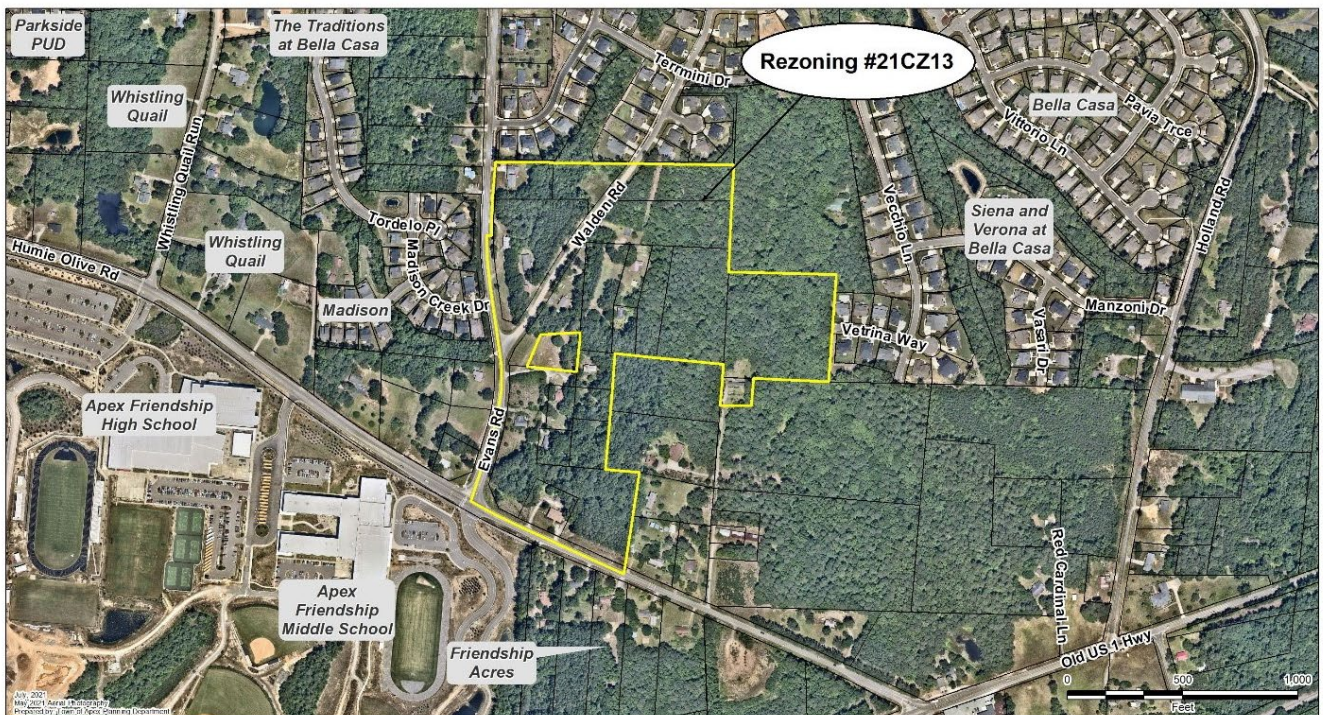
**Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.**

**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](mailto: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](http://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/35533>.

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 #21CZ13

#### Evans Road Assembly 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:** Jason Vickers, Beazer Homes

**Agente autorizado:** Jeff Roach, P.E., Peak Engineering & Design, PLLC

**Dirección de las propiedades:** 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.

**Superficie:** ±34.57 acres

**Números de identificación de las propiedades:** 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061, 0721807948, 0721901910, 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581

**Designación en el Mapa de Uso Territorial para 2045:** Medium Density & Medium/High 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

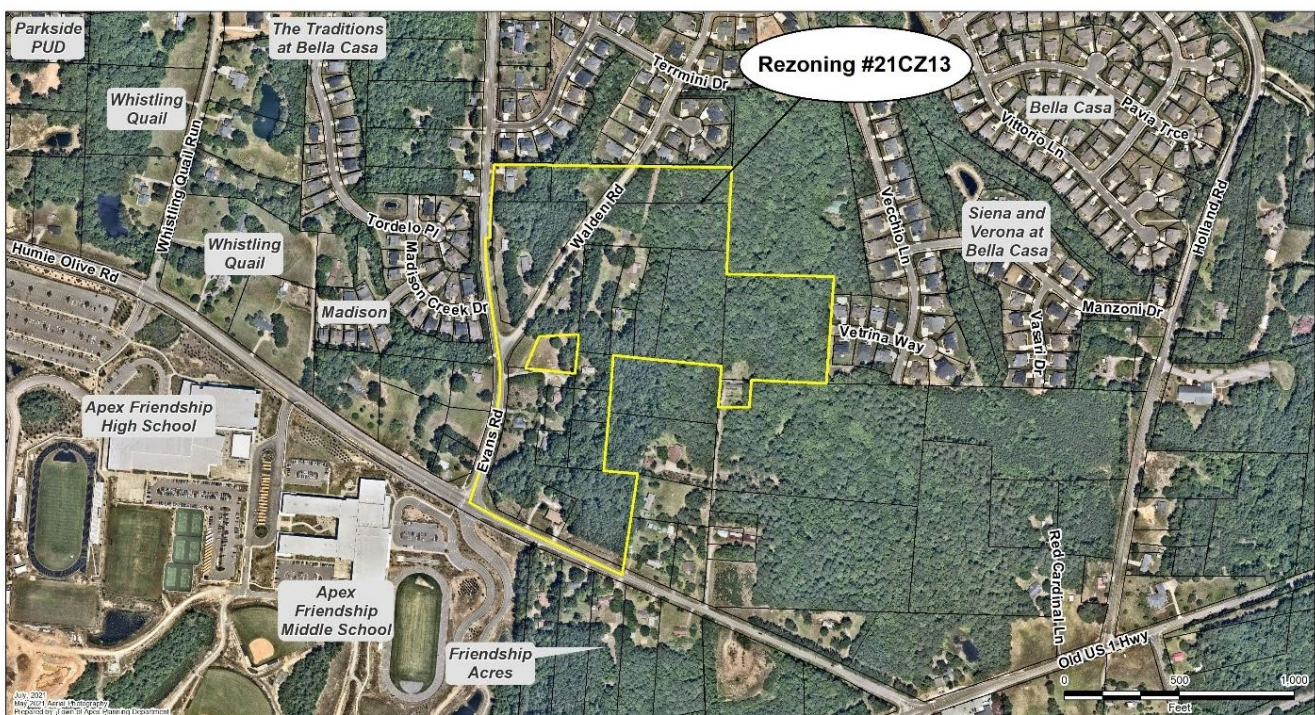
**Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.**

**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>.

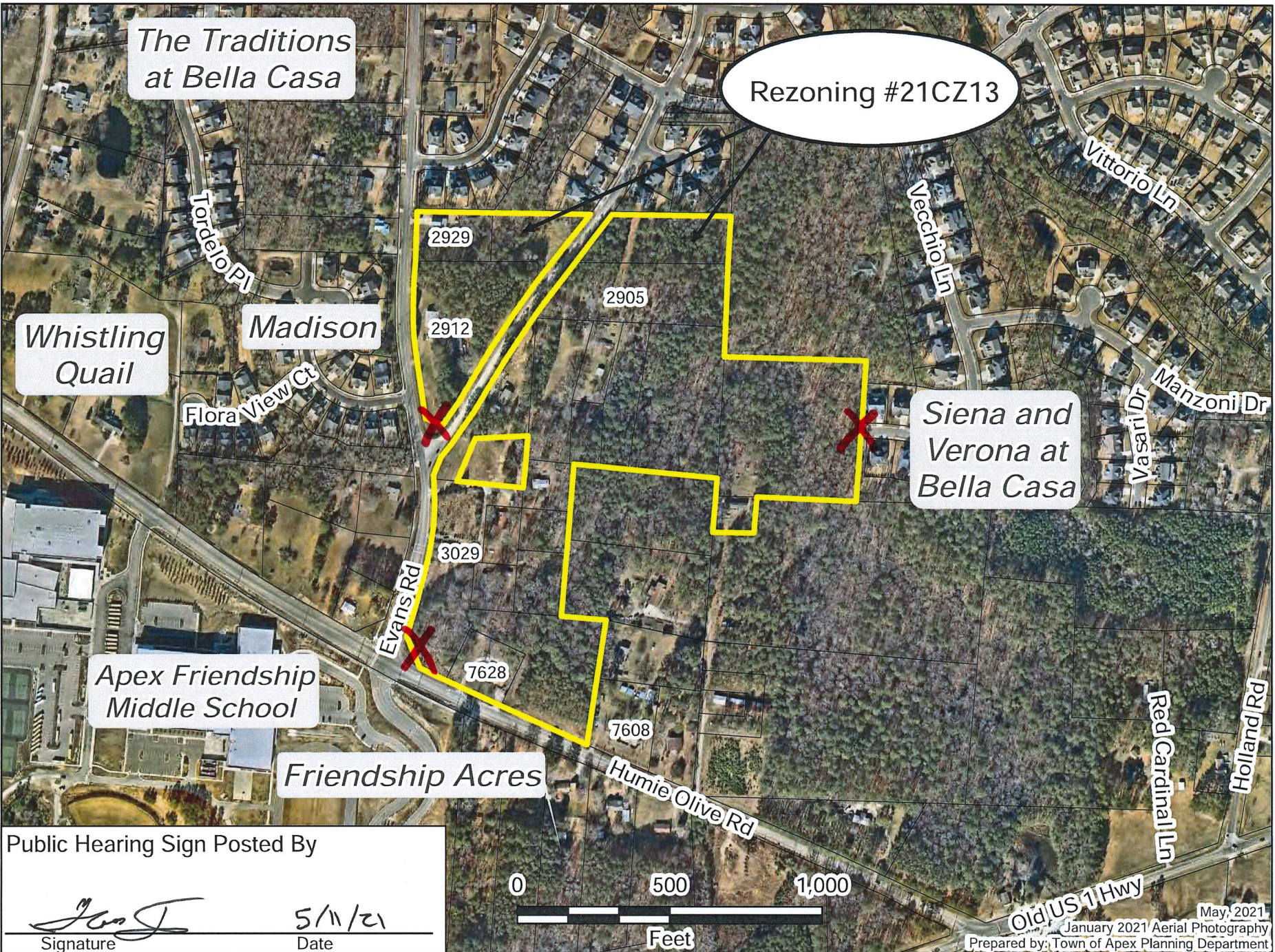
Si no puede asistir, puede enviar una declaración escrita por correo electrónico a [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), o presentarla a la secretaria municipal adjunta, Tesa Silver (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles 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](http://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/35533>.

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



The Traditions at Bella Casa

Rezoning #21CZ13

Whistling Quail

Madison

Siena and Verona at Bella Casa

Apex Friendship Middle School

Friendship Acres

Public Hearing Sign Posted By  
Signature: *[Handwritten Signature]*  
Date: 5/11/21







**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 #21CZ13  
 Evans Road Assembly PUD

Project Location: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie  
 Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.

Applicant or Authorized Agent: Jason Vickers, Beazer Homes  
 Jeff Roach, P.E., Peak Engineering & Design, PLLC

Firm: Peak Engineering & Design, PLLC

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.

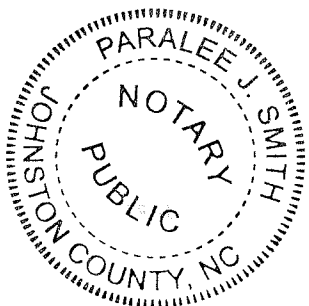
7/26/2021  
 Date

*Suzanne F. Khuri*  
 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**

Section 2.2.11  
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #21CZ13  
Evans Road Assembly PUD  
Project Location: 0, 0, 2921, 2929, 3025, 3027, 3029, 3033 Evans Rd.; 0, 7616, 7628 Humie Olive Rd.; 0, 0, 2825, 2828, 2905, 2909, 2912, 2917, 2925 Walden Rd.  
Applicant or Authorized Agent: Jason Vickers, Beazer Homes  
Jeff Roach, P.E., Peak Engineering & Design, PLLC  
Firm: Peak Engineering & Design, PLLC

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.

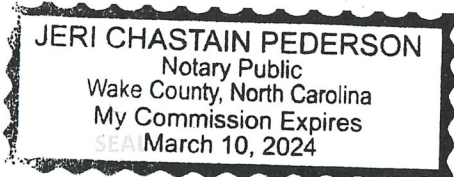
8/2/2021  
Date

*Maime 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

# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #21CZ13 Evans Road 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:** ±34.57 acres  
**PIN(s):** 0721801110, 0721803174, 0721801336, 0721802377, 0721801553, 0721803505, 0721803619, 0721813022, 0721804836, 0721814170, 0721815061  
**Current Zoning:** 0721809611, 0721801975, 0721810212, 0721812581, 0721816313, 0721816591, 0721719581, 0721807948, 0721901910,  
**Proposed Zoning:** Rural Residential (RR)  
Planned Unit Development-Conditional Zoning (PUD-CZ)  
**2045 Land Use Map:** Medium Density & Medium/High Density Residential  
**Town Limits:** 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: \_\_\_\_\_

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Apex Transportation Plan  
 Consistent       Inconsistent      Reason: \_\_\_\_\_

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Parks, Recreation, Open Space, and Greenways Plan  
 Consistent       Inconsistent      Reason: \_\_\_\_\_

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**PLANNING BOARD REPORT TO TOWN COUNCIL**

Rezoning Case: #21CZ13 Evans Road 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: \_\_\_\_\_

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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**PLANNING BOARD REPORT TO TOWN COUNCIL**

Rezoning Case:#21CZ13 Evans Road 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: \_\_\_\_\_

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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: \_\_\_\_\_

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

Consistent                       Inconsistent                      Reason: \_\_\_\_\_

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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**PLANNING BOARD REPORT TO TOWN COUNCIL**

Rezoning Case:#21CZ13 Evans Road PUD

Planning Board Meeting Date:August 9, 2021



**Planning Board Recommendation:**

Motion: To recommend approval as proposed by applicant.

Introduced by Planning Board member: Mark Steele

Seconded by Planning Board member: Ryan Akers

*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 submitted 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 20:21:41 -04'00'

Michael Marks, Planning Board Chair

**Dianne Khin** Digitally signed by Dianne Khin  
Date: 2021.08.09 17:26:18 -04'00'

Dianne Khin, Director of Planning and  
Community Development

