

"Attachment B"

PD PLAN

Hackney Planned Unit Development

APEX, NORTH CAROLINA

APPLICANT

WithersRavenel

137 S Wilmington Street Suite 200

Raleigh, NC 27601

Date: August 18, 2021

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2.0 PROJECT DATA

Name of Project	Hackney Planned Unit Development	
PIN(s)	0721492629 0722406699 0722411102	
Preparer/Owner Information	Prepared by	WithersRavenel 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601 Phone: 919.469.3340 Fax: 919.467.6008 Email: Brendie Vega, AICP, CNU-A bvega@withersravenel.com Bryant Inge, PE binge@withersravenel.com
	Owners	Hackney, Charles Leon Hackney, Judy G Goodwin, Edwin A 2505 Olive Chapel Rd Apex, NC 27502-6788
Current Zoning Designation	Rural Residential (RR) & Residential-80W (R-80W)	
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)	
Current 2045 Land Use Map Designation	Medium Density Residential	
Proposed 2045 Land Use Map Designation	No Proposed Change (Medium Density)	
Area of Tracts (ac.)	10.01, 11.91, & 57.87 (73.64 ac. total)	

3.0 PROPOSED LIST OF USES

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

Residential

- Single-Family
- Accessory Dwelling Unit
- Townhouse

Non-Residential

- Utility, Minor
- Greenway
- Park, Active
- Park, Passive

4.0 PURPOSE STATEMENT

The Hackney Planned Unit Development Conceptual Layout has been designed in order to help establish appropriately sized residential opportunities along Olive Chapel Road. Development is intended to reflect the neighboring residential communities in both density and product. This residential development philosophy is in line with the 2045 Apex Future Land Use Plan designation of “Medium Density Residential”. The site will provide a mixture of amenities and strategic infrastructure connections for future residents to navigate the community.

5.0 PROPOSED DESIGN AND ARCHITECTURAL CONTROLS

Maximum Densities (du/Acre)	3.25 du/acre		
Maximum Dwelling Units	233		
Maximum Height of Buildings	50 feet		
Setbacks: Single-Family	Front: 5' from façade 20' from garage to back of sidewalk	Side: 5'	Rear: 10'
		Corner Side: 8'	
Setbacks: Townhouse, Front loaded	Front: 10' from façade 20' from garage to back of sidewalk	Side: 5'	Rear: 10'
		Building to Building: 10'	
Setbacks: Townhouse, Alley loaded	Front: 10' from façade	Side: 5'	Rear: 5'
		Building to Building: 10'	
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	70%		

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. The visible side of a townhome on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap-around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gables
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
6. The garage cannot protrude more than 1-foot from either the front façade or porch.
7. At least 25% of the Single-Family detached homes will have the master bedroom and bath on the first floor.

6.0 BUFFERS

Perimeter Buffers shall be designated as such:

North	100' Stream Buffer*
East	20' Type A Buffer
South	30' Type E Buffer**
West	20' Type A Buffer

* In addition to the 100' riparian buffer on the north, an additional 100' buffer will be established. This additional 100' may include utilities, trails and other active or passive recreation.

**A 30' Type B Buffer shall be provided if homes along Olive Chapel Road are not alley-loaded.

7.0 NATURAL RESOURCES AND ENVIRONMENT

Watershed

The Hackney Planned Unit Development is located within the Primary Watershed Protection Overlay District and is therefore subject to the requirements outlined in Section 6.1 of the Town of Apex Unified Development Ordinance.

Floodplain

The parcels that make up the Site do contain a small portion of FEMA designated 100-year floodplains near the site's northern termination according to FEMA FIRM Panel 3720072200J, effective 05/02/2006.

Resource Conservation

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

The PUD will meet the requirements of:

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

8.1.2.C.4 *Development located south and west of NC 540.* All developments which do not meet the criteria of subsections 8.1.2.C.3 or 10 and which are located south and west of NC 540 shall provide buffers and RCA equal to or greater than 30% of the gross site acreage for single-family and townhome uses and 25% of the gross site acreage for multi-family, mixed-use, and non-residential uses.

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

Tree Replanting

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

Clean Energy

Residential dwelling units will be provided with solar conduit to accommodate the future installation of solar panels.

If permitted by the electric company, the developer will:

1. Install photo-voltaic solar panels on the pool house roof for connection to the electrical grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system

will be installed. The system may be either owned or leased and will be turned over to the HOA.

2. Install photo-voltaic solar panels on two model home roofs for connection to the electrical grid. The photo-voltaic system will be designed to produce 5 kilowatts. If 5 kilowatts is not achievable due to roof area, the maximum achievable system will be installed. The system will be transferred to the purchaser of the model home at closeout of the community.

Water Quality

Signs will be installed near SCMs in order to:

1. Reduce pet waste near SCM drainage areas.
2. Reduce fertilizer near SCM drainage areas.

Installation of Pet Waste Stations in common areas will occur within the neighborhood.

Planting and Landscaping

Install Warm Season grasses (Bermuda, Zoysia, etc) in lawn areas to reduce the need for irrigation and chemicals.

Install required Street Trees, Buffer and Re-Vegetation plantings that consist of a variety of native plant materials recognized by the New Hope Audubon Society or the NCSU manual for Landscaping for Wildlife with Native Plants as being bird and pollinator friendly; as allowed by the Town of Apex Design & Development Manual or approved by Apex Staff.

Specify pocket park plantings that are recognized by the NC Wildlife Federation as being Native Pollinator Plants as part of the Statewide Butterfly Highway initiative.

Include at least 4 native hardwood tree varieties in the proposed plantings, as allowed by the Apex Design and Development Manual.

Environmental Resources

The site will provide the following:

1. Purchase 20 bird houses from the New Hope Audubon Society (or other non-profit) and install in natural areas within the site.
2. Retain the 2 existing ponds if engineering studies confirm that the existing dams are structurally sound and meet regulatory requirements.

Historic Preservation

According to the North Carolina Historic Preservation Office's HPOWEB 2.0 Mapping application, there are no historic structures contained on the Site.

8.0 STORMWATER MANAGEMENT REQUIREMENTS

The parcels on which the development is proposed upon currently consist of a few existing structures, some cleared lands, and wooded lands. Two ponds exist on the parcels and drain to Reedy Branch Creek, eventually feeding into Jordan Lake. The proposed development plan will require stormwater management measures in accordance with Sections 6.1 and 7.5.7 in the Town of Apex Unified Development Ordinance. Stormwater captured on the site will be conveyed to proposed Stormwater Control Measures, which will be identified on plans during the major subdivision or site plan approval stage. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year and 10-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. All stormwater devices will meet the design requirements of NCDENR and the Town of Apex.

9.0 PARKS, RECREATION AND CULTURAL RESOURCES

The Apex Parks, Recreation and Cultural Resources Advisory Commission met on December 9, 2020 and unanimously recommended a fee-in-lieu of dedication with credit for construction of greenway which connects Sidepath along Hasse Ave to the west connecting to the Reedy Branch Greenway in Smith Farm. The fee rate will be set at the time of Town Council Review/ Approval and the credit for construction will be calculated prior to construction plan approval. Per the UDO Art 14, the greenway must be completed and accepted prior to 25% of the building permits for the project being issued.

10.0 PARKING AND LOADING

All parking provided on the Site will comply with the requirements outlined in Section 8.3 of the Town of Apex Unified Development Ordinance. Per 8.3.4(C) of the UDO, guest parking shall be designated within common areas and be distributed throughout residential projects. Striped on-street parking may be counted toward guest parking requirements. For Townhouse, guest parking shall be distributed so that there is at least one parking space within 200' of each townhouse lot.

11.0 SIGNAGE

All signage on the Site will comply with the requirements outlined in Section 8.7 of the Town of Apex Unified Development Ordinance.

12.0 PUBLIC FACILITIES REQUIREMENTS

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

Sanitary Sewer Service

All on-site sanitary sewer lines will be extended to the property lines to allow future interconnectivity of properties. The design of the sanitary sewer will be according to the Town of Apex Engineering Standards and Specifications while accounting for downstream capacity and future upstream development. Sanitary Sewer easements will be established for public sewer outside of the Public R/W.

Gas

The Public Service Company of North Carolina (PSNC) will require a revenue analysis based on the proposed development in order to determine the applicable costs to the developer for installation of infrastructure.

Electric Service

The Site is in the service area of both the Town of Apex Electric Utilities and Progress Energy and the applicant will select the Town of Apex to serve as the electric provider.

Roadways

The Site will require an internal public roadway network and parking spaces. The onsite transportation circulation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details and show required right-of-way widths and road sections.

Hasse Avenue will be constructed between Olive Chapel Road and its current terminus north of the project. Olive Chapel Road will be widened to include construction of a 100-foot eastbound left-turn lane with appropriate deceleration length and taper and a 100-foot westbound right-turn lane with appropriate deceleration length and taper subject to NCDOT review and approval. The Olive Chapel Road turn lane widening will be completed prior to platting Hasse Avenue access to Olive Chapel Road and the connection to Hasse Avenue north of the project will be completed prior to the last plat in the subdivision.

A 6-foot bike lane and 5-foot paved shoulder will be located on the north side of Olive Chapel Road per the bike/ped systems map.

Per the Long-Range Transportation Map, the following roadway sections apply to this development:

- Olive Chapel Road = 4-Lane with median, widening, 110' ROW, must provide 55' from centerline
- N/S = Future Major Collector, 60' ROW
- E/W = Future Local Connection, 50' ROW

There will be no private driveways permitted along Olive Chapel Road.

Alleys

Alleys may be proposed to vary from Town standards in order to accommodate water and sewer utilities, provided they maintain the same or greater width of pavement and right of way, subject to staff review and approval at the time of subdivision and construction plans.

Water Service

All on-site water lines will be designed according to Town of Apex Engineering Standards and Specifications.

Transit

According to the Apex 2045 Transportation Plan, there are no existing or proposed transit routes designated on or adjacent to the Site.

Pedestrian Facilities

The development plan will incorporate sidewalk infrastructure along Olive Chapel Road as well as the internal street network. A trail will serve as a connection from the western portion of the community to the Reedy Branch Greenway, thus in compliance with the future land use plan.

Sidewalks will be provided on both sides of all streets for single-family detached homes. There will be a 10-foot side path provided along minor collector roads as show on the bike/ped plan.

Prior to platting the 75th lot in the neighborhood, the Developer will extend a 5' sidewalk approximately 860 feet along the north side of Olive Chapel to the western limits of the Linden Subdivision. Developer will attempt to obtain the required right-of-way and/or easements for construction of this sidewalk from the adjacent property owners. If the required right-of-way and/or easements cannot be obtained by that time, a Fee-in-Lieu in the amount of 125% of the estimated cost of construction plus fair market value of the property to be acquired, shall be assessed. Any performance guarantee provided for this section of sidewalk shall be released upon acceptance of said fee-in-lieu by the Town.

13.0 PHASING PLAN

The Hackney Planned Unit Development will be constructed in phases. The developer will not record plats of more than 50 residential lots in calendar year 2023, 100 residential lots in calendar year 2024, and the remaining 83 lots in 2025.

Please note the following considerations for the phasing plan:

1. Access points are preliminary in nature and subject to Town of Apex and NCDOT review and approval.
2. Limits of land disturbance within each phase shall be determined at the master subdivision plan and site plan stages.
3. Public utilities shall be provided for each phase of development.

14.0 CONSISTENCY WITH 2045 LAND USE PLAN

The Apex 2045 Future Land Use Map depicts the future land use of the three parcels as Medium Density Residential. Medium Density Residential lands are described in the Land Use Plan as consisting of single-family homes, duplexes, and townhomes with densities between three (3) and seven (7) dwelling units per acre. It is intended to act as a transition between higher and lower residential densities. The maximum density proposed for the Hackney Planned Unit Development is four (4) dwelling units per acre.

The Hackney Planned Unit Development proposes medium density residential housing options appropriate to its proximity to the Olive Chapel Road thoroughfare and are consistent with uses found in the surrounding communities. The uses proposed for the site are directly in line with the uses stated in the 2045 Future Apex Land Use Plan thus the proposed rezoning is consistent with the Town's future plans for this area.

15.0 CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

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

16.0 ELEVATIONS

Elevations provided are representative of architecture, materials, and housing types. Final elevations submitted at Major Subdivision Plan will meet the requirements of the Architectural Controls in 5.0 of this PD Plan.

17.0 AFFORDABLE HOUSING

The development shall include five affordable townhome units (the “Affordable Units”). The Affordable Units shall be constructed using the same floor plans as other townhome units in the development. 100% of the Affordable Units shall be purchased by households whose household income is less than or equal to 80% of the Area Median Income in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD). Each Affordable Unit shall be sold for a price no greater than \$240,000, or 75% of the average sales price of similar townhomes within the development, as determined by a certified appraisal of recent sales within the townhome portion of the development, whichever is greater. The deed out of the developer for each Affordable Unit shall include a clause that prevents re-sale of the Affordable Unit for a period of seven years for any price greater than the original sale price adjusted for inflation. If none of the Affordable Units have been sold prior to the recording of the final subdivision plat for the final phase of the development, the Affordable Units may be sold to any purchaser at market rates and the developer shall pay a onetime fee of \$50,000 (the “Affordable Housing Fee”) to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider. In the event some of the Affordable Units have not been sold at the time of recording of the final subdivision plat for the final phase of the development (the “Remaining Units”), then the developer shall pay a fee of \$10,000 for each Remaining Unit to the Apex Affordable Housing Fund or another non-profit affordable housing advocacy agency or provider and the Remaining Units shall be relieved from all affordable housing obligations expressed in this condition.

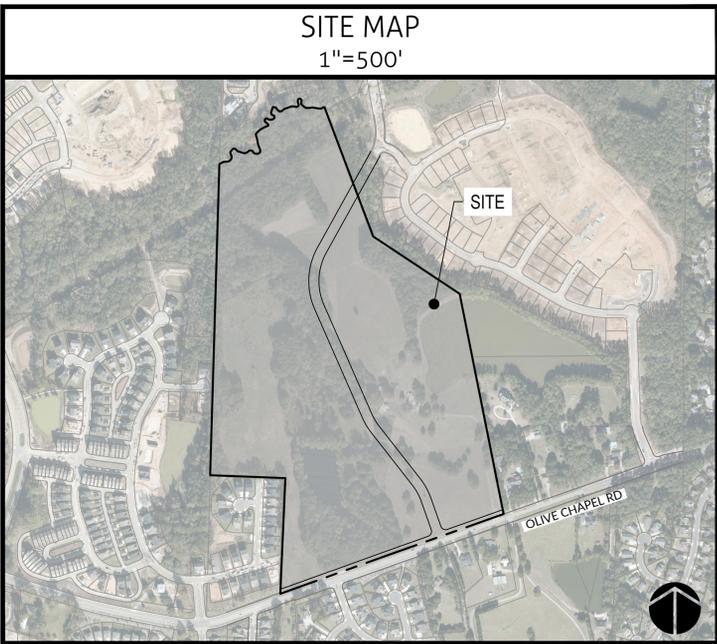
PLANNED UNIT DEVELOPMENT

HACKNEY

APEX, NORTH CAROLINA

APRIL 20, 2021

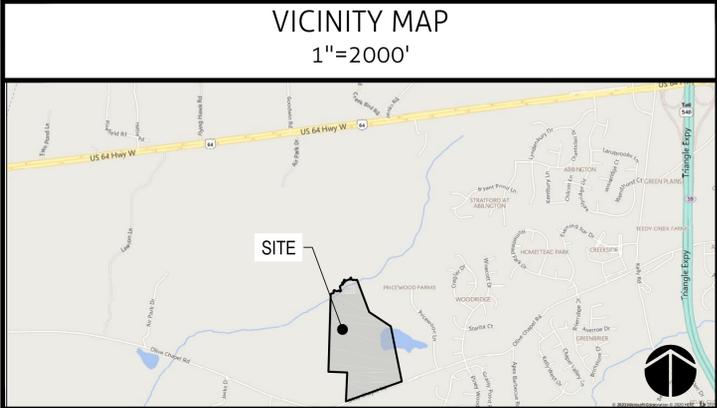
SITE DATA				
2045 LAND USE PLAN DESIGNATION	CURRENT	MEDIUM DENSITY RESIDENTIAL		
	PROPOSED	NO CHANGE		
ZONING	CURRENT	RURAL RESIDENTIAL (RR) (R-80W)		
	PROPOSED	PLANNED UNIT DEVELOPMENT (PUD-CZ)		
AREA OF TRACTS IN PROPOSED PUD	0722-41-1102	51.725 ACRES		
	0721-49-2629	10.907 ACRES		
	0722-40-6699	11.916 ACRES		
	TOTAL:	73.648 ACRES		
AREA DESIGNATED AS MIXED-USE ON 2045 LAND USE MAP	0 ACRES			
AREA OF MIXED-USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	N/A			
PERCENT OF MIXED-USE PROPERTY PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	N/A			
REQUESTED SEWER CAPACITY	TO BE DETERMINED			
MAXIMUM RESIDENTIAL DENSITY	3.5 DU/ACRE			
MAXIMUM BUILDING HEIGHT	50'-0"			
SETBACKS: SINGLE FAMILY	FRONT: 5 FT FROM FACADE 20 FT FROM GARAGE TO BACK OF SIDEWALK	REAR: 10 FT	SIDE: 5 FT	CORNER SIDE: 8 FT
SETBACKS: TOWNHOUSE, FRONT LOADED	FRONT: 10 FT FROM FACADE 20 FT FROM GARAGE TO BACK OF SIDEWALK	REAR: 10 FT	SIDE: 5 FT	BUILDING TO BUILDING: 10 FT
SETBACKS: TOWNHOUSE, ALLEY LOADED	FRONT: 10 FT FROM FACADE	REAR: 5 FT	SIDE: 5 FT	BUILDING TO BUILDING: 10 FT
WATERSHED	JORDAN LAKE WATERSHED, PRIMARY WATERSHED PROTECTION OVERLAY			
HISTORIC STRUCTURES	N/A			
COMMUNITY AMENITIES	COMMUNITY GATHERING SPACE WITH BENCHES, TOT LOT			
SITE BUFFERS	NORTH	100' RIPARIAN BUFFER *IN ADDITION TO THE 100' RIPARIAN BUFFER ON THE NORTH, AN ADDITIONAL 100' BUFFER WILL BE ESTABLISHED. THIS ADDITIONAL 100' MAY INCLUDE UTILITIES, TRAILS, AND OTHER ACTIVE OR PASSIVE RECREATION.		
	EAST	20' TYPE A BUFFER		
	SOUTH	30' TYPE E BUFFER *A 30' TYPE B BUFFER SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.		
	WEST	20' TYPE A BUFFER		



INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
0.0	COVER
1.0	EXISTING CONDITIONS
2.0	CONCEPTUAL LAYOUT PLAN
3.0	CONCEPTUAL UTILITY PLAN
4.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN

ZONING CONDITIONS

- THE APEX PARKS, RECREATION AND CULTURAL RESOURCES ADVISORY COMMISSION MET ON DECEMBER 9, 2020 AND UNANIMOUSLY RECOMMENDED A FEE-IN-LIEU OF DEDICATION WITH CREDIT FOR CONSTRUCTION OF GREENWAY WHICH CONNECTS SIDEWALK ALONG HASSE AVE TO THE WEST CONNECTING TO THE REEDY BRANCH GREENWAY IN SMITH FARM. THE FEE RATE WILL BE SET AT THE TIME OF TOWN COUNCIL REVIEW/APPROVAL AND THE CREDIT FOR CONSTRUCTION WILL BE CALCULATED PRIOR TO CONSTRUCTION PLAN APPROVAL. PER THE LUDO ART 14, THE GREENWAY MUST BE COMPLETED AND ACCEPTED PRIOR TO 25% OF THE BUILDING PERMITS FOR THE PROJECT BEING ISSUED.
- HASSE AVENUE WILL BE CONSTRUCTED BETWEEN OLIVE CHAPEL ROAD AND ITS CURRENT TERMINUS NORTH OF THE PROJECT. OLIVE CHAPEL ROAD WILL BE WIDENED TO INCLUDE CONSTRUCTION OF A 100-FOOT EASTBOUND LEFT-TURN LANE WITH APPROPRIATE DECELERATION LENGTH AND TAPER AND A 100-FOOT WESTBOUND RIGHT-TURN LANE WITH APPROPRIATE DECELERATION LENGTH AND TAPER SUBJECT TO NOCOT REVIEW AND APPROVAL. THE OLIVE CHAPEL ROAD TURN LANE WIDENING WILL BE COMPLETED PRIOR TO PLATTING HASSE AVENUE ACCESS TO OLIVE CHAPEL ROAD AND THE CONNECTION TO HASSE AVENUE NORTH OF THE PROJECT WILL BE COMPLETED PRIOR TO THE LAST PLAT IN THE SUBDIVISION.
- THERE WILL BE NO PRIVATE DRIVEWAYS ALONG OLIVE CHAPEL ROAD.
- ALLEYS MAY BE PROPOSED TO VARY FROM TOWN STANDARDS IN ORDER TO ACCOMMODATE WATER AND SEWER UTILITIES, PROVIDED THEY MAINTAIN THE SAME OR GREATER WIDTH OF PAVEMENT AND RIGHT-OF-WAY. SUBJECT TO STAFF REVIEW AND APPROVAL AT THE TIME OF SUBDIVISION AND CONSTRUCTION PLANS.
- PRIOR TO PLATTING THE 7TH LOT IN THE NEIGHBORHOOD, THE DEVELOPER WILL EXTEND A 5' SIDEWALK APPROXIMATELY 860 FEET ALONG THE NORTH SIDE OF OLIVE CHAPEL TO THE WESTERN LIMITS OF THE LINDEN SUBDIVISION. THE DEVELOPER WILL ATTEMPT TO OBTAIN THE REQUIRED RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTION OF THIS SIDEWALK FROM THE ADJACENT PROPERTY OWNERS. IF THE REQUIRED RIGHT-OF-WAY AND/OR EASEMENTS CANNOT BE OBTAINED BY THAT TIME, A FEE-IN-LIEU IN THE AMOUNT OF 125% OF THE ESTIMATED COST OF CONSTRUCTION PLUS FAIR MARKET VALUE OF THE PROPERTY TO BE ACQUIRED, SHALL BE ASSESSED. ANY PERFORMANCE GUARANTEE PROVIDED FOR THIS SECTION OF SIDEWALK SHALL BE RELEASED UPON ACCEPTANCE OF SAID FEE-IN-LIEU BY THE TOWN.



PREPARED BY:



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PLANNER: BRENDIE VEGA, AICP
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: BRYANT INGE, PE
BINGE@WITHERSRAVENEL.COM

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

- EXISTING CONDITION NOTES**
1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON AVAILABLE GIS MAPPING. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 09/25/20.
 2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY SAEC DATED 09/18/20 (APEX 20-004).
 3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #37007200J (5/20/6).
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
 5. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.



TREE LEGEND

- OAK
- POPLAR
- GUM
- MAPLE
- CEDAR
- PINE

EXISTING DECIDUOUS TREES TO BE REMOVED (>18" DBH)

TYPE	QUANTITY
OAK	46
POPLAR	22
GUM	17
MAPLE	5
TOTAL	90

No.	Revision	Date	By	Designer	Scale
				WR	1" = 100'
				WR	02/26/2021
				WR	02180517.20

HACKNEY
WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS

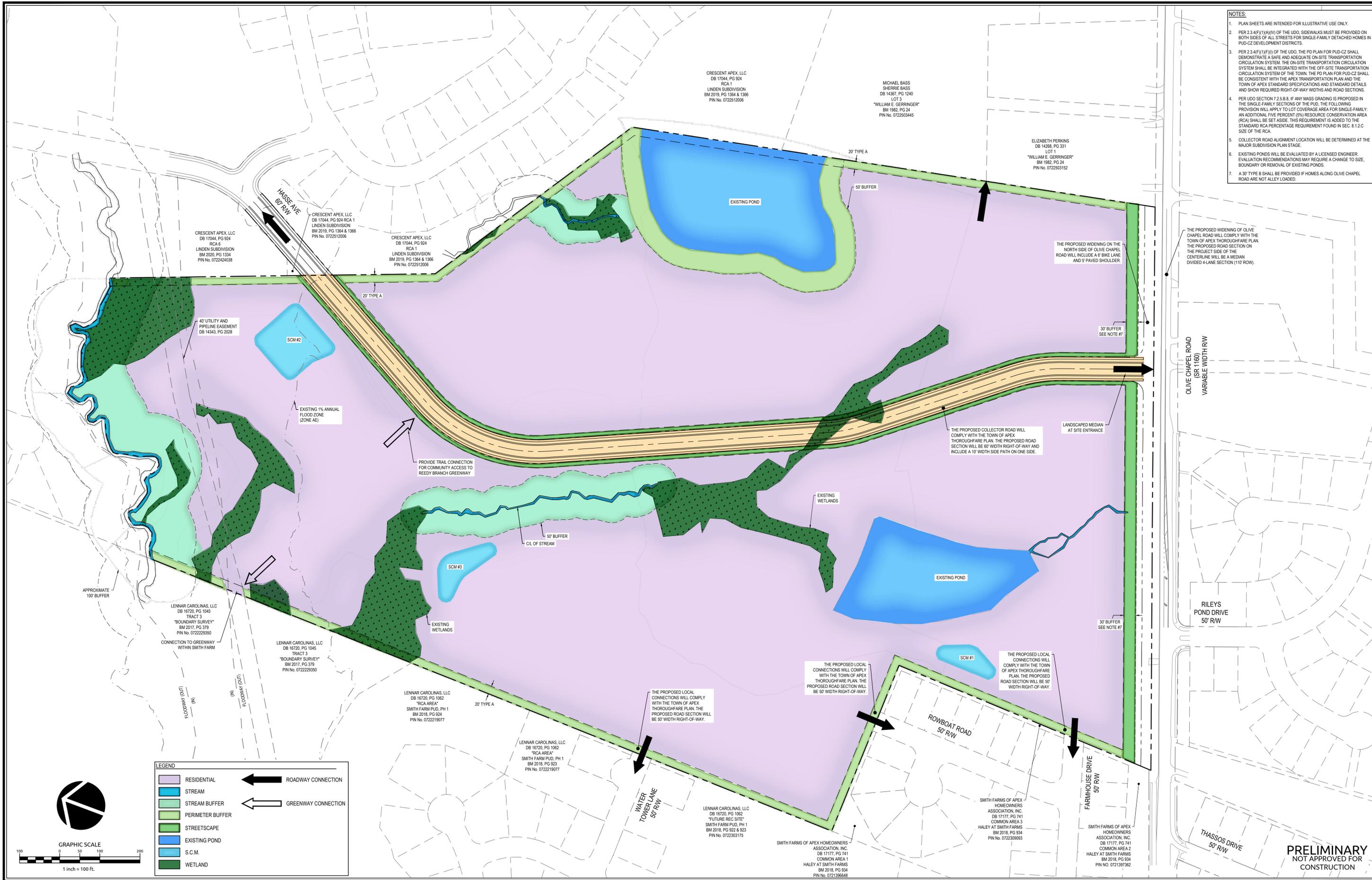
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | f: 919.469.3340 | www.withersravenel.com

Sheet No. **1.0**

K:\18180517\18180517\20\Hackney_Plan\APX\CD\Drawings\Sheet\001 5 EXISTING CONDITIONS.dwg, Friday, February 26, 2021 10:30:20 AM, WAKE.BWY\AVT

- NOTES:**
1. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
 2. PER 2.3.4(F)(1)(A)(IV) OF THE UDO, SIDEWALKS MUST BE PROVIDED ON BOTH SIDES OF ALL STREETS FOR SINGLE-FAMILY DETACHED HOMES IN PUD-CZ DEVELOPMENT DISTRICTS.
 3. PER 2.3.4(F)(1)(F)(II) OF THE UDO, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
 4. PER UDO SECTION 7.2.5.B.8, IF ANY MASS GRADING IS PROPOSED IN THE SINGLE-FAMILY SECTIONS OF THE PUD, THE FOLLOWING PROVISION WILL APPLY TO LOT COVERAGE AREA FOR SINGLE-FAMILY: AN ADDITIONAL FIVE PERCENT (5%) RESOURCE CONSERVATION AREA (RCA) SHALL BE SET ASIDE. THIS REQUIREMENT IS ADDED TO THE STANDARD RCA PERCENTAGE REQUIREMENT FOUND IN SEC. 8.1.2.C SIZE OF THE RCA.
 5. COLLECTOR ROAD ALIGNMENT LOCATION WILL BE DETERMINED AT THE MAJOR SUBDIVISION PLAN STAGE.
 6. EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
 7. A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.



No.	Revision	Date	By	Designer	Scale
				WR	1" = 100'
				WR	02/26/2021
				WR	02180517.20

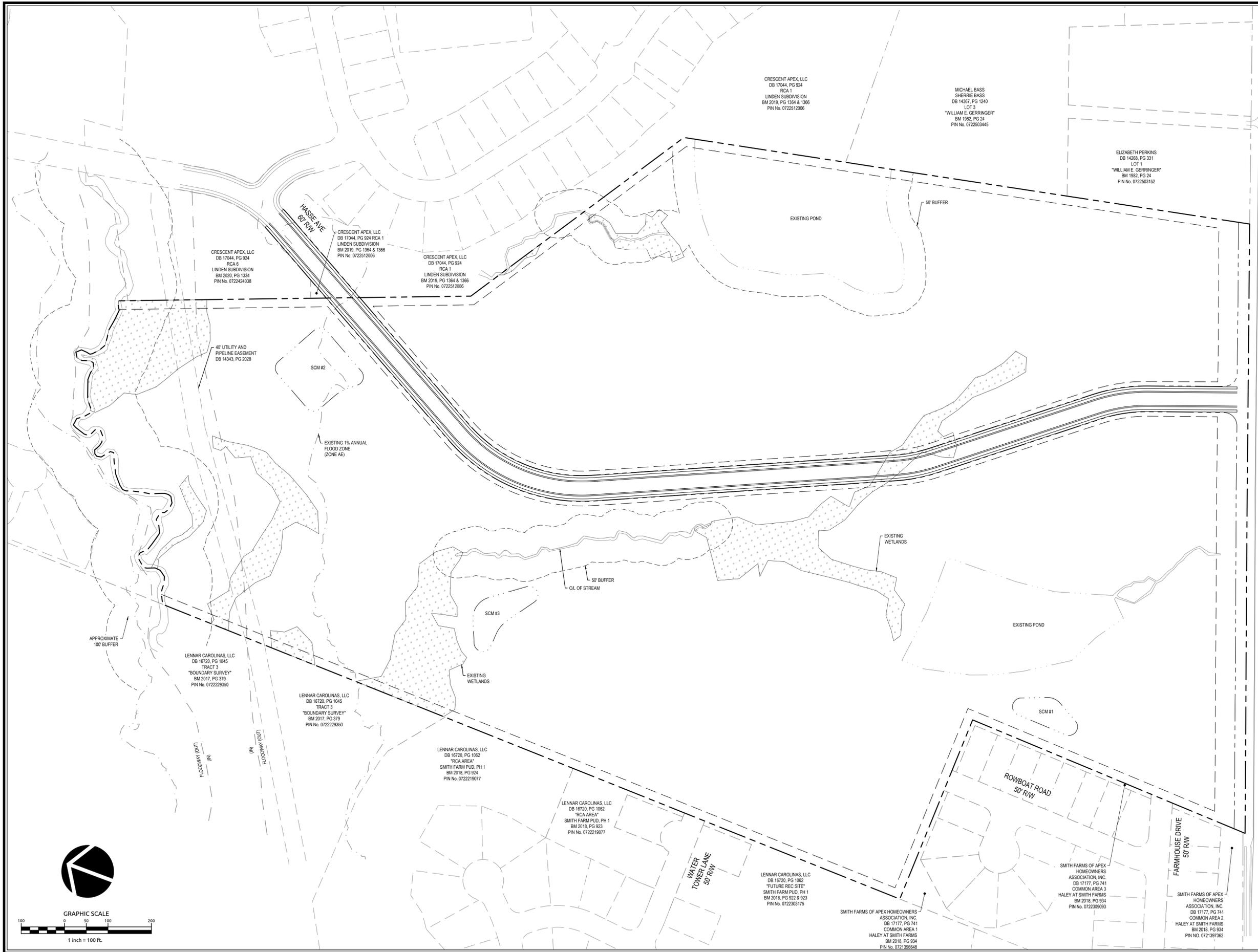
HACKNEY
WAKE COUNTY
NORTH CAROLINA

CONCEPTUAL LAYOUT PLAN

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

Sheet No. **2.0**

- STORMWATER MANAGEMENT NOTES:**
1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON AVAILABLE GIS MAPPING. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL.
 2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY S&EC DATED 09/18/20.
 3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #372072200J (5/2/06).
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
 5. STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
 6. ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
 7. STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
 8. THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.

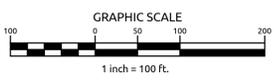


OLIVE CHAPEL ROAD
(SR 1160)
VARIABLE WIDTH R/W

RILEYS
POND DRIVE
50' R/W

THASSOS DRIVE
50' R/W

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**



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No.	Revision	Date	By

Designer	WR	Scale	1" = 100'
Drawn By	WR	Date	02/26/2021
Checked By	WR	Job No.	02180517.20

HACKNEY
WAKE COUNTY
NORTH CAROLINA

CONCEPTUAL STORMWATER MANAGEMENT PLAN

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Sheet No.
4.0