

STAFF REPORT

Rezoning #21CZ01 Wolfe Properties PUD Amendment

February 23, 2021 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 1405, 1409, 1209, & 1401 Wimberly Road and 1012 & 1000 Double Helix Road
Applicant/Owner: Josh Swindell, Envision Homes, LLC/Tony Streeter & Timothy V. Karr, Billy Ray Wolfe, Sarah W. Ronk, Willie T. Jr and Donna G. Wolfe, William D. II and Gail E. Bunce, and John Terry Paton.

PROJECT DESCRIPTION:

Acreage: 43.52 ± acres
PINs: 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, & 0723601654
Current Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ #19CZ22)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Low Density Residential
Town Limits: Inside

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County R-80W	Single-family Residential; Vacant; Future Town Park
South:	Wake County R-80W; Rural Residential (RR)	Wimberly Road; Single-family Residential; Cary/Apex Water Treatment Facility
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ30)	Single-family Residential (The Preserve at White Oak Creek)
West:	Wake County R-80W	Wimberly Road and Single-family Residential

Existing Conditions:

The subject properties are located north and east of Wimberly Road. Several of the properties contain residential structures, but are otherwise wooded. Hickory Hill Lane and Double Helix Road (private drives) transverse the site north from Wimberly Road. A Colonial Pipeline easement bisects the property northwest to southeast.

Neighborhood Meeting:

The applicant conducted neighborhood meetings on December 28, 2020 and February 5, 2021. The neighborhood meeting reports are attached.

WCPSS Coordination:

The original Wolfe Properties PUD was submitted prior to the agreement with WCPSS to provide a letter of impact on rezonings including residential development. Since the proposed PUD amendment does not include a change to the approved density, a letter of impact was not requested.

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2045 LAND USE MAP:

The 2045 Land Use Map identifies the properties subject to this rezoning as Low Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning is consistent with that land use classification.

PLANNED UNIT DEVELOPMENT:

The applicant is proposing the following changes (shown in **bold** for additions and in ~~strikethrough~~ for deletions) with this PUD amendment:

PROPOSED ZONING CONDITIONS:

Permitted Design Controls:

1. Minimum Building Setbacks

Townhouses:

~~From Public Right-of-Way to Garage – 18' Minimum where no sidewalk is present~~

Government uses:

From Buffer or RCA - 0'

Where there is no Buffer or RCA – 10'

2. Perimeter Buffers

Current Language:

The PD plans show buffers around the site to provide visual breaks between uses and public roads. We are proposing a 30' Type B buffer along Wimberly Road assuming the buffer is undisturbed. If the buffer is disturbed it shall be increased to a 50' Type B buffer. The perimeter buffers have been shown to be a 20' Type B buffer with the exception of property that abuts Town property; this shall be 10' Type B buffer. If Government Services are proposed, the buffers shall be a Type A. A 100' no clear cut buffer is a deed restriction buffer along the property line that abuts property with PIN: 0723-51-7896. The only disturbance permitted within this buffer shall be a driveway to serve the referenced PIN and the installation of a fence within the buffer near the common property line. Such fence shall not be chain link.

Proposed Change:

The PD plans show buffers around the site to provide visual breaks between uses and public roads. We are proposing a 30' Type B buffer along Wimberly Road ~~assuming the buffer is undisturbed. If the buffer is disturbed it shall be increased to a 50' Type B buffer.~~ The perimeter buffers have been shown to be a 20' Type B buffer with the exception of property that abuts Town property; this shall be 10' Type B buffer. If Government Services are proposed, the buffers shall be a Type A. **However, in no case shall a buffer be required between existing Town property and land dedicated to or planned for dedication to the Town.** A 100' no clear cut buffer is a deed restriction buffer along the property line that abuts property with PIN: 0723-51-7896. The only disturbance permitted within this buffer shall be public infrastructure, a driveway to serve the referenced PIN, and the installation of a fence within the buffer near the common property line. Such fence shall not be chain link.

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No buffer shall be required along major or minor collector streets. However, street trees, located outside of the right of way shall be planted along Mirkwood Avenue, from the entrance at Wimberly Road to the first single-family residential lot.

In instances where the private play lawn exceeds 2% slope, a dog-waste station shall be installed. Maximum slope for a private play lawn shall be 10%.

Architectural Standards:

Single-Family Detached Residential Standards

- ~~1. A minimum of 50% of all single family homes will be restricted to have a master bedroom located on the first floor of the building. However, up to 50% of the homes shall be permitted to have a master bedroom not on the first floor. These units shall be identified on the final plat.~~
- ~~2. House entrances may be placed at finished grade or a raised floor with crawl space.~~

Additional Residential Standards

Conducting a solar site orientation analysis to provide for at least six (6) homes in the development built with 3KW active solar systems on the roof, which is approximately 5-6% of the overall units. **These units will be identified on the plat.**

Non-residential Use Standards

1. EIFS or synthetic stucco shall not be used in the first four feet above grade.
2. The building exterior shall have more than one (1) material color.
3. The building shall have more than one parapet height.
4. The following exterior materials shall not be permitted: vinyl siding, ~~metal walls,~~ and painted, smooth-faced concrete block (decorative blocks are acceptable).

Land Use Notes

Any existing ~~houses~~ **structures** on the **subject** properties will be either moved or removed from the site. **Additionally, all private wells and septic tanks shall be removed and/or abandoned per federal, state and local standards.**

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Wolfe Properties PUD was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission on February 26, 2020 and they unanimously recommended a land dedication in the location provided in the PUD Plan, located contiguous to the southern boundary of the future park property along the frontage of Wimberly Road to comply with Sec 14.1.3 Standards of Dedication. The total acreage to be dedicated will be determined by the total unit count at the time of Master Subdivision Plan approval. They also recommended the reservation of a Public Greenway Easement along one of the Utility Easement corridors to provide access to the Park for the Wolfe Properties PUD as well as the Preserve at White Oak Creek with the location being determined at the time the Master Subdivision Plan approval.

Additionally, to assist the Town of Apex with future plans, the project offers the following conditions:

1. Zoning condition for environmental assessment: A Phase I environmental assessment will be completed on the property to be dedicated to the Town and provided to the Town prior to construction plan approval.



2. Zoning condition for land dedication:

Current Language:

If the Town of Apex determines that it wants the land dedication for the purposes of a public safety station versus park land, the land dedication will occur by January 31, 2021 or prior to construction plan approval of Public Safety Station #6 (PSS #6), whichever comes later. If the land will be used for park purposes, the timing specified in the UDO will be followed.

Proposed Change:

Since the Town of Apex determined that it wants the land dedication for the purposes of a public safety station versus park land, the land dedication will occur by April 30, 2021.

3. Zoning condition for road improvements:

Current Language:

If the Town of Apex determines that it wants the land dedication for the purposes of a public safety station versus park land, road improvements for the collector street will be completed from Wimberly Road to just past the planned public safety station driveway no later than February 28, 2022 or prior to the certificate of occupancy, whichever comes later. If the land will be used for park purposes, the timing specified in the UDO will be followed

Proposed Change:

Since the Town of Apex determined that it wants the land dedication for the purposes of a public safety station versus park land, road construction for Mirkwood Avenue from Wimberly Road to just past the easternmost planned public safety station driveway for access only no later than July 31, 2021. Final construction and acceptance of the roadway shall be determined in a developer's agreement between the Town of Apex and the developer.

4. Zoning Condition for CD approval timing:

Current Language:

If the Town of Apex determines that it wants the land dedication for the purposes of a public safety station versus park land, a temporary driveway permit signed by NCDOT will suffice for Construction Drawing approval, provided the final driveway permit application has been submitted to NCDOT; any changes from the temporary driveway permit to the final driveway permit will be the responsibility of the developer, and this shall in no way release the developer from all other applicable requirements prior to Construction Drawing approval.

Proposed Change:

Zoning condition for timing of CD approval: Because the Town of Apex determined that it wants the land dedication for the purposes of a public safety station versus park land, a temporary driveway permit signed by NCDOT will suffice for Construction Drawing approval, provided the final driveway permit application has been submitted to NCDOT; any changes from the temporary driveway permit to the final driveway permit will be the responsibility of the developer, and this shall in no way release the developer from all other applicable requirements prior to Construction Drawing approval.

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PUBLIC FACILITIES:

All landscaping to be located within the rights-of-way bordering Public Safety Station #6 (Wimberly Road and Mirkwood Avenue) shall be delayed until after the C.O. of Public Safety Station #6; plantings shall be installed and inspected by a zoning compliance officer within three (3) months of the C.O.

APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:

The proposed PUD is consistent with the Apex Transportation Plan.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of #21CZ01 Wolfe Properties PUD Amendment with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this rezoning at their February 8, 2021 meeting and voted on February 10, 2021 to recommend approval, with the conditions as offered by the applicant, by a vote of 8-0.

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:

Approval of the rezoning is reasonable because the proposed Planned Unit Development-Conditional Zoning district is consistent with the Low Density Residential land use classification on the 2045 Land Use Map.

The proposed rezoning is reasonable and in the public interest because it will provide flexibility necessary to ensure cohesive development plans for future Capital Projects.

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 ten percent (10%) provided that the PD Plan for PUD-CZ includes one or more of the following:



- (i) A non-residential component; or
- (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.

CONDITIONAL ZONING STANDARDS:

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

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



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

Rezoning #21CZ01

HICKORY HILL LN

DOUBLE HELIX RD

SECLUDED ACRES RD

The Preserve at White Oak Creek

Cary/Apex Water Treatment Facility

WIMBERLY RD

WHITE OAK POND RD

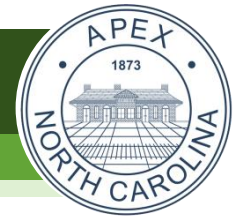
VINE POND CT

SIDEWINDER CT

GOODWIN RD



PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING DISTRICT PETITION 2045 LAND USE MAP AMENDMENT PROCESS INFORMATION



PD PLAN/PUD-CZ PETITION SUBMISSION: Applications are due by 12:00 pm on the first business day of each month. See the [PUD Plan Schedule](#) on the website for more details.

PD PLAN/PUD-CZ PETITION FEES:

PUD-CZ Request: \$1,500.00 + \$10 an acre

PD Plan Amendment not requiring full TRC Review: \$500.00

2045 Land Use Map Amendment: \$700.00

PRE-APPLICATION MEETING: A pre-application meeting with members of the Technical Review Committee is required to be scheduled prior to the submittal of a PD Plan for PUD-CZ. Pre-application meetings are typically scheduled on the 1st, 2nd and 5th Thursdays of the month.

To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to Planner Lauren Staudenmaier (lauren.staudenmaier@apexnc.org) no

later than five (5) working days prior to the desired meeting day.

PURPOSE OF A PUD-CZ (UDO Section 3.3.3(C)): The purpose of the PUD-CZ is to permit variations in order to allow flexibility for landowners to creatively plan for a site specific, higher quality overall development of their land in a way that is not possible through the strict application of the minimum standards of this Ordinance. This is done through the application of performance standards that: integrate and mix uses where a mix of uses is proposed, possess interconnectivity, reflect the small-town character of Apex, expand opportunities for public transportation, preserve of natural features, integrate resource conservation area into plan for development, and that public facilities are available.

NEIGHBORHOOD MEETING: Neighborhood meetings are required per UDO Section 2.2.7 prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal. The Neighborhood Meeting Packet is located at the very end of this document.

ANNEXATION REQUIREMENTS: If a property or portion thereof subject to the PUD is outside the corporate limits and ETJ, an [annexation petition](#) is **REQUIRED** to be submitted on the same day as this application.

Electronic Submittal Requirements (submit in IDT): [Click here to access IDT Plans Website](#)

All applicants shall provide information on the proposed residential development to Wake County Public School System at the time of application via their online [Residential Development Form](#)

- PUD-CZ Application
- PD Plan Text
- Colored Rendering of Building Elevations – 11"x17"
- Transportation Impact Analysis
- Site Plan Set
 - 24" x 36" size
 - Scale not less than: 1" = 50' horizontal, 1" = 5' vertical
 - Saved as pdf – no scanned plans

Hard Copy Submittal Requirements: Submit to Planning Department

- PUD-CZ Petition Application
- Petition Fee
- One (1) hardcopy PD Plan
- Three (3) bound Site Plan Sets – 24" x 36" size
- Colored Rendering of Building Elevations – 11"x17"
- Legal Description (metes and bounds)
- Certified List of Property Owners within 300 feet of subject property
- Development Name Approval Application
- Town of Apex Utilities Offer & Agreement
- Agent Authorization Form
- Neighborhood Meeting Packet
- If applicable: Annexation Petition, map, legal description and \$200.00 fee
- Two (2) bound copies of the Transportation Impact Analysis and 1 copy of the TIA & traffic analysis files on disk or FTP site at first submittal (if applicable)
- Envelopes addressed to Certified List of Property Owners within 300 feet of subject property and all the home owners associations of those properties within 300' of the subject property.
- Addresses must be from a current list obtained from the Wake County GIS Map Services. A buffer report service is offered for \$1 per page. Please contact them at 919-856-6360 or <http://www.wakegov.com/tax/Pages/default.aspx>
- Affixed with first class stamps & the following return address:
 - Town of Apex Planning Department
 - P.O. Box 250
 - Apex, NC 27502

PETITION PROCESS INFORMATION

NEIGHBORHOOD MEETING: Neighborhood meetings are required per UDO Section 2.2.7 prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the “Certified List of Property Owners” and “Neighborhood Meeting Packet” forms included in this application packet with their initial submittal. The Neighborhood Meeting Packet is located at the very end of this document.

REVIEW FOR SUFFICIENCY: Incomplete plans will be returned to the applicant and sufficiently complete applications are forwarded to the planning staff for review.

REVIEW BY STAFF: Planning staff reviews the application to determine compliance with the Unified Development Ordinance (UDO). If the application is determined not to be compliant with the UDO, comments will be sent to the applicant. The applicant must address all staff comments before any public hearings are scheduled.

PUBLIC HEARING NOTIFICATION: Notification of the public hearing will take place by three different methods. A written notice will be sent to nearby property owners not more than 25 days nor less than 14 days prior to the public hearings, as required by the UDO. The Planning Department will prepare these written notifications for all property owners of the land subject to the application and all property owners within 300 feet of the land subject to the application. A notice will be published on the Town of Apex website (www.apexnc.org) no less than 10 days, but not more than 25 days prior to the public hearings, and a notice will be posted at the land subject to the application at least 14 days prior to the public hearings.

1ST PUBLIC HEARING/PLANNING BOARD MEETING: The Planning Board will consider the application, relevant support materials, the Staff Report and public testimony given at the public hearing. After the public hearing the Planning Board will make a recommendation to the Town Council. The Planning Board may recommend approval, approval with conditions or disapproval. The application is then forwarded to the Town Council. The Planning Board meets at 4:30 p.m. in the Town Hall Council Chambers on the date indicated on the Rezoning Schedule.

2ND PUBLIC HEARING/TOWN COUNCIL MEETING: The Town Council will consider the application, relevant support materials, the Staff Report, the Planning Board recommendation and public testimony given at the public hearing. After the public hearing the Town Council will vote to approve, approve with conditions or disapprove the rezoning. The Town Council meets at 7:00 p.m. in the Town Council Chambers on the date indicated on the Rezoning Schedule.

PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: _____ Submittal Date: _____
Fee Paid \$ _____ Check # _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Wolfe Properties PUD (The Park at Wimberly)
Address(es): 1405, 1409, 1209, 1401 Wimberly Road and 1012 & 1000 Double Helix Road
PIN(s) 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, and 0723601654
Acreage: 43.52 ac

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

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

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

Applicant Information

Name: Envision Homes, LLC - Josh Swindell
Address: 441 Six Forks Road, Suite 106-117
City: Raleigh State: NC Zip: 27609
Phone: 919-389-7595 E-mail: josh@envisionhomesnc.com

Owner Information

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

Agent Information

Name: Envision Homes, LLC - Josh Swindell
Address: 441 Six Forks Road, Suite 106-117
City: Raleigh State: NC Zip: 27609
Phone: 919-389-7595 E-mail: josh@envisionhomesnc.com

Other contacts: _____

PIN	Owner	Mail Address 1	Mail Address 2	Deed Book	Deed Page	Deed Acres
722592506	BOWLES, WILLIAM S	1325 WIMBERLY RD	APEX NC 27523-6773	14272	1283	2.80
722595328	KARR, TONY STREETER, TIMOTHY V	3800 SARATOGA DR	RALEIGH NC 27604-3445	13792	2642	2.75
723406397	RONK, SARAH W	1209 WIMBERLY RD	APEX NC 27523-6771	7489	860	7.12
723504154	WOLFE, WILLIE T JR WOLFE, DONNA G	1401 WIMBERLY RD	APEX NC 27523-6767	9075	2649	9.02
723508938	BUNCE, WILLIAM D II BUNCE, GAIL E	7617 SNAFFLEBIT LN	APEX NC 27502-3975	9896	658	7.00
723601654	PATON, JOHN TERRY	1000 DOUBLE HELIX RD	APEX NC 27523-6735	15672	2496	8.23

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: _____ Submittal Date: _____

2045 LAND USE MAP AMENDMENT (if applicable)

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

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

Current 2045 Land Use Classification: _____

Proposed 2045 Land Use Classification: _____

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

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____ Submittal Date: _____

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 list	
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____

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

Date: _____ By: _____

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, _____, a Notary Public for the above State and County, on this the _____ day of _____, 20____.

SEAL

Notary Public

Print Name

My Commission Expires: _____

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
723605783	ANKNEY, JOHN ANKNEY, CHRISTINA	2600 SUNNYBROOK FARM DR	APEX NC 27523-8037		2600 SUNNYBROOK FARM DR
723605590	ARRANAGU, ESWAR BABU KONAPALLI, SANDHYA RANI	2605 SUNNYBROOK FARM DR	APEX NC 27523-8037		2605 SUNNYBROOK FARM DR
723606574	BANDA, SANDEEP SINGIREDDY, SUSHMA	2601 SUNNYBROOK FARM DR	APEX NC 27523-8037		2601 SUNNYBROOK FARM DR
722592506	BOWLES, WILLIAM S	1325 WIMBERLY RD	APEX NC 27523-6773		1325 WIMBERLY RD
723508938	BUNCE, WILLIAM D II BUNCE, GAIL E	7617 SNAFFLEBIT LN	APEX NC 27502-3975		1012 DOUBLE HELIX RD
723606173	CHANDA, SURAJ BODDULA, VINEELA	604 WHITE OAK POND RD	APEX NC 27523-8036		604 WHITE OAK POND RD
723604570	ENGLISH, JON	2609 SUNNYBROOK FARM DR	APEX NC 27523-8037		2609 SUNNYBROOK FARM DR
723604250	GUPTA, SANJEEV GUPTA, REKHA	2713 TUNSTALL GROVE DR	APEX NC 27523-8038		2713 TUNSTALL GROVE DR
722595328	KARR, TONY STREETER, TIMOTHY V	3800 SARATOGA DR	RALEIGH NC 27604-3445		1405 WIMBERLY RD
723606337	LAUB, KHRISTOPHER BERNARD LAUB, SARAH BETH	2704 TUNSTALL GROVE DR	APEX NC 27523-8038		2704 TUNSTALL GROVE DR
722681879	LOFARO, ANDREW R LOFARO, WINTER	728 WHITE OAK POND RD	APEX NC 27523-8507		728 WHITE OAK POND RD
723614091	MACK, RONALD WILLIAM MACK, JENNIFER OLIVIA	550 WHITE OAK POND RD	APEX NC 27523-8035		550 WHITE OAK POND RD
722683832	MUDIVARTHY, SAINANDAN UPPALAPATI, NAGAMANI	2649 RAMBLING CREEK RD	APEX NC 27523-7806		2649 RAMBLING CREEK RD
722498843	OTTAWAY, DANNY L OTTAWAY, JOAN M	C/O TRUSS BUILDERS	10401 CHAPEL HILL RD	MORRISVILLE NC 27560-8710	1309 WIMBERLY RD
722693134	PATEL, ARJUNBHAI SURESH PATEL, REENABEN ARJUNBHAI	712 WHITE OAK POND RD	APEX NC 27523-8507		712 WHITE OAK POND RD
723604640	PATEL, GAURAVKUMAR PATEL, KRUPABEN	2608 SUNNYBROOK FARM DR	APEX NC 27523-8037		2608 SUNNYBROOK FARM DR
722682925	PATEL, VRAJESH RAMESHBHAI PATEL, MEGHA VRAJESH	724 WHITE OAK POND RD	APEX NC 27523-8507		724 WHITE OAK POND RD
723601654	PATON, JOHN TERRY	1000 DOUBLE HELIX RD	APEX NC 27523-6735		1000 DOUBLE HELIX RD
722681610	POOLE, TERRY D	1440 WIMBERLY RD	APEX NC 27523-9660		1440 WIMBERLY RD
723604881	POTYANDY, MICHAEL OONWALA, FARIDA	558 WHITE OAK POND RD	APEX NC 27523-8035		558 WHITE OAK POND RD
723606076	RATHIE, SUNNY MEHTA, AMRITA MAHENDRA	608 WHITE OAK POND RD	APEX NC 27523-8036		608 WHITE OAK POND RD
723605348	REYNA, ERIN MARIE REYNA, MIGUEL ELIAS	2708 TUNSTALL GROVE DR	APEX NC 27523-8038		2708 TUNSTALL GROVE DR
723406397	RONK, SARAH W	1209 WIMBERLY RD	APEX NC 27523-6771		1209 WIMBERLY RD
723517896	ROSS, JEFFREY A ROSS, LISA L	1104 DOUBLE HELIX RD	APEX NC 27523-6750		1104 DOUBLE HELIX RD
723605145	SATPATHY, CHANDAN MUNIKRISHNA, ARUNA	2709 TUNSTALL GROVE DR	APEX NC 27523-8038		2709 TUNSTALL GROVE DR
723604780	SCHROEDER, JEFFREY THOMAS GAUTAM, GEETANJALI	2604 SUNNYBROOK FARM DR	APEX NC 27523-8037		2604 SUNNYBROOK FARM DR
722692098	SEFEIN, SABRY NAGUIB SEFEIN, MARIAN MAKRAM HANNA	716 WHITE OAK POND RD	APEX NC 27523-8507		716 WHITE OAK POND RD
722692062	SHELL, JOHN SCOTT SHELL, SUSAN FINK	720 WHITE OAK POND RD	APEX NC 27523-8507		720 WHITE OAK POND RD
723318165	SMITH, JAMES M SMITH, LOUANN J	1124 WIMBERLY RD	APEX NC 27523-9678		1116 WIMBERLY RD
723403739	SMITH, JAMES M SMITH, LOUANN J	1125 WIMBERLY RD	APEX NC 27523-9679		1125 WIMBERLY RD
722692653	TAYLOR MORRISON OF CAROLINAS INC	15501 WESTON PKWY STE 100	CARY NC 27513-8636		730 WHITE OAK POND RD
723616735	TAYLOR MORRISON OF CAROLINAS INC	15502 WESTON PKWY STE 100	CARY NC 27513-8637		731 WHITE OAK POND RD
722689944	THE PRESERVE AT WHITE OAK CREEK HOA	15501 WESTON PKWY STE 100	CARY NC 27513-8636		0 RAMBLING CREEK RD
723607985	THE PRESERVE AT WHITE OAK CREEK HOA	15502 WESTON PKWY STE 100	CARY NC 27513-8637		0 WHITE OAK POND RD
723406796	TOWN OF APEX	STEVEN ADAMS	PO BOX 250	APEX NC 27502-0250	1129 WIMBERLY RD
723416124	TOWN OF APEX	STEVEN ADAMS	PO BOX 251	APEX NC 27502-0251	1133 WIMBERLY RD
723514178	TOWN OF APEX	STEVEN ADAMS	PO BOX 252	APEX NC 27502-0252	1200 HICKORY HILL LN
722484517	TOWN OF APEX / TOWN OF CARY				1400 WIMBERLY RD
722585884	TOWN OF CARY	PO BOX 8005	CARY NC 27512-8005		1408 WIMBERLY RD
723400229	VANDE, BERG BRUCE ALAN VANDE, AMY CARTER	1204 WIMBERLY RD	APEX NC 27523-6770		1204 WIMBERLY RD
722693260	WADHWA, DEEPAK WADHWA, NEETU	708 WHITE OAK POND RD	APEX NC 27523-8507		708 WHITE OAK POND RD
722598851	WOLFE, BILLY RAY	1409 WIMBERLY RD	APEX NC 27523-6767		1409 WIMBERLY RD
723504154	WOLFE, WILLIE T JR WOLFE, DONNA G	1401 WIMBERLY RD	APEX NC 27523-6767		1401 WIMBERLY RD
723606270	WONG, SAMUEL J WONG, ASHLEY FRANCES	600 WHITE OAK POND RD	APEX NC 27523-8036		600 WHITE OAK POND RD
723604354	WOO, HYUN J LEE, DAVID W	2712 TUNSTALL GROVE DR	APEX NC 27523-8038		2712 TUNSTALL GROVE DR

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: Northwest corner of Wimberly Road and Hickory Hill Lane

Nearest intersecting roads: Wimberly Road and Hickory Hill Lane

Wake County PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938 and 0723601654

Township: White Oak

Contact Information (as appropriate)

Contact person: Andrew Petty, PE - The Curry Engineering Group, PLLC

Phone number: 919-552-0849 Fax number: _____

Address: 205 S Fuquay Avenue, Fuquay Varina, NC 27526

E-mail address: andy@curryeng.com

Owner: Josh Swindell - Envision Homes, LLC

Phone number: 919-389-7595 Fax number: _____

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

E-mail address: josh@envisionhomesnc.com

Proposed Subdivision/Development Name

1st Choice: The Park at Wimberly

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: 7146

Submittal Date: August 14, 2020

Wake County Approval Date: 17 Sep 2020

Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

Information:

Description of location: Northwest corner of Wimberly Road and Hickory Hill Lane

Nearest intersecting roads: Wimberly Road and Hickory Hill Lane

Wake County PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938 and 0723601654

Township: White Oak

Contact information (as appropriate)

Contact person: Andrew Petty, PE - The Curry Engineering Group, PLLC

Phone number: 919-552-0849 x102 Fax number: _____

Address: 205 S Fuquay Avenue, Fuquay Varina, NC 27526

E-mail address: andy@curryeng.com

Owner: Josh Swindell - Envision Homes, LLC

Phone number: 919-389-7585 Fax number: _____

Address: 4441 Six Forks Road, Ste 106-117, Raleigh, NC 27609

E-mail address: josh@envisionhomesnc.com

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: August 14, 2020

of roads to be named: ~~7~~ 6 ← updated per email 17 Sep 2020

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name Suffix
 Hunter Street

- ✓ 1 Mirkwood Avenue _____ 11 _____
- ~~2 ~~Bullocks Place~~ _____ 12 _____~~
- ~~3 ~~Starcourt Street~~ _____ 13 _____~~
- ✓ 4 Hawkins Post Road _____ 14 _____
- ✓ 5 Kerley Circle _____ 15 _____
- ✓ 6 Duffer Drive _____ 16 _____
- ✓ 7 Loch Nora Drive _____ 17 _____
- ~~8 ~~Mt. Moriah Road~~ _____ 18 _____~~
- ✓ 9 Scoop Street ← added per email 17 Sep 2020 _____ 19 _____
- 10 _____ 20 _____

TOWN OF APEX STAFF APPROVAL

Tyler _____ Date 8/26/2020

Town of Apex Staff Approval

WAKE COUNTY STAFF APPROVAL:

GIS certifies that 6 names indicated by checkmark are approved.
 Please disregard all other names.

Comments: zip code = 27523 Chatham okay

Wake County GIS Staff Approval _____ Date 17 Sep 2020

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____

Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Wolfe Properties PUD

(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.

Envision Homes, LLC, 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: Envision Homes, LLC

TOWN OF APEX

BY: Jay J. Michael
Authorized Agent

BY: _____
Authorized Agent

DATE: 12.4.19

DATE: _____

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Tony Karr and Timothy V. Streeter 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: 1405 Wimberly Road

The agent for this project is: _____

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

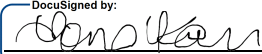
Agent Name: Envision Homes, LLC

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-389-7595

E-Mail Address: josh@envisionhomesnc.com


Signature(s) of Owner(s)*

DocuSigned by:

F991F47BA48C457...
Tony Karr

 Type or print name

9/23/2019

 Date

DocuSigned by:

999A9ED81B3E475...
Timothy V. Streeter

 Type or print name

9/23/2019

 Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Sarah W. Ronk _____ 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: 1209 Wimberly Road

The agent for this project is: _____


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

Agent Name: Envision Homes, LLC

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-389-7595

E-Mail Address: josh@envisionhomesnc.com

Signature(s) of Owner(s)*


 Sarah W. Ronk

 Type or print name

Sept 23, 2019

 Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

John Terry Paton 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: 1000 Double Helix Road

The agent for this project is: _____

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

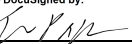
Agent Name: Envision Homes, LLC

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-389-7595

E-Mail Address: josh@envisionhomesnc.com

Signature(s) of Owner(s)*

DocuSigned by:

 310A10B427694DF
John Terry Paton

9/23/2019

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Billy Ray Wolfe is the owner* of the property for which the attached

application is being submitted:

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

The property address is: 1409 Wimberly Road

The agent for this project is: _____

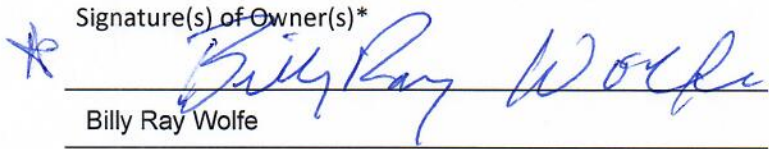
I am the owner of the property and will be acting as my own agent

Agent Name: Envision Homes, LLC

Address: 441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-3897595

E-Mail Address: josh@envisionhomesnc.com

Signature(s) of Owner(s)*


Billy Ray Wolfe
Type or print name

9-23-19
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

William D. Bunce II and Gail E. Bunce 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: 1012 Double Helix Road

The agent for this project is: _____

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

Agent Name: _____

Address: _____

Telephone Number: _____

E-Mail Address: _____

Signature(s) of Owner(s)*

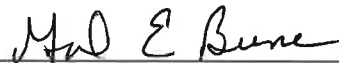


William D. Bunce II

Type or print name

2554 2019

Date



Gail E. Bunce

Type or print name

09/25/19

Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Willie T. Wolfe, Jr and Donna G. Wolfe is the owner* of the property for which the attached application is being submitted:

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

The property address is: 1401 Wimberly Road

The agent for this project is: _____

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

Agent Name: _____

Address: _____

Telephone Number: _____

E-Mail Address: _____

Signature(s) of Owner(s)*

Willie T. Wolfe Jr.
Willie T. Wolfe, Jr. _____

Type or print name

9/25/2019
Date

Donna G. Wolfe
Donna G. Wolfe _____

Type or print name

9/25/2019
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 #: _____

Submittal Date: _____

The undersigned, Tony Karr and Timothy V. Streeter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

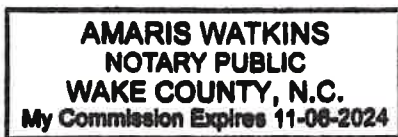
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1405 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 7/15/2009, and recorded in the Wake County Register of Deeds Office on 12/14/2009, in Book 013792 Page 02642.
- 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 1405 Wimberly Road, 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 1405 Wimberly Road, 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 22nd day of November, 2019


 _____ (seal)
 (AW) Amaris Watkins Tony Karr
 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 Tony Karr, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Tony Karr, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Amaris Watkins
 Notary Public
 State of North Carolina
 My Commission Expires: 11-08-2024

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Sarah W. Ronk (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 1209 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 5/30/1997, and recorded in the Wake County Register of Deeds Office on 5/30/1997, in Book 007489 Page 00860.
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 1209 Wimberly Road, 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 1209 Wimberly Road, 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 22nd day of November, 2019.

Sarah W. Ronk (seal)
Sarah W. Ronk
 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 Sarah Wolfe Ronk, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC ID, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Anelbi Gray
 Notary Public
 State of North Carolina
 My Commission Expires: 07/25/2024

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Willie T. Wolfe, Jr and Donna G. Wolfe (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 1401 Wimberly Road and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 8/24/2001, and recorded in the Wake County Register of Deeds Office on 9/14/2001, in Book 009075 Page 02649.
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 1401 Wimberly Road, 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 1401 Wimberly Road, 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 15 day of November, 2019.

Willie T. Wolfe Jr. Donna G. Wolfe (seal)
Willie T. Wolfe Jr. Donna G. Wolfe
 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 T. Wolfe Jr. Donna G. Wolfe Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver's Licenses, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Deanne M. Warren
 Notary Public
 State of North Carolina
 My Commission Expires: 01/06/2024

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Tony Karr and Timothy V. Streeter (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 1405 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 7/15/2009, and recorded in the Wake County Register of Deeds Office on 12/14/2009, in Book 013792 Page 02642.
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 1405 Wimberly Road, 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 1405 Wimberly Road, 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 15th day of Nov, 2019.

Timothy V. Streeter (seal)
Timothy V. Streeter
 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 Timothy V. Streeter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Timothy V. Streeter, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Manisha Gamage
 Notary Public
 State of North Carolina
 My Commission Expires: 05-03-2021

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, John Terry Paton (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

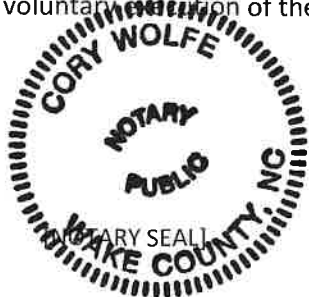
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1000 Double Helix Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 5/29/2014, and recorded in the Wake County Register of Deeds Office on 5/29/2014, in Book 015672 Page 02496.
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 1000 Double Helix Rd, 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 1000 Double Helix Rd, 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 12th day of November, 2019.

John Terry Paton (seal)
John Terry Paton
 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 T. Paton, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Cory Wolfe
 Notary Public
 State of North Carolina
 My Commission Expires: September 30th, 2023

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Billy Ray Wolfe (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

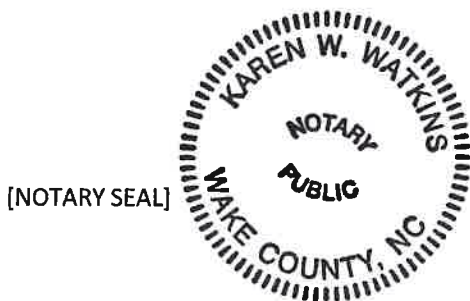
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1409 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1997, and recorded in the Wake County Register of Deeds Office on 1/10/1997, in Book 007294 Page 00114.
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 1409 Wimberly Road, 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 1409 Wimberly Road, 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 19 day of November, 2019.

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



Karen W. Watkins
 Notary Public
 State of North Carolina
 My Commission Expires: 9/21/2021

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, William D. Bunce II and Gail E. Bunce (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 1012 Double Helix Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 2/3/2003 and recorded in the Wake County Register of Deeds Office on 2/5/2003, in Book 009896 Page 00658.
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 1012 Double Helix Rd, 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 1012 Double Helix Rd, 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 18th day of November, 2019.

[Signature] Gail E. Bunce (seal)

William D Bunce II GAIL E BUNCE
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, NC, hereby certify that William D. Bunce, II and Gail E. Bunce, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's (Personally Know), personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Jennifer W. Palermo
Notary Public
Wake County, North Carolina

[NOTARY SEAL]

[Signature]
Notary Public
State of North Carolina
My Commission Expires: October 25, 2020

Application #:

Submittal Date:

Insert legal description below.

1209 Wimberly Road

BEGINNING at a point on the north-eastern right-of-way margin of Wimberly Road, said point having North Carolina State Plane Coordinates of North: 730,593.08 and East 2,024,286.65; thence from said beginning point, the following calls:

- S 86°11'46" E a distance of 182.99' to a point;
- S 85°45'45" E a distance of 769.81' to a point;
- S 01°58'45" W a distance of 328.13' to a point;
- S 89°21'41" W a distance of 740.23' to a point;
- N 28°28'40" W a distance of 63.48' to a point;
- a curve turning to the right with an arc length of 307.65', with a radius of 3895.50', with a chord bearing of N 26°12'54" W, with a chord length of 307.57' to a point;
- N 23°57'09" W a distance of 80.40' to the Point of Beginning.

The above described tract containing 309,217 square feet (7.099 acres)

Application #:

Submittal Date:

Insert legal description below.

1401 Wimberly Road

BEGINNING at an existing iron pipe having North Carolina State Plane Coordinates of North: 730,196.13 and East 2,025,225.6; thence from said beginning point, the following calls:

- N 01°58'45" E a distance of 328.13' to a point;
- S 85°45'45" E a distance of 349.08' to a point;
- S 85°46'48" E a distance of 99.95' to a point;
- S 00°17'40" W a distance of 355.27' to a point;
- S 03°11'05" W a distance of 537.08' to a point;
- S 89°38'42" W a distance of 291.42' to a point;
- N 00°34'26" W a distance of 130.32' to a point;
- S 89°41'26" W a distance of 150.96' to a point;
- N 01°58'45" E a distance of 469.32' to the Point of Beginning.

The above described tract containing 392,670 square feet (9.014 acres)

Application #:

Submittal Date:

Insert legal description below.

1405 Wimberly Road

BEGINNING at a point on the north-eastern right-of-way margin of Wimberly Road, said point having North Carolina State Plane Coordinates of North: 729,291.13 and East 2,025,364.73; thence from said beginning point, the following calls:

- N 00°34'26" W a distance of 306.48' to a point;
- N 89°38'42" E a distance of 291.42' to a point;
- S 00°12'43" E a distance of 516.89' to a point;
- A curve turning to the right with an arc length of 162.31', with a radius of 4171.73', with a chord bearing of N 54°51'15" W, with a chord length of 162.30' to a point;
- N 54°07'46" W a distance of 77.08' to a point;
- N 53°37'44" W a distance of 118.09' to a point;
- N 00°34'26" W a distance of 306.48' to the Point of Beginning.

The above described tract containing 119,882 square feet (2.752 acres)

Application #:

Submittal Date:

Insert legal description below.

1409 Wimberly Road

BEGINNING at a point on the north-eastern right-of-way margin of Wimberly Road, said point having North Carolina State Plane Coordinates of North: 728,871.53 and East 2,026,004.45; thence from said beginning point, the following calls:

- N 62°13'45" W a distance of 45.22' to a point;
- A curve turning to the right with an arc length of 363.19', with a radius of 4171.73', with a chord bearing of N 58°27'47" W, with a chord length of 363.07' to a point;
- N 00°12'43" W a distance of 516.89' to a point;
- N 03°11'05" E a distance of 537.08' to a point;
- N 89°00'32" E a distance of 296.40' to a point;
- S 06°41'35" E a distance of 419.20' to a point;
- S 01°35'27" W a distance of 853.23' to a point;
- N 62°13'45" W a distance of 45.22' to the Point of Beginning.

The above described tract containing 410,586 square feet (9.426 acres)

Application #:

Submittal Date:

Insert legal description below.

1000 Double Helix Road

BEGINNING at an existing iron pipe having North Carolina State Plane Coordinates of North: 730,146.11 and East 2,026,310.56; thence from said beginning point, the following calls:

- S 89°04'35" W a distance of 331.33' to a point;
- S 89°00'32" W a distance of 296.40' to a point;
- N 00°17'40" E a distance of 160.60' to a point;
- N 58°39'41" E a distance of 373.67' to a point;
- N 04°43'53" W a distance of 584.42' to a point;
- S 83°51'56" E a distance of 49.88' to a point;
- S 65°54'24" E a distance of 85.43' to a point;
- N 41°41'56" E a distance of 69.17' to a point;
- S 32°39'55" E a distance of 219.03' to a point;
- S 50°46'48" E a distance of 91.31' to a point;
- S 00°32'58" W a distance of 696.25' to the Point of Beginning.

The above described tract containing 358,904 square feet (8.239 acres)

Application #:

Submittal Date:

Insert legal description below.

1012 Double Helix Road

BEGINNING at an existing iron pipe having North Carolina State Plane Coordinates of North: 731,418.45 and East 2,025,687.51; thence from said beginning point, the following calls:

- S 67°39'28" E a distance of 247.90' to a point;
- S 49°40'39" E a distance of 166.19' to a point;
- S 32°39'55" E a distance of 157.06' to a point;
- S 41°41'56" W a distance of 69.17' to a point;
- N 65°54'24" W a distance of 85.43' to a point;
- N 83°51'56" W a distance of 49.88' to a point;
- S 04°43'53" E a distance of 584.42' to a point;
- S 58°39'41" W a distance of 373.67' to a point;
- N 00°17'40" E a distance of 194.66' to a point;
- N 00°10'17" E a distance of 927.55' to the Point of Beginning;

The above described tract containing 304,410 square feet (6.988 acres)



Instruction Packet and Affidavit for Electronic 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 Electronic Neighborhood Meeting during times when in-person gatherings are restricted. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

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

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

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

INSTRUCTIONS

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

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

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

These groups and individuals must be invited to the meeting:

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

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

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

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

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

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

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

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

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

December 15, 2020

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at
1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 0722595328, 0722598851, 0723406397, 0723504154,
1000 Double Helix Dr Address(es) 0723508938 & PIN(s) 0723601654

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

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

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

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

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

120 units - 70 single family detached and 50 townhomes. Town of Apex owned land attached for future park is shown for reference only. The park is NOT part of this Rezoning or Master Subdivision Plan

Estimated submittal date: _____

MEETING INFORMATION:	Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk,
Property Owner(s) name(s):	William and Gail Bunce, Willie & Donna Wolfe and John Paton
Applicant(s):	Curry Engineering - Andy Petty
Contact information (email/phone):	andy@curryeng.com / 919-552-0849 ext 102
Electronic Meeting invitation/call in info:	Join Zoom Meeting (**SEE ATTACHED SHEET**)
Date of meeting**:	Monday, December 28, 2020
Time of meeting**:	5 pm to 7 pm

MEETING AGENDA TIMES:

Welcome: 5:00 pm Project Presentation: 5:15 pm Question & Answer: 5:30 pm

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: The Park at Jordan (previously Wolfe Properties PUD) Zoning: PUD-CZ
 Location: 1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Dr
 Property PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938 & 0723601654 Acreage/Square Feet: 43.39

Property Owner: Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce, Willie & Donna Wolfe and John Paton
 Address: 1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Dr
 City: Apex State: NC Zip: 27523
 Phone: _____ Email: _____

Developer: Envision Homes - Josh Swindoll
 Address: 4441 Six Forks Rd, Ste 106-117
 City: Raleigh State: NC Zip: 27609
 Phone: 919-389-7595 Fax: _____ Email: josh@envisionhomesnc.com

Engineer: Curry Engineering - Andy Petty
 Address: 205 S Fuquay Avenue
 City: Fuquay-Varina State: NC Zip: 27526
 Phone: 919-552-0849 x102 Fax: _____ Email: andy@curryeng.com

Builder (if known): TBD
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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

Providing Input to Town Council:

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

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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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
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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
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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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
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

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

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

Stormwater Control Measures:	Jessica Bolin	919-249-3537
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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
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

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

Join Zoom Meeting - <https://us02web.zoom.us/j/89186143288?pwd=cE5aZUpLZGxUQldjODFjOXR6ZHNzdz09>

Meeting Format: Meeting ID: 891 8614 3288 Passcode: 635821

Date of meeting: Monday December 28, 2020 Time of meeting: 5:00 pm

Property Owner(s) name(s): Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce, Willie & Donna Wolfe and John Paton

Applicant(s): Envision Homes, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Andrew Petty / Curry Engineering	205 South Fuquay Avenue Fuquay-Varina, NC 27526			
2.	Jeffery & Lisa Ross	1104 Double Helix Road Apex, NC 27523			
3.	John Paton	1000 Double Helix Road Apex, NC 27523			
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

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

Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce,
Property Owner(s) name(s): Willie & Donna Wolfe and John Paton

Applicant(s): Envision Homes LLC

Contact information (email/phone): josh@envisionhomesnc.com / 919-389-7595

Meeting Format: Join Zoom Meeting - <https://us02web.zoom.us/j/84009525815?pwd=VkrCOTBobjBIUU8zNkVPV2N3VDZ6UT09> Meeting ID: 840 0952 5815
Passcode: 627742

Date of meeting: Monday December 28, 2020 Time of meeting: 5:00 pm

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

Question/Concern #1:

What is in the Public Services Station #6?

Applicant's Response:

I believe it is Fire and EMS only.

Question/Concern #2:

When do we expect roadway construction to start?

Applicant's Response:

Anticipated schedule would be late spring to early summer of 2021

Question/Concern #3:

Are the conditions all that is changing as part of this rezoning?

Applicant's Response:

Yes. Because this was a conditional rezoning and the conditions are being modified, we have to have a new neighborhood meeting to change the conditions through a zoning amendment.

Question/Concern #4:

Meeting was started at 5:00 PM. Applicant waited until 5:05 PM to go over the changes to allow for some late additions to the meeting. Applicant ended the zoom call at 5:32 PM after all questions had been addressed and no one else was on the call.

Applicant's Response:

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

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

I, Andrew Petty, do hereby declare as follows:
Print Name

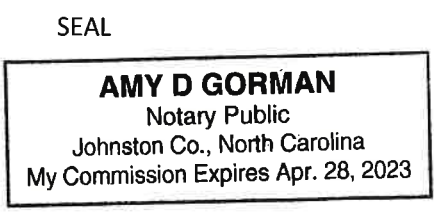
1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Zoom Call (indicate format of meeting) on December 28 (date) from 5 PM (start time) to 5:32 PM (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

2/2/2021
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Amy D. Gorman, a Notary Public for the above State and County, on this the 2nd day of Feb, 20 21.



[Signature]
Notary Public
Amy D. Gorman
Print Name

My Commission Expires: April 28th 2023



Instruction Packet and Affidavit for Electronic 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 Electronic Neighborhood Meeting during times when in-person gatherings are restricted. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

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

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

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

INSTRUCTIONS

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

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

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

These groups and individuals must be invited to the meeting:

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

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

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

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

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

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

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

NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

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

January 26, 2021
Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at
 1405, 1409, 1209 & 1401 Wimberly Rd and 0722595328, 0722598851, 0723406397,
 1012 & 1000 Double Helix Dr 0723504154, 0723508938 & 0723601654

Address(es) PIN(s)

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

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

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

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

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

120 units - 70 single family detached and 50 townhomes. Town of Apex owned land attached for reference only. The park is NOT part of this Rezoning or Master Subdivision plan.

Estimated submittal date: _____

MEETING INFORMATION:	Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce, Willie & Donna Wolfe and John Paton
Property Owner(s) name(s):	
Applicant(s):	Curry Engineering - Andy Petty
Contact information (email/phone):	andy@curryeng.com / 919-552-0849 x102
Electronic Meeting invitation/call in info:	Join Zoom Meeting (**SEE ATTACHED SHEET**)
Date of meeting**:	Friday, February 5, 2021
Time of meeting**:	1:00 pm please feel free to call or email if this time is not convenient for you

MEETING AGENDA TIMES:

Welcome: 1:00 pm Project Presentation: 1:15 pm Question & Answer: 1:30 pm

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

PROJECT CONTACT INFORMATION

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Development Contacts:

Project Name: The Park at Jordan (previously Wolfe Properties PUD) Zoning: PUD-CZ
 Location: 1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Dr
 Property PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938 & 0723601654 Acreage/Square Feet: 43.39

Property Owner: Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce, Willie & Donna Wolfe and John Paton
 Address: 1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Dr
 City: Apex State: NC Zip: 27523
 Phone: _____ Email: _____

Developer: Envision Homes - Josh Swindoll
 Address: 4441 Six Forks Rd, Ste 106-117
 City: Raleigh State: NC Zip: 27609
 Phone: 919-389-7595 Fax: _____ Email: josh@envisionhomesnc.com

Engineer: Curry Engineering - Andy Petty
 Address: 205 S Fuquay Avenue
 City: Fuquay-Varina State: NC Zip: 27526
 Phone: 919-552-0849 x102 Fax: _____ Email: andy@curryeng.com

Builder (if known): TBD
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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

Providing Input to Town Council:

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

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

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

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

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

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

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

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

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

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Site Address
723605783	ANKNEY, JOHN ANKNEY, CHRISTINA	2600 SUNNYBROOK FARM DR	APEX NC 27523-8037		2600 SUNNYBROOK FARM DR
723605590	ARRANAGU, ESWAR BABU KONAPALLI, SANDHYA RANI	2605 SUNNYBROOK FARM DR	APEX NC 27523-8037		2605 SUNNYBROOK FARM DR
723606574	BANDA, SANDEEP SINGIREDDY, SUSHMA	2601 SUNNYBROOK FARM DR	APEX NC 27523-8037		2601 SUNNYBROOK FARM DR
722592506	BOWLES, WILLIAM S	1325 WIMBERLY RD	APEX NC 27523-6773		1325 WIMBERLY RD
723508938	BUNCE, WILLIAM D II BUNCE, GAIL E	7617 SNAFFLEBIT LN	APEX NC 27502-3975		1012 DOUBLE HELIX RD
723606173	CHANDA, SURAJ BODDULA, VINEELA	604 WHITE OAK POND RD	APEX NC 27523-8036		604 WHITE OAK POND RD
723604570	ENGLISH, JON	2609 SUNNYBROOK FARM DR	APEX NC 27523-8037		2609 SUNNYBROOK FARM DR
723604250	GUPTA, SANJEEV GUPTA, REKHA	2713 TUNSTALL GROVE DR	APEX NC 27523-8038		2713 TUNSTALL GROVE DR
722595328	KARR, TONY STREETER, TIMOTHY V	3800 SARATOGA DR	RALEIGH NC 27604-3445		1405 WIMBERLY RD
723606337	LAUB, KHRISTOPHER BERNARD LAUB, SARAH BETH	2704 TUNSTALL GROVE DR	APEX NC 27523-8038		2704 TUNSTALL GROVE DR
722681879	LOFARO, ANDREW R LOFARO, WINTER	728 WHITE OAK POND RD	APEX NC 27523-8507		728 WHITE OAK POND RD
723614091	MACK, RONALD WILLIAM MACK, JENNIFER OLIVIA	550 WHITE OAK POND RD	APEX NC 27523-8035		550 WHITE OAK POND RD
722683832	MUDIVARTHY, SAINANDAN UPPALAPATI, NAGAMANI	2649 RAMBLING CREEK RD	APEX NC 27523-7806		2649 RAMBLING CREEK RD
722498843	OTTAWAY, DANNY L OTTAWAY, JOAN M	C/O TRUSS BUILDERS	10401 CHAPEL HILL RD	MORRISVILLE NC 27560-8710	1309 WIMBERLY RD
722693134	PATEL, ARJUNBHAI SURESH PATEL, REENABEN ARJUNBHAI	712 WHITE OAK POND RD	APEX NC 27523-8507		712 WHITE OAK POND RD
723604640	PATEL, GAURAVKUMAR PATEL, KRUPABEN	2608 SUNNYBROOK FARM DR	APEX NC 27523-8037		2608 SUNNYBROOK FARM DR
722682925	PATEL, VRAJESH RAMESHBHAI PATEL, MEGHA VRAJESH	724 WHITE OAK POND RD	APEX NC 27523-8507		724 WHITE OAK POND RD
723601654	PATON, JOHN TERRY	1000 DOUBLE HELIX RD	APEX NC 27523-6735		1000 DOUBLE HELIX RD
722681610	POOLE, TERRY D	1440 WIMBERLY RD	APEX NC 27523-9660		1440 WIMBERLY RD
723604881	POTYANDY, MICHAEL OONWALA, FARIDA	558 WHITE OAK POND RD	APEX NC 27523-8035		558 WHITE OAK POND RD
723606076	RATHIE, SUNNY MEHTA, AMRITA MAHENDRA	608 WHITE OAK POND RD	APEX NC 27523-8036		608 WHITE OAK POND RD
723605348	REYNA, ERIN MARIE REYNA, MIGUEL ELIAS	2708 TUNSTALL GROVE DR	APEX NC 27523-8038		2708 TUNSTALL GROVE DR
723406397	RONK, SARAH W	1209 WIMBERLY RD	APEX NC 27523-6771		1209 WIMBERLY RD
723517896	ROSS, JEFFREY A ROSS, LISA L	1104 DOUBLE HELIX RD	APEX NC 27523-6750		1104 DOUBLE HELIX RD
723605145	SATPATHY, CHANDAN MUNIKRISHNA, ARUNA	2709 TUNSTALL GROVE DR	APEX NC 27523-8038		2709 TUNSTALL GROVE DR
723604780	SCHROEDER, JEFFREY THOMAS GAUTAM, GEETANJALI	2604 SUNNYBROOK FARM DR	APEX NC 27523-8037		2604 SUNNYBROOK FARM DR
722692098	SEFEIN, SABRY NAGUIB SEFEIN, MARIAN MAKRAM HANNA	716 WHITE OAK POND RD	APEX NC 27523-8507		716 WHITE OAK POND RD
722692062	SHELL, JOHN SCOTT SHELL, SUSAN FINK	720 WHITE OAK POND RD	APEX NC 27523-8507		720 WHITE OAK POND RD
723318165	SMITH, JAMES M SMITH, LOUANN J	1124 WIMBERLY RD	APEX NC 27523-9678		1116 WIMBERLY RD
723403739	SMITH, JAMES M SMITH, LOUANN J	1125 WIMBERLY RD	APEX NC 27523-9679		1125 WIMBERLY RD
722692653	TAYLOR MORRISON OF CAROLINAS INC	15501 WESTON PKWY STE 100	CARY NC 27513-8636		730 WHITE OAK POND RD
723616735	TAYLOR MORRISON OF CAROLINAS INC	15502 WESTON PKWY STE 100	CARY NC 27513-8637		731 WHITE OAK POND RD
722689944	THE PRESERVE AT WHITE OAK CREEK HOA	15501 WESTON PKWY STE 100	CARY NC 27513-8636		0 RAMBLING CREEK RD
723607985	THE PRESERVE AT WHITE OAK CREEK HOA	15502 WESTON PKWY STE 100	CARY NC 27513-8637		0 WHITE OAK POND RD
723406796	TOWN OF APEX	STEVEN ADAMS	PO BOX 250	APEX NC 27502-0250	1129 WIMBERLY RD
723416124	TOWN OF APEX	STEVEN ADAMS	PO BOX 251	APEX NC 27502-0251	1133 WIMBERLY RD
723514178	TOWN OF APEX	STEVEN ADAMS	PO BOX 252	APEX NC 27502-0252	1200 HICKORY HILL LN
722484517	TOWN OF APEX / TOWN OF CARY				1400 WIMBERLY RD
722585884	TOWN OF CARY	PO BOX 8005	CARY NC 27512-8005		1408 WIMBERLY RD
723400229	VANDE, BERG BRUCE ALAN VANDE, AMY CARTER	1204 WIMBERLY RD	APEX NC 27523-6770		1204 WIMBERLY RD
722693260	WADHWA, DEEPAK WADHWA, NEETU	708 WHITE OAK POND RD	APEX NC 27523-8507		708 WHITE OAK POND RD
722598851	WOLFE, BILLY RAY	1409 WIMBERLY RD	APEX NC 27523-6767		1409 WIMBERLY RD
723504154	WOLFE, WILLIE T JR WOLFE, DONNA G	1401 WIMBERLY RD	APEX NC 27523-6767		1401 WIMBERLY RD
723606270	WONG, SAMUEL J WONG, ASHLEY FRANCES	600 WHITE OAK POND RD	APEX NC 27523-8036		600 WHITE OAK POND RD
723604354	WOO, HYUN J LEE, DAVID W	2712 TUNSTALL GROVE DR	APEX NC 27523-8038		2712 TUNSTALL GROVE DR
723604981	SEDDON, WENDY DAWN SEDDON, CRAIG ERIC	554 WHITE OAK POND RD	APEX NC 27523-8035		554 WHITE OAK POND RD
723616735	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTOR RD	HORSHAM PA 19044-2323		0 WHITE OAK POND RD

Join Zoom Meeting

<https://us02web.zoom.us/j/85191245929?pwd=c0FraUJzZ2FKemJkOHY0cG1vT09yUT09>

Meeting ID: 851 9124 5929

Passcode: 386613

One tap mobile

+16465588656,,85191245929#,,,,*386613# US (New York)

+13017158592,,85191245929#,,,,*386613# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 851 9124 5929

Passcode: 386613

Find your local number: <https://us02web.zoom.us/j/85191245929?pwd=c0FraUJzZ2FKemJkOHY0cG1vT09yUT09>

ANDREW PETTY, PE

Vice President / Senior Engineer

Curry ENGINEERING

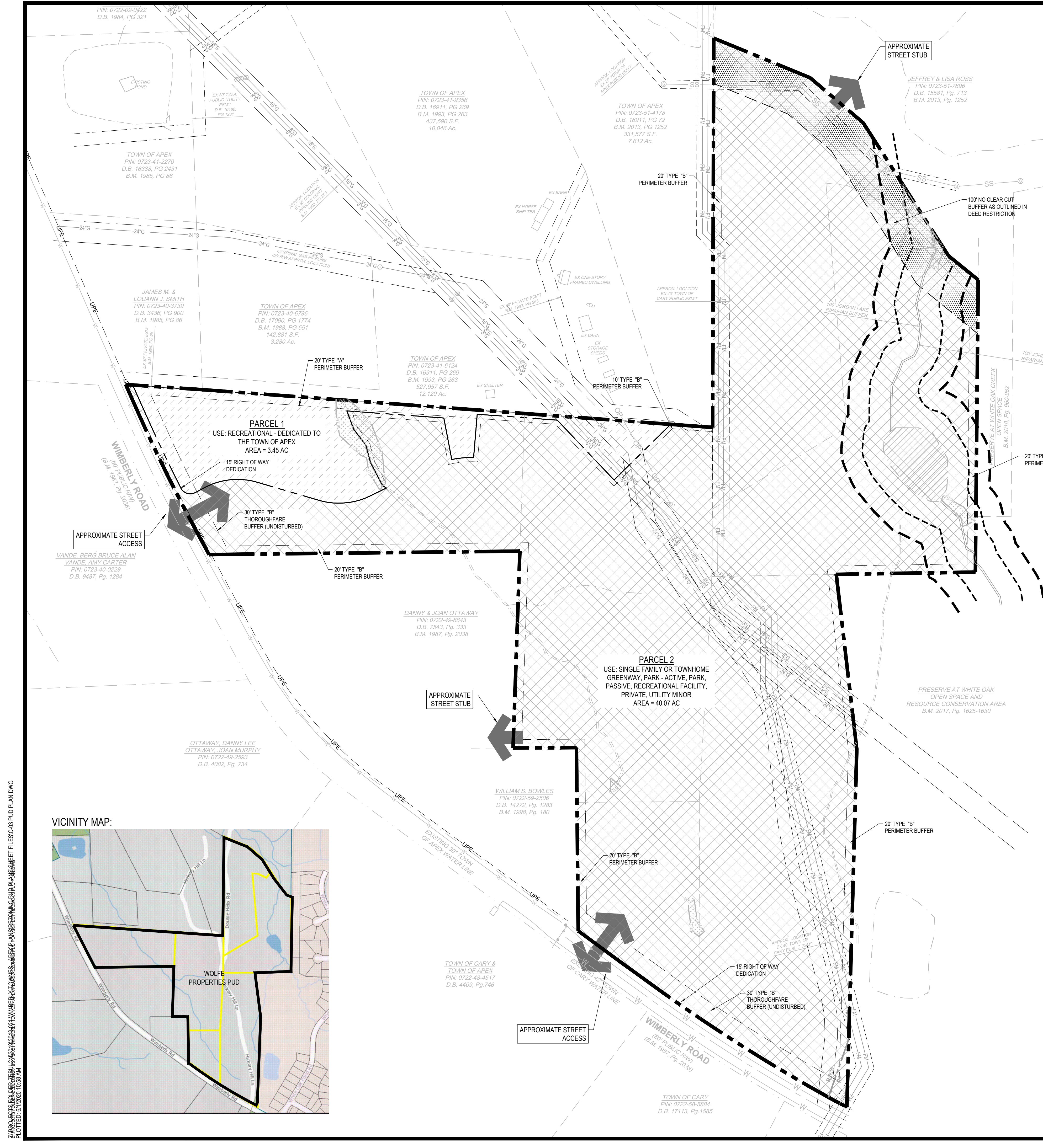
205 S. Fuquay Ave.

Fuquay-Varina, NC 27526

wk (919) 552.0849 x102

dir (984) 225.4150

cell (910) 624.5215



PROJECT COMMITTED TRANSPORTATION ELEMENTS:

IN COMPLIANCE WITH THE TOWN OF APEX'S UDO SECTION 13.19.4, THE PROJECT OFFERS, SUBJECT TO NCDOT REVIEW AND APPROVAL, THE FOLLOWING OFF-SITE ROADWAY IMPROVEMENTS:

- GREEN LEVEL WEST AND WIMBERLY ROAD INTERSECTION: THE DEVELOPER SHALL CONSTRUCT A NORTHBOUND TAPER RIGHT TURN LANE ON WIMBERLY ROAD WITH 50-FOOT OF FULL WIDTH DECELERATION AND A 100-FOOT TAPER PRIOR TO THE FIRST PLAT. CONSTRUCTION OF CURB AND GUTTER WILL BE LIMITED TO ONLY ALONG THE 50-FOOT DECELERATION ALONG THE SIDEWALK AND STORM DRAINAGE STRUCTURES WILL ONLY BE PLACED IN AREAS AS NECESSARY TO CONTINUE EXISTING DRAINAGE PATTERNS AND NOT RESTRICT EXISTING STRUCTURES.
- WIMBERLY ROAD AND JENKS ROAD INTERSECTION: THE DEVELOPER SHALL CONSTRUCT A SOUTHBOUND TAPER RIGHT TURN LANE ON WIMBERLY ROAD WITH 50-FOOT OF FULL WIDTH DECELERATION AND A 100-FOOT TAPER PRIOR TO THE FIRST PLAT. NO CURB & GUTTER WILL BE INSTALLED. VEGETATED CONVEYANCES WILL BE UTILIZED TO STAY CONSISTENT WITH CURRENT CONDITIONS AND NO UPGRADES TO EXISTING STORM DRAINAGE INFRASTRUCTURE.

GENERAL NOTES:

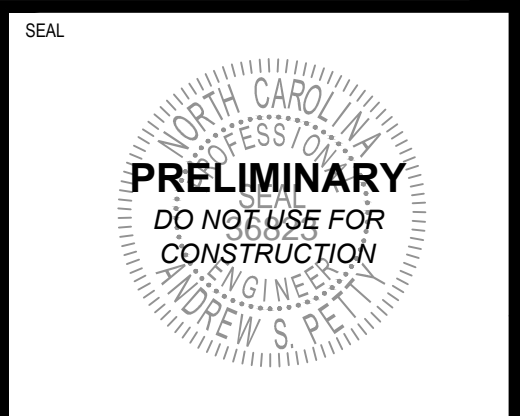
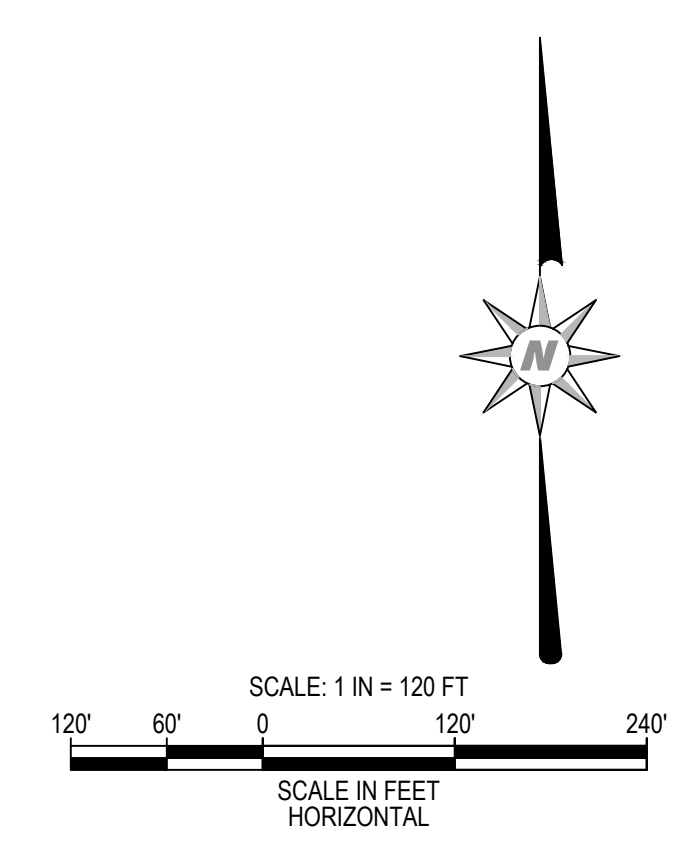
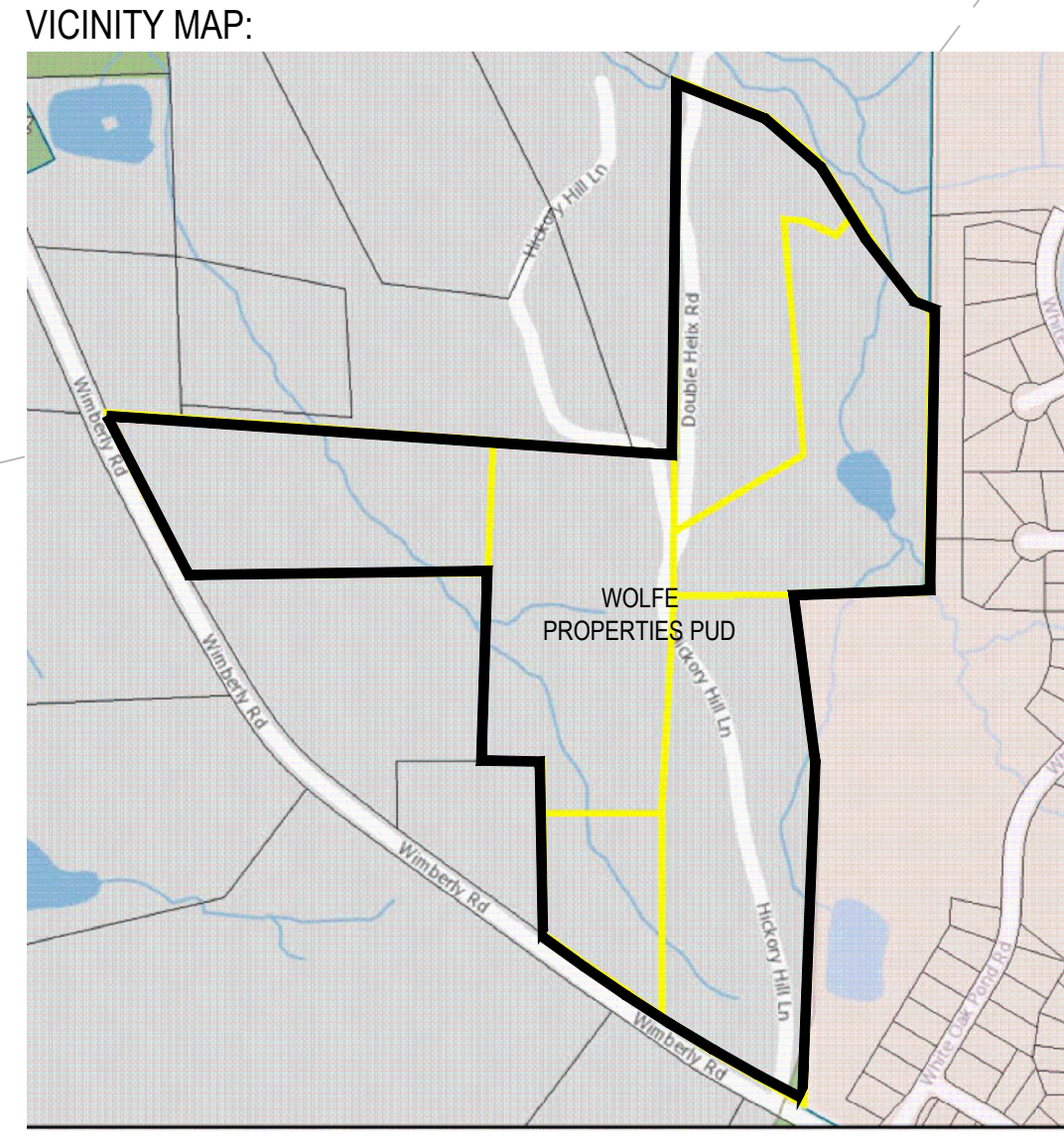
- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. TOPOGRAPHY SHOWN ON THIS IS PER WAKE COUNTY GIS - FOR PRELIMINARY USE ONLY.
- THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED SEPTEMBER 2019.
- THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
 - MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
- PROPERTY IS LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT.
- PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT NOR CONTAIN ANY HISTORIC STRUCTURES PER THE "WAKE COUNTY INVENTORY OF HISTORIC STRUCTURES - APEX JURISDICTION."

TOWN REQUIRED PUD NOTES:

- PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE 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 PROTECTION 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.).
- SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
- 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.
- NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

SITE DATA:

DEVELOPMENT NAME	WOLFE PROPERTY PUD
PROPERTY ADDRESS	SEE EXISTING CONDITIONS PLAN
PUD TOTAL AREA	43.52 ACRES
PUBLIC ROAD R/W DEDICATION (WIMBERLY ROAD)	0.42 AC
WAKE COUNTY PINS	SEE EXISTING CONDITIONS PLAN
CURRENT ZONING	R-80W (COUNTY) & RR (TOWN)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD-CZ)
RCA/BUFFER AREA	
REQUIRED	10.88 AC (25%)
RCA PROPOSED	10.90 AC (25%)
CURRENT 2045 LUM DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED 2045 LUM DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED MAXIMUM BUILDING HEIGHT	42 FEET - SF
	50 FEET - TH
PROPOSED TOWNHOME NUMBER OF STORIES	3
PROPOSED RESIDENTIAL DENSITY	3 UNITS/ACRE
PROPOSED PARKING REQUIREMENTS	2 SPACES PER UNIT PLUS GUEST PARKING AT 1SPACE/4 UNITS
WATERSHED DISTRICT	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT CAPE FEAR
PROPOSED MINIMUM BUILDING SETBACKS	
SINGLE FAMILY DETACHED	
FROM BUFFER OR RCA - 10'	
FRONT YARD - 10' MINIMUM	
SIDE YARD - 5' MINIMUM (NO AGGREGATE)	
CORNER SIDE YARD - 10' MINIMUM	
REAR YARD - 10' MINIMUM	
DRIVEWAYS FROM BACK OF SIDEWALK TO GARAGE - 20' MIN.	
TOWNHOMES	
FROM BUFFER OR RCA - 10'	
FRONT YARD - 5' MINIMUM	
SIDE YARD (END UNITS) - 5' MINIMUM	
REAR YARD - 5' MINIMUM	
FROM PUBLIC RIGHT-OF-WAY TO GARAGE - 18' MIN. WHERE NO SIDEWALK IS PRESENT	
FROM PUBLIC RIGHT-OF-WAY TO GARAGE - 20' MIN. WHERE SIDEWALK IS PRESENT	
BUILDING SIDE TO SIDE - 10'	
BUILDING SIDE TO REAR - 30'	
BUILDING REAR TO REAR - 40'	



WOLFE PROPERTIES PUD - PD PLANS

PUD PLAN

208 S. Fagan Avenue, Cary, NC 27513
T: (919) 562-0949 F: (919) 562-0943
CURRY ENGINEERING, INC. NC LIC. NO. PA17938

Curry ENGINEERING

C-03

DATE: OCTOBER 1, 2019	HOR SCALE: 1" = 120'
FILE NO. 2019-021	ORG SHEET NO.: 243-38

Z:\PROJECTS\2019\10\20191021\20191021\WOLFE\PLANS\ZONING\PD\PLANS\NET\FILESC\03 PUD PLAN.DWG
PLOT DATE: 07/20/2020 10:35 AM

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

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

Meeting Format: Join Zoom Meeting
 Date of meeting: Friday February 5, 2021 Time of meeting: 1:00 pm - 3:00 pm
 Property Owner(s) name(s): Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce, Willie & Donna Wolfe and John Paton
 Applicant(s): Envision Homes, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Andrew Petty / Curry Engineering	205 South Fuquay Avenue Fuquay-Varina, NC 27526	██████████	██████████	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

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

Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, William and Gail Bunce,
Property Owner(s) name(s): Willie & Donna Wolfe and John Paton

Applicant(s): Envision Homes LLC

Contact information (email/phone): josh@envisionhomesnc.com / 919-389-7595
Join Zoom Meeting <https://us02web.zoom.us/j/85191245929?pwd=c0FraUJzZ2FKemJkOHY0cG1vT09yUT09>

Meeting Format: Meeting ID: 851 9124 5929 Passcode: 386613

Date of meeting: February 5, 2021 Time of meeting: 1:00 pm

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

Question/Concern #1:

No questions as no one attended outside of the consultant.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

Andrew Petty
I, Andrew Petty, do hereby declare as follows:
Print Name

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

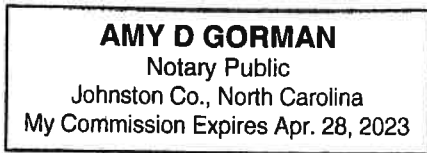
2/8/2021
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Amy D. Gorman, a Notary Public for the above State and County, on this the 8th day of February, 20 21.

SEAL



[Signature]
Notary Public
Amy D. Gorman
Print Name

My Commission Expires: April 28th, 2023

Prepared for:

ENVISION HOMES, LLC

4441 Six Forks Road
Suite 106-117
Raleigh, NC 27609

PD PLAN

Wolfe Properties PUD

A PLANNED UNIT DEVELOPMENT

Town of Apex, North Carolina

October 1, 2019

Revised December 6, 2019

Revised February 14, 2020

Revised March 13, 2020

Revised May 6, 2020

FINAL VERSION – June 18, 2020

Amended – January 4, 2021

Amended – January 27, 2021

Curry
ENGINEERING



Prepared by:

Andrew Petty, PE
The Curry Engineering Group, PLLC
PO Box 2018
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
(919)552-0849

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2.0 Vicinity Map



Figure 1 - Vicinity Map – Courtesy of Wake County iMaps 2019

3.0 Project Data

3.1 Project Name: Wolfe Properties PUD

3.2 Owner/Developer: Envision Homes, LLC
4441 Six Forks Road, Suite 106-117
Raleigh, NC 27609
(919) 389-7595

3.3 Prepared By: The Curry Engineering Group, PLLC
205 S Fuquay Avenue
Fuquay-Varina, NC 27526
(919) 552-0849

3.4 Designated Single Point of Contact: Andrew Petty, PE
The Curry Engineering Group, PLLC

3.5 Current and Proposed Zoning of the Property:

Current Zoning: PUD-CZ (#19CZ22)
Proposed Zoning: PUD-CZ

3.6 Current and Proposed Land Uses:

Current: Residential, Vacant
Proposed: Residential

3.7 Current and Proposed 2045 Land Use Designation:

Current: Low Density Residential
Proposed: Low Density Residential

4.0 Purpose Statement

Wolfe Properties PUD is a proposed residential project to be developed under the Town of Apex ordinance as a Planned Unit Development (PUD). The project contains six parcels under contract by Envision Homes, LLC. The project is located along Wimberly Road and adjacent to the Preserve at White Oak development. These parcels are all designated as Low Density Residential on the 2045 Land Use Map.

The proposal to rezone this property to PUD-CZ is in keeping with the town's objectives to create high quality developments with a small town feel. This development will be a pedestrian friendly community with sidewalks along both sides of the internal public streets and sidewalk stubs to the future Town of Apex Park. The project will cluster small lots and townhome units near the future town park to create a community feel and ensure the future park is an amenity to the community. This development will enhance the value of the surrounding properties by providing quality residential development for the areas as a mixed residential development.

5.0 Permitted Uses

The Town of Apex UDO allows a mixture of uses in the PUD zoning district and the owners have chosen to further restrict the allowable uses as listed below:

Residential Uses

Single family (Minimum Lot Size = 6,000 sf)

Townhome (Minimum Width = 20')

Accessory Apartment

Utilities

Utility, minor

Recreational Uses

Greenway

Park, active

Park, passive

Recreational facility, private

Government Services – Limited to Parcel #1 and #2 as shown on the PUD Plan.

6.0 Design Controls

6.1 Maximum Densities

Maximum residential density for the project is 3.0 units per gross acre or a maximum of 130 units. The total gross acreage for the property is 43.52. This development proposes 130 units.

6.2 Proposed Maximum Height of the Buildings and Number of Stories

Single Family Maximum Height – 42'	Single Family Maximum Stories – 2
Townhouses – Maximum Height – 50'	Townhouses Maximum Stories – 3

6.3 Proposed Minimum Building Setbacks

Residential Single Family Detached

From Buffer or RCA – 10'
Front Yard – 10' Minimum
Side Yard – 5' Minimum (no aggregate)
Corner Side Yard – 10' Minimum
Rear Yard – 10' Minimum
Driveways from Back of Sidewalk to Garage – 20' (12' minimum width)

Townhouses

From Buffer or RCA – 10'
Front Yard – 10' Minimum
Side Yard (end units) – 5' Minimum
Rear Yard – 5' Minimum
From Public Right-of-Way to Garage – 20' Minimum where sidewalk is present
Building Side to Side – 10'
Building Side to Rear – 30'
Building Rear to Rear – 40'

Government Service

From Buffer or RCA – 0'
Where there is no Buffer or RCA – 10'

6.4 Percentage of Built upon Area

The UDO allows for a maximum 70 percent of built upon area in PUD project and the Wolfe Properties PUD will not exceed that amount.

6.5 Perimeter Buffers

The PD plans show buffers around the site to provide visual breaks between uses and public roads. We are proposing a 30' Type B buffer along Wimberly Road. The perimeter buffers have been shown to be a 20' Type B buffer with the exception of property that abuts Town property;

this shall be 10' Type B buffer. If Government Services are proposed, the buffers shall be a Type A. However, in no case shall a buffer be required between existing Town property and land dedicated to or planned for dedication to the Town. A 100' no clear cut buffer is a deed restriction buffer along the property line that abuts property with PIN: 0723-51-7896. The only disturbance permitted within this buffer shall be public infrastructure, a driveway to serve the referenced PIN, and the installation of a fence within the buffer near the common property line. Such fence shall not be chain link.

No buffer shall be required along major or minor collector streets. However, street trees, located outside of the right of way shall be planted along Mirkwood Avenue, from the entrance at Wimberly Road to the first single-family residential lot.

In instances where the private play lawn exceeds 2% slope, a dog-waste station shall be installed. Maximum slope for a private play lawn shall be 10%,

6.6 Economy Housing Condition

Where economy housing is housing that can be purchased by a household that earns approximately the median household income for Wake County, Wolfe Properties PUD will address economy housing by providing a minimum of 10% of the total number of units of the development, as determined at the master subdivision phase. The townhouse units shall have a minimum width of 18' and a maximum width of 20' with no garages and allowable parking in compliance with Section 8.3 however they shall adhere to all other setback and architectural conditions set forth in the PUD plan.

7.0 Architectural Standards

7.1 Single Family Detached Residential Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Garage doors must contain windows, decorative details or carriage-style adornments.
3. House entrances for homes with front facing single-car garages must have a covered porch/stoop area leading to the front door.
4. The garage cannot protrude more than one foot out from the front façade or front porch unless it is a side entry garage.
5. The visible side of a home 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 Gable
 - Decorative Gable
 - Decorative Cornice
 - Column
 - Portico
 - Balcony
 - Dormer
6. All windows on a side elevation shall have decorative trim, shutters or shall be a bay window.
 7. Front porches, when provided, shall be at least six-feet (6') deep.
 8. 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 complimenting the siding color.
 9. Eaves shall project at least 12 inches from the wall of the structure.
 10. The roof shall be pitched at 5:12 or greater for 75% of the building designs. These lots will be identified on the plat.

7.2 Residential Townhome Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. There shall be one roof element such as a gable or dormer on each unit.
3. Garage doors must contain windows, decorative details or carriage-style adornments.
4. House entrances for units with front facing single-car garages must have a covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than one foot out from the front façade or front porch.
6. All exterior windows shall have decorative trim on all four sides.
7. On corner lots, the side elevation facing the public street shall contain at least two decorative elements such as but not limited to:
 - Trim around windows
 - Two or more building materials
 - Decorative brick/stone
 - Side Entry

7.3 Additional Residential Standards

1. All homes shall provide conduit for the future installation of roof top solar panels, including townhomes and economy housing units.
2. Conducting a solar site orientation analysis to provide for at least six (6) homes in the development built with 3KW active solar systems on the roof, which is approximately 5-6% of the overall units. These units will be identified on the plat.
3. All homes shall have an "Energy Star" Certification offered as a buyer selected option during or prior to construction.
4. All homes with garages shall have the option if a buyer selects to add an electric vehicle charging station installed in the garage.

7.4 Non-Residential Use Standards

1. EIFS or synthetic stucco shall not be used in the first four feet above grade.
2. The building exterior shall have more than one (1) material color.
3. The building shall have more than one parapet height.
4. The following exterior materials shall not be permitted: vinyl siding, painted, smooth-faced concrete block (decorative blocks are acceptable).

8.0 Parking and Loading

Parking and loading requirements for the residential areas shall conform to the parking standards listed in the Town of Apex UDO Section 8.3.

9.0 Signs

Signage for this project will comply with UDO section 8.7. The developer shall submit a master sign plan that shows signage locations and details of signage patterns throughout the development.

10.0 Natural Resource and Environmental Data

- 10.1** This project is located in the Jordan Lake drainage basin which is in the Cape Fear Basin. This project currently falls just outside the primary watershed protection overlay district as shown on the Town of Apex watershed maps; however once annexed it will be in the primary watershed protection overlay district.
- 10.2** There is no FEMA mapped floodplain on the site as shown on FEMA FIRM Map Number 3720072300 or 3720072201, dated May 2, 2006.
- 10.3** There are no known historic structures on this project.
- 10.4** The PUD is required to provide at least 25% of the total area for Resource Conservation Area and landscape buffers. If the residential single family lots are mass graded, then the project shall dedicate an additional 5% RCA. For this project that will equate to 10.88 acres of required RCA area. This project proposes to dedicate 10.90 acres and will increase that area if mass graded.
- 10.5** Existing deciduous trees greater than 18" in diameter 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 either on-site or at an alternative site location approved by Town Planning Staff.

11.0 Stormwater Management

Wolfe Properties PUD will meet all applicable requirements and standards as described in section 6.1 of the Apex UDO. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff for the 1 year and 10 year storm events. This project will commit to providing attenuation for the 2 year and 25 year storms as well.

Wolfe Properties PUD will use approved devices to control the stormwater sediment runoff. These devices may include wet detention basins, constructed wetlands, bioretention areas, sand filters or any other approved stormwater control measure. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

12.0 Parks and Recreation

The Wolfe Properties PUD was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission on February 26th, 2020 and they unanimously recommended a land dedication in the location provided in the PUD Plan, located contiguous to the southern boundary of the future park property along the frontage of Wimberly Road to comply with Sec 14.1.3 Standards of Dedication. The total acreage to be dedicated will be determined by the total unit count at the time of Master Subdivision Plan approval. They also recommended the reservation of a Public Greenway Easement along one of the Utility Easement corridors to

provide access to the Park for the Wolfe Properties PUD as well as the Preserve at White Oak Creek with the location being determined at the time the Master Subdivision Plan approval.

Additionally, to assist the Town of Apex with future plans, the project offers the following conditions:

1. Zoning condition for environmental assessment: A Phase I environmental assessment will be completed on the property to be dedicated to the Town and provided to the Town prior to construction plan approval.
2. Zoning condition for land dedication: Since the Town of Apex determined that it wants the land dedication for the purposes of a public safety station versus park land, the land dedication will occur by April 30, 2021.
3. Zoning condition for road improvements: Since the Town of Apex determined that it wants the land dedication for the purposes of a public safety station versus park land, road construction for Mirkwood Avenue from Wimberly Road to just past the easternmost planned public safety station driveway for access only no later than July 31, 2021. Final construction and acceptance of the roadway shall be determined in a developer's agreement between the Town of Apex and the developer.
4. Zoning condition for timing of CD approval: Because the Town of Apex determined that it wants the land dedication for the purposes of a public safety station versus park land, a temporary driveway permit signed by NCDOT will suffice for Construction Drawing approval, provided the final driveway permit application has been submitted to NCDOT; any changes from the temporary driveway permit to the final driveway permit will be the responsibility of the developer, and this shall in no way release the developer from all other applicable requirements prior to Construction Drawing approval.

13.0 Public Facilities

All internal public streets will have sidewalks on both sides of the street. Roadway improvements will be required along Wimberly Road and these improvements will be coordinated with the Town of Apex and NCDOT. The roadway widening along Wimberly Road shall be based on the Town of Apex's thoroughfare plan. The project will provide a minor collector street through the subdivision that will stub to north for future extension as shown on the town's thoroughfare plan. Bicycle and pedestrian improvements associated with 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 subdivision plan approval as provided for in the UDO.

In compliance with the Town of Apex's UDO Section 13.19.4, the project offers, subject to NCDOT review and approval the following off-site roadway improvements:

1. Green Level West and Wimberly Road Intersection: The developer shall construct a northbound taper right turn lane on Wimberly Road with 50-foot of full width deceleration and a 100-foot taper prior to the first plat. Construction of curb and gutter will be limited to only along the 50-foot deceleration along the sidewalk and storm drainage structures will only be placed in areas as necessary to continue existing drainage patterns and not restrict existing structures.
2. Wimberly Road and Jenks Road Intersection: The developer shall construct a southbound taper right turn lane on Wimberly Road with 50-foot of full width deceleration and a 100-foot taper prior to the first plat. No curb & gutter will be installed. Vegetated conveyances will be utilized to stay consistent with current conditions and no upgrades to existing storm drainage infrastructure.
3. Pay fee in lieu for 450 linear feet of sidewalk so that connectivity can be made in the future from our northern property line to the park entrance along Wimberly Road. Area in blue on map as presented to Town Council.

All landscaping to be located within the rights-of-way bordering Public Safety Station #6 (Wimberly Road and Mirkwood Avenue) shall be delayed until after the C.O. of Public Safety Station #6; plantings shall be installed and inspected by a zoning compliance officer within three (3) months of the C.O.

As shown on the PUD Utility Plan, the sanitary sewer connection will connect to an existing sewer manhole and line near the northern end of Double Helix Road. Water distribution service will be provided to this project by eight inch waterline connection to the existing twelve inch waterline along Wimberly Road.

14.0 Phasing

The project shall be developed in multiple phases and construction would likely start in 2021.

15.0 Consistency with Land Use Plan

The Town of Apex 2045 Land Use Map currently designates these parcels as Low Density Residential. We believe this PUD is appropriate for the area and is consistent with the current intent of the Town Council.

16.0 Compliance with the UDO

The proposed plans for Wolfe Properties PUD are in compliance with the standards and allowances provided in the current approved version of the Town of Apex Unified Development Ordinance. Any variance from UDO requirements has been noted in this plan.

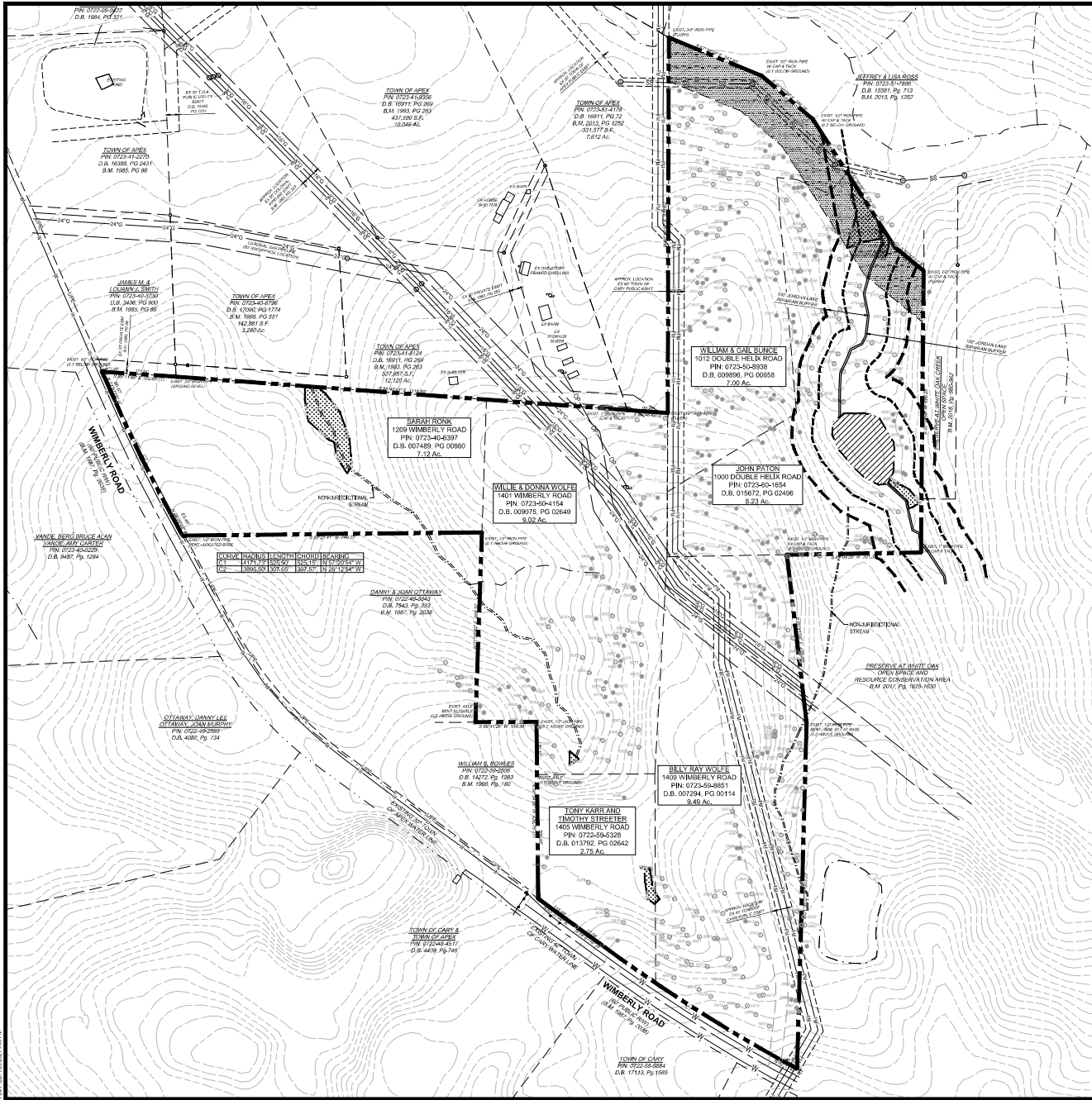
17.0 Land Use Notes

17.1 This project will require the formation of a Homeowners Association which will handle the maintenance of common areas, buffers, RCA, stormwater devices, etc.

17.2 Any existing structures on the subject properties will be either moved or removed from the site. Additionally, all private wells and septic tanks shall be removed and/or abandoned per federal, state and local standards.

END OF REPORT



7. THESE PLANS SHALL BE USED ONLY FOR THE PURPOSES AND CONDITIONS SPECIFICALLY SET FORTH HEREIN. ANY OTHER USE SHALL BE AT THE USER'S SOLE RISK. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS FOR ANY PURPOSES OTHER THAN THOSE SPECIFICALLY SET FORTH HEREIN.



Surveyor:
Taylor Land Consultants
 5446 Apex Parkway
 Apex, NC 27502
 919.801.1104 (o)
 919.337.7988 (m)
 Contact: Jeremy Taylor, PLS

- GENERAL NOTES:**
1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. TOPOGRAPHY SHOWN ON THIS PLAN IS PER WAKE COUNTY GIS - FOR PRELIMINARY USE ONLY.
 2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED SEPTEMBER 2019.
 3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
 - ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD, THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
 5. PROPERTY IS LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT.
 6. PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT NOR CONTAIN ANY HISTORIC STRUCTURES PER THE WAKE COUNTY INVENTORY OF HISTORIC STRUCTURES - APEX JURISDICTION.
 7. FOR SURFACE WATER INFORMATION, REFER TO APEX STREAM BUFFER DETERMINATION LETTER APEX #1504.

- TOWN REQUIRED PUD NOTES:**
1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE 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 PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE TOWNSHIP ENVIRONMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
 2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
 3. ALL REQUIRED SITE ELEMENTS SHOWN WITH A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
 4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

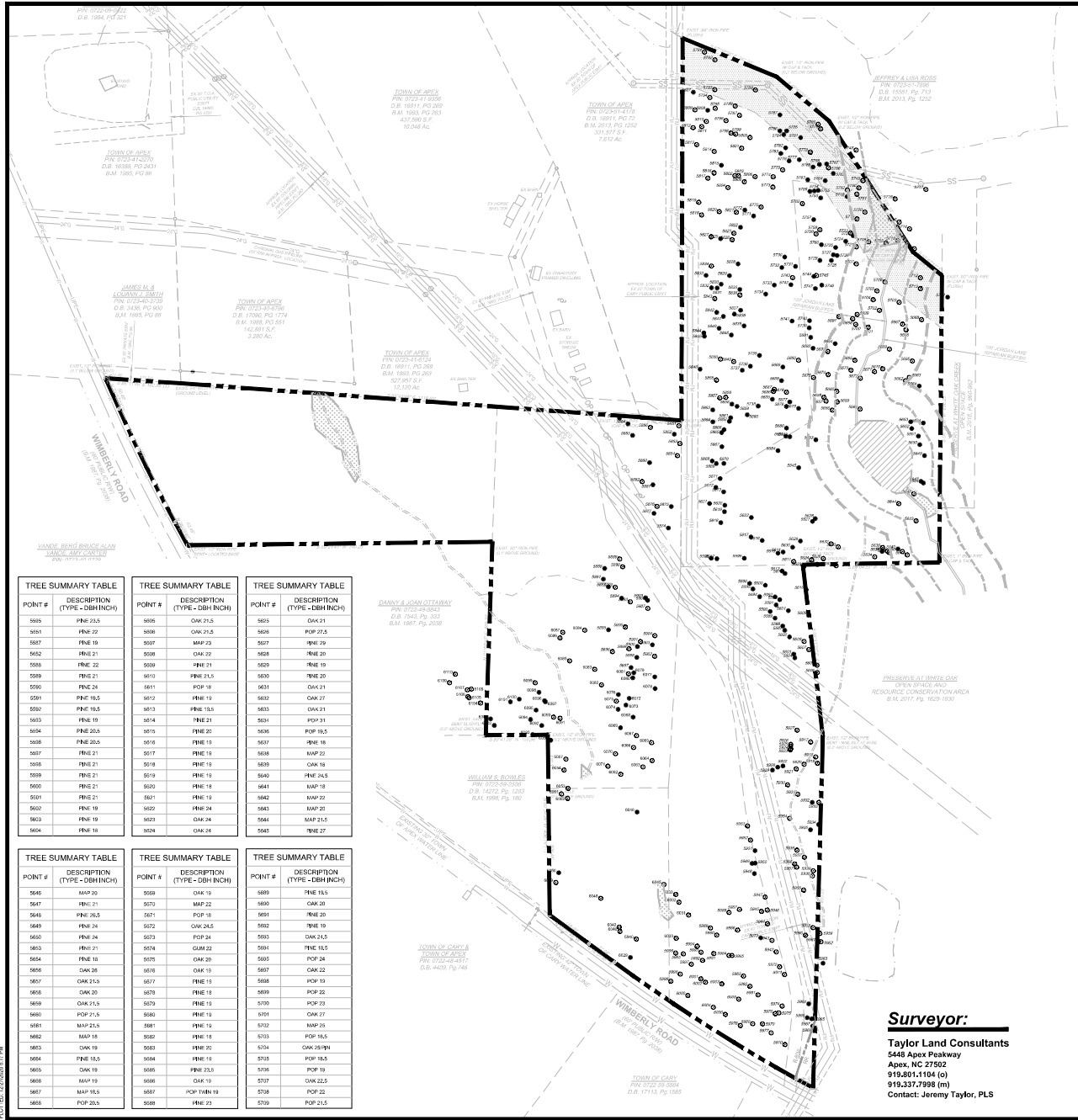

 SCALE: 1" = 120 FT
 120' 60' 0' 120' 240'
 HORIZONTAL
 SCALE IN FEET
 HORIZONTAL

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WOLFE PROPERTIES PUD - PD PLANS
EXISTING CONDITIONS PLAN

CURRY ENGINEERING
 36823
 C-01

DATE: 10/20/2020	SCALE: 1" = 120'	PROJECT: WOLFE PROPERTIES PUD - PD PLANS
DATE: 10/20/2020	SCALE: 1" = 120'	PROJECT: WOLFE PROPERTIES PUD - PD PLANS
DATE: 10/20/2020	SCALE: 1" = 120'	PROJECT: WOLFE PROPERTIES PUD - PD PLANS
DATE: 10/20/2020	SCALE: 1" = 120'	PROJECT: WOLFE PROPERTIES PUD - PD PLANS

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TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5710	MAP 18.5
5711	OKA 20.5
5712	OKA 19.5
5713	OKA 20.5
5714	POP 18.5
5715	OKA 18.5 FN
5716	GUM 27.0
5717	DT 21
5718	FNE 21
5719	OKA 23.5
5720	POP 20
5721	POP 19
5722	FNE 21
5723	OKA 22
5724	FNE 27
5725	FNE 19.5
5726	FNE 19.5
5727	FNE 18
5728	FNE 21.5
5729	FNE 20.5

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5730	FNE 23.5
5731	FNE 20
5732	FNE 18
5733	FNE 18
5734	FNE 18
5735	FNE 18
5736	FNE 18
5737	FNE 19
5738	FNE 18
5739	FNE 19
5740	FNE 19
5741	FNE 18.5
5742	FNE 18
5743	OKA 18.5
5744	FNE 22
5745	POP 18
5746	FNE 21
5747	FNE 18
5748	POP 22
5749	POP 18

TREE SUMMARY TABLE	
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5751	OKA 18.5
5752	POP 20
5753	FNE 20
5754	FNE 20.5
5755	FNE 19
5756	FNE 18
5757	FNE 20
5758	OKA 19
5759	POP 20
5760	FNE 20
5761	FNE 19
5762	OKA 18
5763	FNE 18.5
5764	FNE 22.5
5765	FNE 16.5
5766	POP 18
5767	FNE 30
5768	FNE 23.5
5769	FNE 30

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5770	OKA 19
5771	FNE 20.5
5772	FNE 20
5773	POP 22.5
5774	OKA 18.5
5775	OKA 18.2 FN
5776	FNE 30.2
5777	FNE 21
5778	POP 22
5779	OKA 19
5780	POP 20
5781	FNE 18
5782	FNE 20
5783	FNE 21
5784	OKA 21
5785	FNE 20
5786	FNE 23
5787	FNE 21
5788	OKA 18
5789	OKA 20.5

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
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5792	OKA 20.5
5793	DT 20
5794	OKA 18
5795	OKA 20.5
5796	OKA 18
5797	OKA 18.5
5798	OKA 20.5
5799	OKA 19
5800	POP 21
5801	OKA 18.0
5802	DT 21 FN
5803	OKA 18
5804	OKA 21
5805	MAP 15
5806	OKA 35.1 FN
5807	FNE 18
5808	FNE 20.5
5809	OKA 24
5810	OKA 19

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5811	OKA 19.5
5812	OKA 22.5
5813	OKA 18.5
5814	OKA 24
5815	FNE 19
5816	OKA 22
5817	OKA 18.5
5818	OKA 18.5
5819	OKA 19
5820	OKA 19
5821	POP 18
5822	FNE 19
5823	POP 22
5824	FNE 21
5825	FNE 21
5826	POP 20
5827	OKA 22.5
5828	FNE 15.5
5829	FNE 18.5
5830	FNE 19
5831	FNE 19

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
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5833	FNE 21
5834	OKA 18.5
5835	FNE 18
5836	OKA 19
5837	FNE 19
5838	FNE 18
5839	FNE 18.5
5840	FNE 19
5841	FNE 20
5842	FNE 19.5
5843	OKA 20
5844	FNE 19
5845	FNE 21
5846	FNE 21
5847	FNE 25
5848	FNE 18.5
5849	OKA 18.1 FN
5850	MAP 23.5
5851	OKA 21
5852	FNE 20

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
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5854	OKA 18
5855	OKA 18.5
5856	OKA 21
5857	OKA 18.2 FN
5858	FNE 18
5859	FNE 21
5860	FNE 19
5861	FNE 21
5862	FNE 19.5
5863	FNE 20
5864	FNE 20
5865	FNE 20
5866	FNE 20
5867	FNE 18
5868	FNE 18.5
5869	FNE 19
5870	OKA 18
5871	FNE 18
5872	FNE 19

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
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5874	FNE 20
5875	FNE 18.5
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5877	FNE 16.5
5878	FNE 23
5879	FNE 20
5880	OKA 24.5
5881	FNE 19
5882	FNE 19
5883	FNE 25
5884	OKA 22.5
5885	FNE 21
5886	FNE 20.5
5887	OKA 20
5888	OKA 23.5
5889	FNE 18.5
5890	OKA 18
5891	FNE 18.5
5892	OKA 18
5893	OKA 18
5894	FNE 21

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
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5897	FNE 18.5
5898	FNE 18
5899	MAP 30.5
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5901	OKA 20.5
5902	OKA 22.5
5903	FNE 20
5904	OKA 19
5905	OKA 18
5907	OKA 19
5908	FNE 22
5909	FNE 20.5

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
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5910	FNE 21.5
5911	POP 19
5912	FNE 18.5
5913	FNE 18.5
5914	FNE 21
5915	FNE 20
5916	FNE 20.5
5917	FNE 21
5918	FNE 19
5919	FNE 22
5920	FNE 21
5921	FNE 21
5922	FNE 19
5923	FNE 19
5924	FNE 18

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5925	OKA 21.5
5926	POP 20.5
5927	MAP 20
5928	OKA 22
5929	FNE 21
5930	FNE 21.5
5931	POP 19
5932	FNE 19
5933	FNE 18.5
5934	FNE 21
5935	FNE 20
5936	FNE 19
5937	FNE 18
5938	MAP 22
5939	OKA 18
5940	FNE 24.5
5941	MAP 18
5942	MAP 22
5943	MAP 21
5944	MAP 24.5
5945	POP 31
5946	POP 18.5
5947	FNE 19
5948	OKA 18
5949	FNE 24.5
5950	MAP 22
5951	MAP 21
5952	FNE 24
5953	OKA 24
5954	OKA 24
5955	POP 18

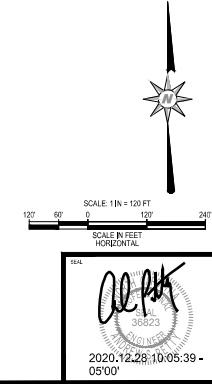
TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5956	OKA 21
5957	FNE 20
5958	FNE 19
5959	FNE 19
5960	FNE 20
5961	OKA 21
5962	OKA 21
5963	OKA 21
5964	POP 31
5965	POP 18.5
5966	FNE 18
5967	OKA 18
5968	OKA 18
5969	FNE 24.5
5970	MAP 18
5971	MAP 22
5972	MAP 21
5973	MAP 24
5974	MAP 24.5
5975	POP 31
5976	POP 18.5
5977	FNE 18
5978	FNE 20
5979	FNE 22
5980	FNE 27
5981	FNE 19
5982	OKA 18
5983	OKA 18
5984	OKA 18
5985	OKA 18
5986	OKA 18
5987	OKA 18
5988	OKA 18
5989	OKA 18
5990	OKA 18
5991	OKA 18
5992	OKA 18
5993	OKA 18
5994	OKA 18
5995	OKA 18
5996	OKA 18
5997	OKA 18
5998	OKA 18
5999	OKA 18
6000	OKA 18

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
5995	MAP 20
5996	FNE 21
5997	FNE 20.5
5998	FNE 24
5999	FNE 24
6000	FNE 24
6001	FNE 21
6002	FNE 18
6003	OKA 28
6004	OKA 21.5
6005	OKA 20
6006	MAP 21.5
6007	MAP 18
6008	OKA 18
6009	OKA 18
6010	OKA 18
6011	OKA 18
6012	OKA 18
6013	OKA 18
6014	OKA 18
6015	OKA 18
6016	OKA 18
6017	OKA 18
6018	OKA 18
6019	OKA 18
6020	OKA 18
6021	OKA 18
6022	OKA 18
6023	OKA 18
6024	OKA 18
6025	OKA 18
6026	OKA 18
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6029	OKA 18
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6031	OKA 18
6032	OKA 18
6033	OKA 18
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6036	OKA 18
6037	OKA 18
6038	OKA 18
6039	OKA 18
6040	OKA 18

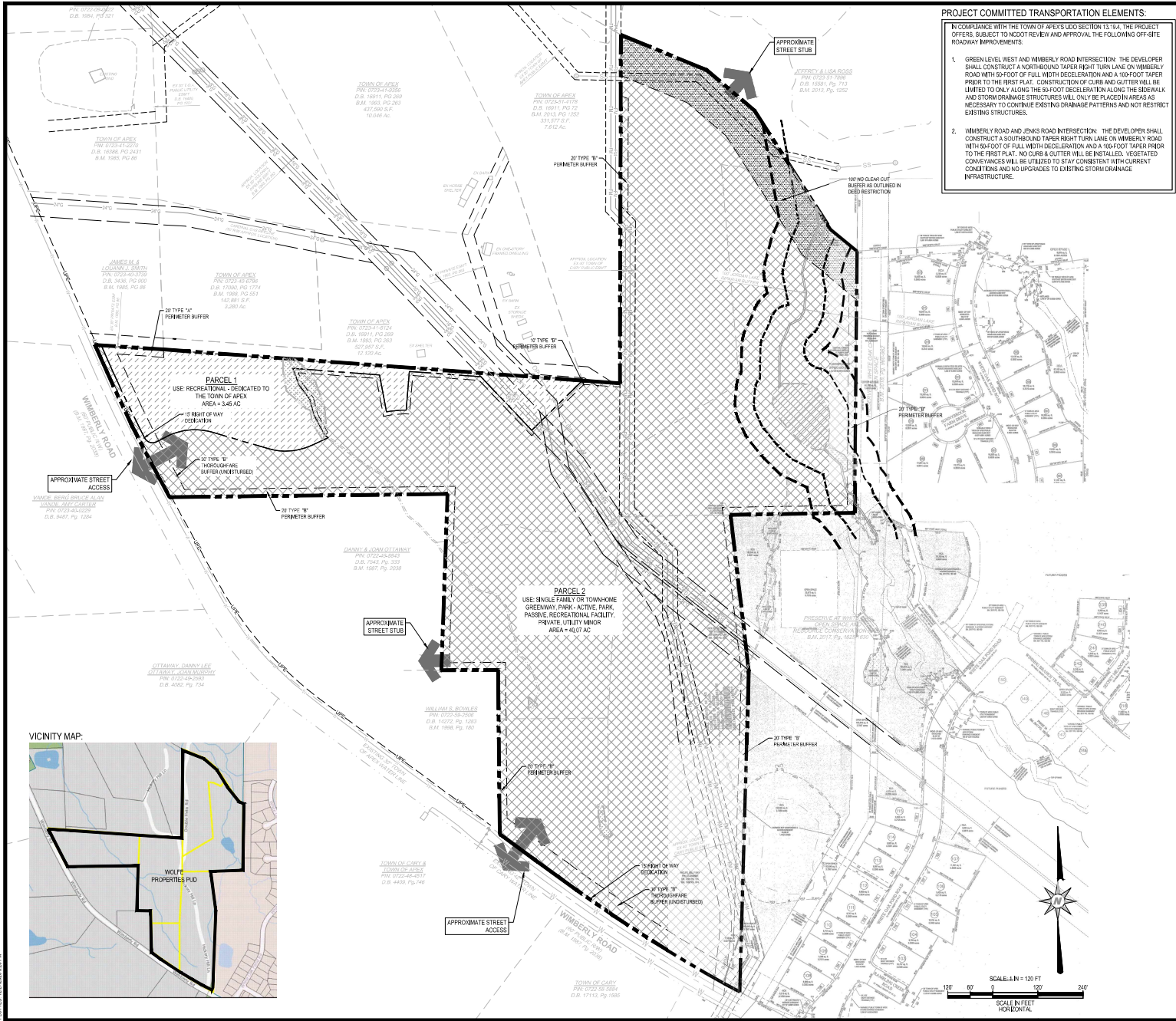
TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
6041	OKA 19
6042	MAP 22
6043	POP 19
6044	OKA 24.5
6045	POP 24
6046	GUM 22
6047	OKA 20
6048	OKA 19
6049	OKA 19
6050	OKA 19
6051	OKA 19
6052	OKA 19
6053	OKA 19
6054	OKA 19
6055	OKA 19
6056	OKA 19
6057	OKA 19
6058	OKA 19
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6089	OKA 19
6090	OKA 19
6091	OKA 19
6092	OKA 19
6093	OKA 19
6094	OKA 19
6095	OKA 19
6096	OKA 19
6097	OKA 19
6098	OKA 19
6099	OKA 19
6100	OKA 19

TREE SUMMARY TABLE	
POINT #	DESCRIPTION (TYPE - DBH INCH)
6095	MAP 20
6096	FNE 21
6097	FNE 20.5
6098	FNE 24
6099	FNE 24
6100	FNE 24
6101	FNE 21
6102	FNE 18
6103	OKA 28
6104	OKA 21.5
6105	OKA 20
6106	MAP 21.5
6107	MAP 18
6108	OKA 18
6109	OKA 18
6110	OKA 18
6111	OKA 18
6112	OKA 18
6113	OKA 18
6114	OKA 18
6115	OKA 18
6116	OKA 18
6117	OKA 18
6118	OKA 18
6119	OKA 18
6120	OKA 18
6121	OKA 18
6122	OKA 18
6123	OKA 18
6124	OKA 18
6125	OKA 18
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6129	OKA 18
6130	OKA 18
6131	OKA 18
6132	OKA 18
6133	OKA 18
6134	OKA 18
6135	OKA 18
6136	OKA 18
6137	OKA 18
6138	OKA 18
6139	OKA 18
6140	OKA 18

Surveyor:
Taylor Land Consultants
5448 Apex Peakway
Apex, NC 27502
919.851.1104 (o)
919.337.7998 (m)
Contact: Jeremy Taylor, PLS



PLAN PREPARED BY: CURRY ENGINEERING, INC. 36623 W. WILSON BLVD. SUITE 100 WILSON, WY 83094-1000 TEL: 307.342.1234 FAX: 307.342.1235



PROJECT COMMITTED TRANSPORTATION ELEMENTS:

IN COMPLIANCE WITH THE TOWN OF APEX'S UDC SECTION 13.18A, THE PROJECT OFFERS, SUBJECT TO NEXT REVIEW AND APPROVAL, THE FOLLOWING OFF-SITE ROADWAY IMPROVEMENTS:

- GREEN LEVEL WEST AND WIMBERLY ROAD INTERSECTION:** THE DEVELOPER SHALL CONSTRUCT A NORTHBOUND TAPER RIGHT TURN LANE ON WIMBERLY ROAD WITH 50-FOOT OF FULL WIDTH DECELERATION AND A 10-FOOT TAPER PRIOR TO THE FIRST PLAT. CONSTRUCTION OF CURBS AND GUTTERS WILL BE LIMITED TO ONLY ALONG THE 50-FOOT DECELERATION ALONG THE SIDEWALK AND STORM DRAINAGE STRUCTURES WILL ONLY BE PLACED IN AREAS AS NECESSARY TO CONTINUE EXISTING DRAINAGE PATTERNS AND NOT RESTRICT EXISTING STRUCTURES.
- WIMBERLY ROAD AND JENKS ROAD INTERSECTION:** THE DEVELOPER SHALL CONSTRUCT A SOUTHBOUND TAPER RIGHT TURN LANE ON WIMBERLY ROAD WITH 150-FOOT OF FULL WIDTH DECELERATION AND A 100-FOOT TAPER PRIOR TO THE FIRST PLAT. NO CURB & GUTTER WILL BE INSTALLED. VEGETATED CONVEYANCES WILL BE UTILIZED TO STAY CONSISTENT WITH CURRENT CONDITIONS AND NO UPDATES TO EXISTING STORM DRAINAGE INFRASTRUCTURE.

GENERAL NOTES:

- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. TOPOGRAPHY SHOWN ON THIS IS PLAN IS PER WAKE COUNTY GIS. FOR PRELIMINARY USE ONLY.
- THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED SEPTEMBER 2019.
- THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
 - MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 - ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
- PROPERTY IS LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT.
- PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT NOR CONTAIN ANY HISTORIC STRUCTURES PER THE WAKE COUNTY INVENTORY OF HISTORIC STRUCTURES - APEX JURISDICTION.

TOWN REQUIRED PUD NOTES:

- PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE 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 STREAM BUFFER. ADDITIONAL PROTECTION 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.).
- SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THESE USES: TRASH CONTAINERS, SEENS, 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.
- 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.
- NO SEXES ARE APPROVED AS PART OF A PUD-C2Z PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

SITE DATA:

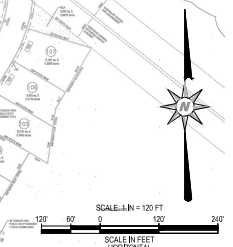
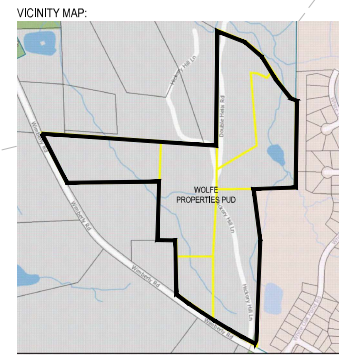
DEVELOPMENT NAME	WOLFE PROPERTY PUD
PROPERTY ADDRESS	SEE EXISTING CONDITIONS PLAN
PUD TOTAL AREA	43.52 ACRES
PUBLIC ROAD ROW DESIGNATION (WIMBERLY ROAD)	0.42 AC
WAKE COUNTY PHS	SEE EXISTING CONDITIONS PLAN
CURRENT ZONING	SUBDIVISION & RES (TOWN)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD-C2Z)
RCABUFFER AREA	19.89 AC (25%)
REQUIRED	19.90 AC (25%)
RCAPROPOSED	19.90 AC (25%)
CURRENT 2006 LUM DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED 2006 LUM DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED MAXIMUM BUILDING HEIGHT	42 FEET - 5F
PROPOSED TOWNHOME NUMBER OF STORES	50 FEET - 1F
PROPOSED RESIDENTIAL DENSITY	3 UNITS/ACRE
PROPOSED PARKING REQUIREMENTS	2 SPACES PER UNIT PLUS GUEST PARKING AT 1SPACE/4 UNITS
WATERSHED DISTRICT:	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT CAPE FEAR

PROPOSED MINIMUM BUILDING SETBACKS
SINGLE FAMILY DETACHED

FROM BUFFER OR RCA - 10'
FRONT YARD - 10' MINIMUM
SIDE YARD - 5' MINIMUM (NO AGGREGATE)
CORNER SIDE YARD - 10' MINIMUM
REAR YARD - 10' MINIMUM
DRIVEWAYS FROM BACK OF SIDEWALK TO GARAGE - 20' MIN.

TOWNHOMES

FROM BUFFER OR RCA - 10'
FRONT YARD - 5' MINIMUM
SIDE YARD (END UNITS) - 5' MINIMUM
REAR YARD - 5' MINIMUM
FROM PUBLIC RIGHT-OF-WAY TO GARAGE - 18' MIN. WHERE NO SIDEWALKS IS PRESENT
FROM PUBLIC RIGHT-OF-WAY TO GARAGE - 20' MIN. WHERE SIDEWALKS IS PRESENT
BUILDING SIDE TO SIDE - 12'
BUILDING SIDE TO REAR - 3F'
BUILDING REAR TO REAR - 4F'



36623
2020.12.28 10:06:49 - 0500'

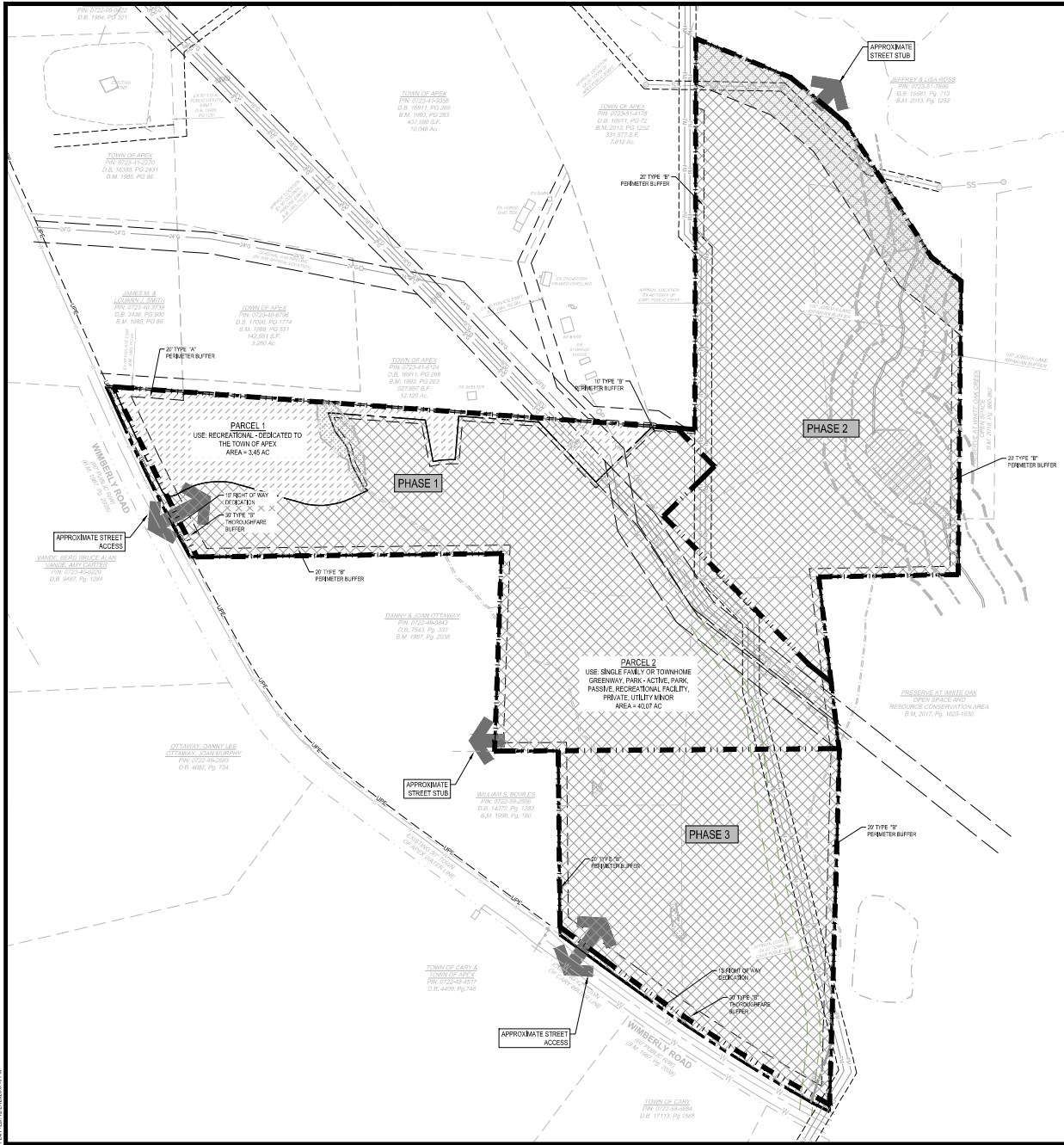
WOLFE PROPERTIES PUD - PD PLANS
PUD PLAN

DATE: OCTOBER 1, 2020
SCALE: 1" = 120'
SHEET: 01 OF 01
DRAWN BY: JAC

Curry ENGINEERING

C-03

CURRY ENGINEERING, 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.CURRYENGINEERING.COM

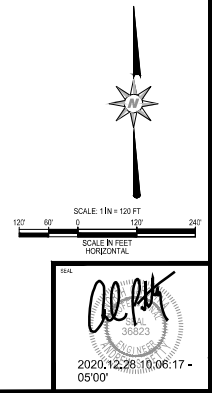


PHASING NOTES:

1. THE PHASE LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE MASTER SUBMISSION PLAN PROCESS.
2. THE PHASE NUMBERS ARE SUGGESTIVE AND ARE NOT NECESSARILY THE ORDER IN WHICH THE PHASES WILL BE CONSTRUCTED. THE DEVELOPER HAS THE ABILITY TO DEVELOP THESE PHASES IN ANY ORDER DEPENDING ON THE AVAILABILITY OF MUNICIPAL SERVICES.

TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE 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 PROTECTION 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.).
2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY AREAS AND GREENWAY TRAILS AND FEATURES 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.
3. ALL REQUIRED SITE ELEMENTS SHOWN WITH A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDINGS WITHIN THAT PHASE.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CC PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.



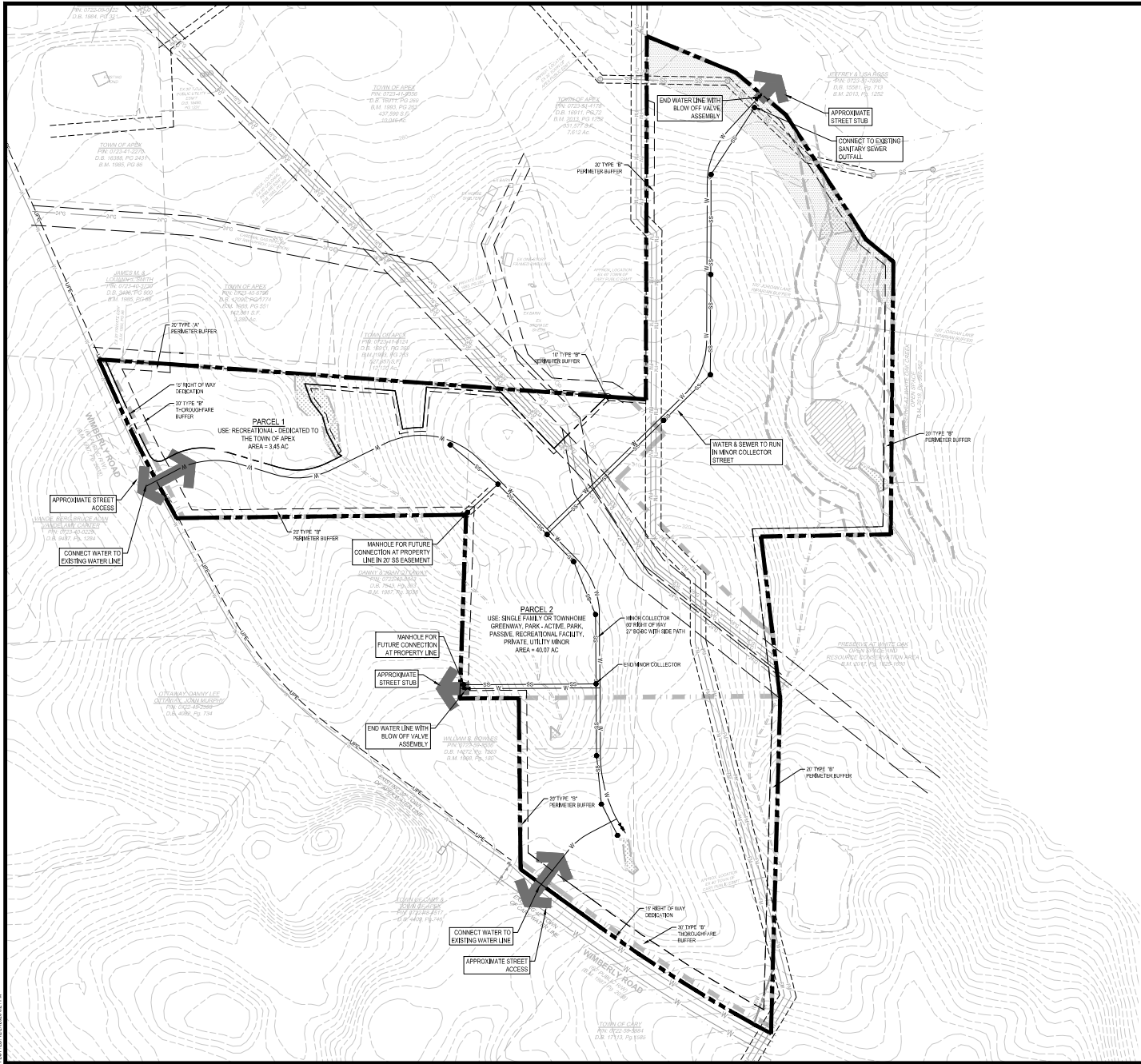
PROJECT NO.	17-107
SCALE	1" = 120'
DATE	OCTOBER 1, 2019
PROJECT NAME	WOLFE PROPERTIES PUD - PD PLANS PHASING PLAN
SHEET NO.	24 OF 28

WOLFE PROPERTIES PUD - PD PLANS

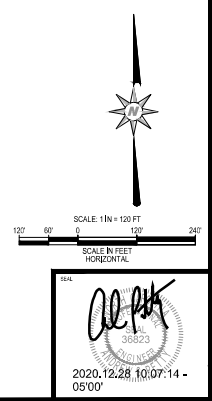
PHASING PLAN



SUBMITTAL: CURRY ENGINEERING INC. 36623 W. HILLCREST, APT. 100, WILBERLY ROAD, WILBERLY, NC 27587. TEL: 919-487-1100. FAX: 919-487-1101. DATE: 10/27/2010 BY: JHM



- GENERAL NOTES:**
- PLANNING NOTES:**
1. THE PARCEL AREAS AND RCA AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER SUBDIVISION PLAN APPROVALS.
 2. THE LOCATION AND ALIGNMENT OF THE MINOR RESIDENTIAL STREET SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
 3. THE MAINTENANCE OF RCA, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE MAINTAINED BY THE OWNER/OWNER OF EACH PARCEL.
 4. THE MINOR RESIDENTIAL STREET SHALL HAVE SIDEWALK ON ONE SIDE OF THE STREET INTERNAL PUBLIC STREET CONNECTIONS TO THE MINOR RESIDENTIAL STREET SHALL MEET TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATED TO SHOW CONNECTIONS AND SENS.
 6. CONSTRUCTION VEHICLE PAVING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING NO CONSTRUCTION VEHICLES THIS SIDE OF STREET IN ENGLISH AND SPANISH.
 7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
 8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
 9. TOWN OF APEX ELECTRIC UTILITIES CONTACT IS RODNEY SMITH AT 919-246-3342.
- TOWN REQUIRED PUD NOTES:**
1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE 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 10-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION 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.).
 2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY BELLS 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.
 3. 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.
 4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.



<p>WOLFE PROPERTIES PUD - PD PLANS</p> <p>UTILITY PLAN</p>	<p>DATE: 10/27/2010</p> <p>SCALE: 1" = 120'</p> <p>PROJECT SHEET NO.: 24-08</p>
<p>Curry</p> <p>ENGINEERING</p>	<p>NO. 36623</p> <p>10/27/2010</p> <p>36623</p> <p>2020.12.28 10:07:14 - 05'00"</p>

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

Developer Company Information	
Company Name	Envision Homes, LLC
Company Phone Number	919-389-7595
Developer Representative Name	Josh Swindell
Developer Representative Phone Number	919-389-7595
Developer Representative Email	josh@envisionhomesnc.com

New Residential Subdivision Information	
Date of Application for Subdivision	July 1st, 2020
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	The Park at Jordan
Address of Subdivision (if unknown enter nearest cross streets)	1209 Wimberly Road, Apex, NC
REID(s)	211701, 168101, 108078, 043853, 200674, 168102
PIN(s)	723504154,722595328,722598851,723601654,723508938, 723406397

Projected Dates Information	
Subdivision Completion Date	1st quarter 2024
Subdivision Projected First Occupancy Date	1st quarter 2022

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	55						55	2000	3500	475k	575k	2022	24	2023	31		
Townhomes	74					45	29	1400	2600	285k	450k	2022	30	2023	36	2024	8
Condos																	
Apartments																	
Other																	

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 21CZ01 Wolfe Properties PUD

Planning Board Meeting Date: February 8 and 10, 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: 43.52 ± acres

PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, & 0723601654

Current Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ #19CZ22)

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

2045 Land Use Map: Low Density Residential

Town Limits: Inside

Applicable Officially Adopted Plans:

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

2045 Land Use Map
 Consistent Inconsistent Reason: _____

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

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

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 21CZ01 Wolfe Properties PUD

Planning Board Meeting Date: February 8 and 10, 2021



Legislative Considerations:

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

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 21CZ01 Wolfe Properties PUD

Planning Board Meeting Date: February 8 and 10, 2021



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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 21CZ01 Wolfe Properties PUD

Planning Board Meeting Date: February 8 and 10, 2021



Planning Board Recommendation:

Motion: To recommend approval with conditions as offered by applicant

Introduced by Planning Board member: Reginald Skinner

Seconded by Planning Board member: Tim Royal

- 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 offered by applicant.

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

With 8* Planning Board Member(s) voting "aye"

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

Reasons for dissenting votes:

* Tommy Pate was recused from this item.

This report reflects the recommendation of the Planning Board, this the 10th day of February 2021.

Attest:

Michael Marks Digitally signed by Michael Marks
Date: 2021.02.10 17:36:21 -05'00'

Michael Marks, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin
Date: 2021.02.10 17:31:18 -05'00'

Dianne Khin, Director of Planning and
Community Development



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #21CZ01
Wolfe Properties PUD Amendment

Pursuant to the provisions of North Carolina General Statutes §160A-364 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/Authorized Agent: Josh Swindell, Envision Homes, LLC
Property Addresses: 1405, 1409, 1209, & 1401 Wimberly Road and 1012 & 1000 Double Helix Road
Acreage: 143.52 acres
Property Identification Numbers (PINs): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, & 0723601654

2045 Land Use Map Designation: Low Density Residential
Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #19CZ22)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Planning Board Remote Public Hearing Date and Time: February 8, 2021 4:30 PM
You may view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapex>

Comments may be provided by email (public_hearings@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397>. You must provide your name and address for the record. Comments shared by noon on Friday, February 5, 2021, will be read during this Planning Board meeting.

Planning Board Remote Review of Additional Comments and Vote Date and Time: February 10, 2021 3:00 PM
According to NC's §166A-19.24, when a public hearing is held with at least one member attending virtually, written comments on the subject of the public hearing may be submitted between publication of any required notice and 24 hours after the public hearing.

You may view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapex>
Comments may be provided by email (public_hearings@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397>. You must provide your name and address for the record. Comments shared between noon on Friday, February 5, 2021, and 24 hours after the end of the first Planning Board meeting will be read during this meeting.

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 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 <http://maps.apexnc.gov/emap>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/618. 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: <http://www.apexnc.org/DocumentCenter/View/34481>.

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

Published Dates: January 27-February 10, 2021



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ01 Wolfe Properties PUD Amendment

Pursuant to the provisions of North Carolina General Statutes §160A-364 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/Authorized Agent: Josh Swindell, Envision Homes, LLC

Property Addresses: 1405, 1409, 1209, & 1401 Wimberly Road and 1012 & 1000 Double Helix Road

Acreage: ±43.52 acres

Property Identification Numbers (PINs): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, & 0723601654

2045 Land Use Map Designation: Low Density Residential

Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #19CZ22)

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

Planning Board Remote Public Hearing Date and Time: February 8, 2021 4:30 PM

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

Comments may be provided by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397>. You must provide your name and address for the record. Comments shared by noon on Friday, February 5, 2021, will be read during this Planning Board meeting.

***Planning Board Remote Review of Additional Comments and Vote Date and Time: February 10, 2021 5:00 PM**

**According to NCGS §166A-19.24, when a public hearing is held with at least one member attending virtually, written comments on the subject of the public hearing may be submitted between publication of any required notice and 24 hours after the public hearing.*

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

Comments may be provided by email (public.hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397>. You must provide your name and address for the record. Comments shared between noon on Friday, February 5, 2021, and 24 hours after the end of the first Planning Board meeting will be read during this meeting.

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 within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/34301>.

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

SVE

Rezoning #21CZ01

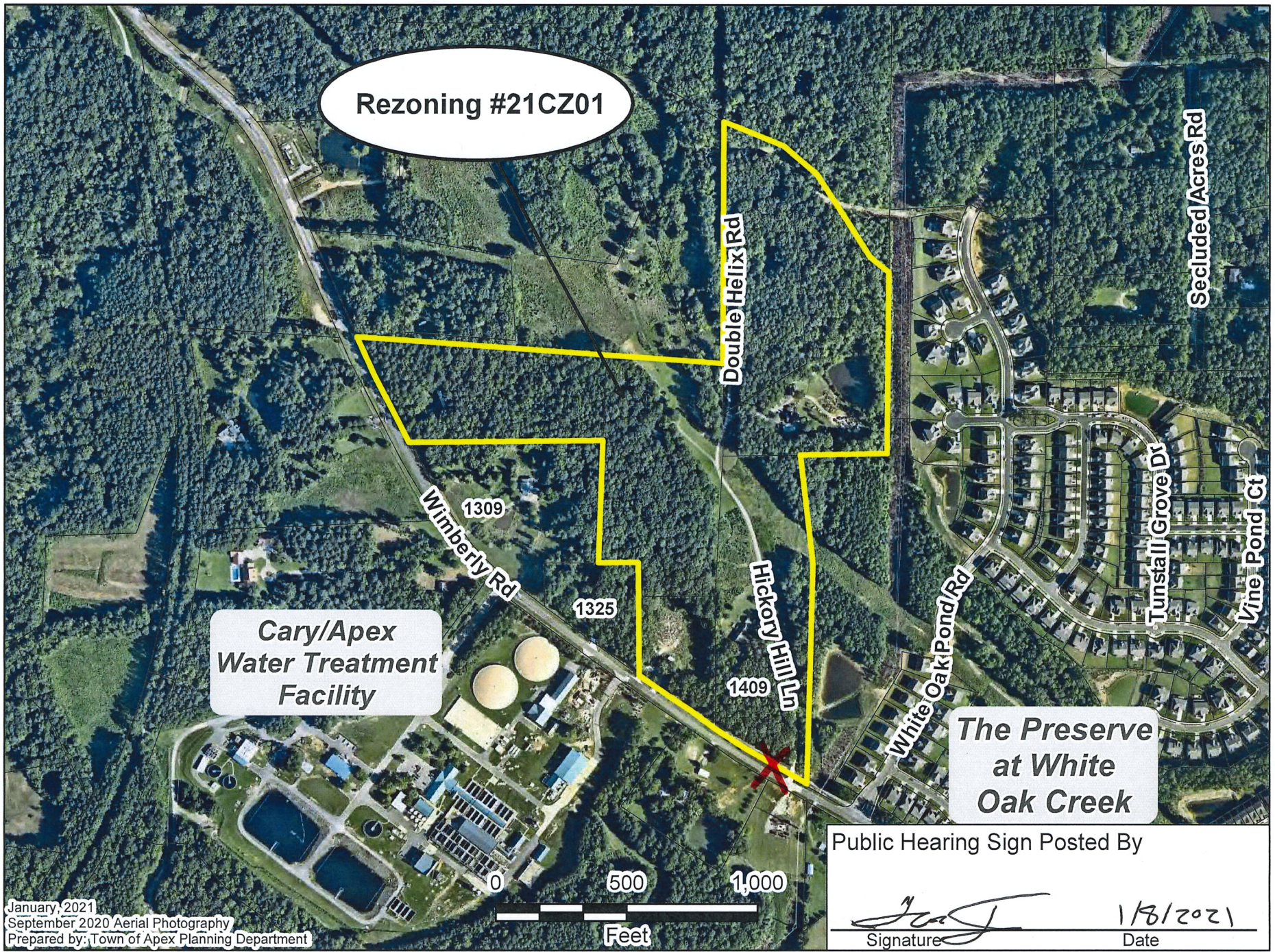
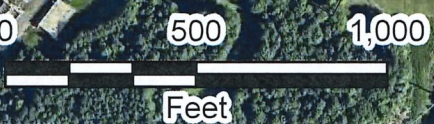
Cary/Apex
Water Treatment
Facility

The Preserve
at White
Oak Creek

Public Hearing Sign Posted By

Signature
1/8/2021
Date

January, 2021
September 2020 Aerial Photography
Prepared by: Town of Apex Planning Department





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 #21CZ01
Wolfe Properties PUD Amendment
Project Location: 1405, 1409, 1209, & 1401 Wimberly Road and 1012 & 1000
Double Helix Road
Applicant or Authorized Agent: Josh Swindell
Firm: Envision Homes, LLC

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 January 27, 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 within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

1-27-2021

Date

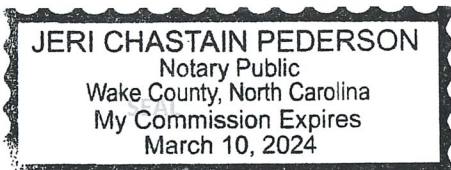
Liz Griffin for Pianne Khin
Director of Planning and Community Development

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 27 day of January, 2021.

Jeri Chastain Pederson
Notary Public



My Commission Expires: 03 / 10 / 2024



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #21CZ01
Wolfe Properties PUD Amendment

Pursuant to the provisions of North Carolina General Statutes §160A-364 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/Authorized Agent: Josh Swindell, Envision Homes, LLC
Property Addresses: 1405, 1409, 1209, & 1401 Wimberly Road and 1012 & 1000 Double Helix Road
Acreage: 443.52 acres
Property Identification Numbers (PINs): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, & 0723601654
2045 Land Use Map Designation: Low Density Residential
Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #19C222)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

Comments received prior to or during the Planning Board public hearing will not be read during the Town Council public hearing. Separate comments must be provided for the two public hearings in the time frames specified below.

Town Council Public Hearing Date and Time: February 23, 2021 6:00 PM

*According to WCCS §160A-19.24, when a public hearing is held with at least one member attending virtually, written comments on the subject of the public hearing may be submitted between publication of any required notice and 24 hours after the public hearing.

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

You may provide comments no sooner than Wednesday, February 10, 2021 at noon but no later than noon on Monday, February 22, 2021 by email (public_hearing@apexnc.org, 350-word limit) or voicemail (919-362-7300, 3-minute limit) according to the Remote Participation Policy at: <http://www.apexnc.org/DocumentCenter/View/31397>. You must provide your name and address for the record. These comments will be read during the Town Council meeting.

The vote on the subject of this public hearing will be delayed per State law to allow for comments to be submitted between publication of any required notice and 24 hours after the public hearing. Comments must be provided according to the means specified above. This item will be then be scheduled for the next Town Council meeting. Please note that at this subsequent meeting, Town Council may choose to vote on the item, table the discussion to a later date, or take other action which would delay Council action to another time.

Vicinity Map:



Property owners 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.rainc.org/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478/2045-Land-Use-Map-PUD. 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/34301>.

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

Published Dates: January 29-February 23, 2021



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #21CZ01
Wolfe Properties PUD Amendment

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- Acreage:** ±43.52 acres
- Property Identification Numbers (PINs):** 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, & 0723601654
- 2045 Land Use Map Designation:** Low Density Residential
- Existing Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ #19CZ22)
- Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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



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 #21CZ01
 Wolfe Properties PUD Amendment

Project Location: 1405, 1409, 1209, & 1401 Wimberly Road and 1012 & 1000
 Double Helix Road

Applicant or Authorized Agent: Josh Swindell

Firm: Envision Homes, LLC

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 January 29, 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 within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

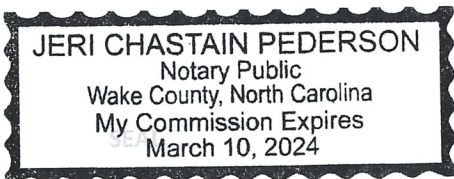
1-29-2021
 Date

Lauren Staudenmaier for Dianne 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 29 day of January, 2021.



Jeri Chastain Pederson
 Notary Public

My Commission Expires: 03 / 10 / 2024