

Rezoning #19CZ12

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 #: 19CZ12 Submittal Date: _____
Fee Paid \$ _____ Check # _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: _____

Address(es): _____

PIN(s) _____

_____ Acreage: _____

Current Zoning: _____ Proposed Zoning: _____

Current 2045 LUM Designation: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Owner Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Agent Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Other contacts: _____

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 19CZ12

Submittal Date: 6/3/19

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.

LEGAL DESCRIPTION

BEGINNING at a point at the eastern right of way of Apex – Kissena Lane, said point having North Carolina State Plane Coordinates of North: 716185.88, East: 2042966.10; thence S 75°25'28.9" E a distance of 114.0' to a point; thence N 41°31'17.7" E a distance of 159.57' to a point; thence N 41°02'51.63" W a distance of 135.43' to a point; thence N 87°31'47.18" W a distance of 194.25' to a point; thence N 86°36'12.88" W a distance of 115.97' to a point; thence N 86°36'13.48" W a distance of 15.09' to a point; thence N 86°46'43.74" W a distance of 68.94' to a point; thence N 86°46'44.71" W a distance of 40.12' to a point; thence S 10°01'58.36" W a distance of 199.57' to a point; thence S 86°24'20.96" E a distance of 109.94' to a point; thence S 76°02'36.51" E a distance of 5.22' to a point; thence N 86°21'54.99" E a distance of 11.0' to a point; thence S 75°25'28.79" E a distance of 39.0' to the original Point of Beginning.

The above described annexation area containing an area of 75,917 square feet (1.74 acres).

All deeds referenced above recorded in Wake County Register of Deeds.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 19CZ12

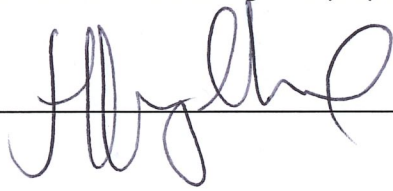
Submittal Date: 6/3/19

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

	Owner's Name	PIN
1.	See Attached	
2.		
3.		
4.		
5.		
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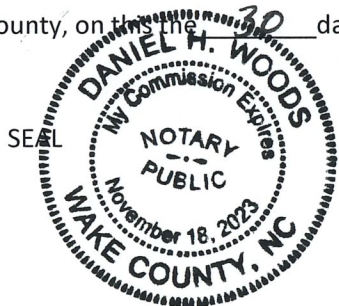
I, Jeff Roach, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 5/30/2019

By: 

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, DANIEL H WOODS, a Notary Public for the above State and County, on this the 30 day of MAY, 2019.




Notary Public

DANIEL H WOODS
Print Name

My Commission Expires: 11/18/23

Owner	Mail Address 1	Mail Address 2	PIN
STEPHENS, ASHLEY	1106 KISSENA LN	APEX NC 27502-1864	741257899
FAHRER, NOLAN BENNETT, STEPHANIE	1104 KISSENA LN	APEX NC 27502-1864	741259808
WESTHAVEN TOWNHOMES HOMEOWNERS ASSN PPM	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837	741261195
GALLOWAY, JOSEPH CLEVELAND	211 JAMES ST	APEX NC 27502-2121	741264605
PITTMAN, ROBERT ALEXANDER PITTMAN, ROBIN	103 HARBOR HAVEN DR	APEX NC 27502-4726	741265313
KELLY, BRIAN KELLY, KATHLEEN	1207 CAIRPHILLY CASTLE CT	APEX NC 27502-4064	741265333
FEDERAL HOME APEX, LLC FEDERAL HOME HARDEE TERRACE LLC	274 MADISON AVE RM 1401	NEW YORK NY 10016-0701	741266052
JUDD, REGINALD JUDD, TONY	8001 SMITH RD	APEX NC 27539-9550	741266614
AMOROSO, JOHN AMOROSO, JAME L	936 TINGEN RD	APEX NC 27502-8736	741266639
EPPS, DANIEL JR EPPS, CURTIS LEROY	501 BURTON ST	FUQUAY VARINA NC 27526-1607	741267486
BALDWIN, H B HEIRS	PO BOX 2331	RALEIGH NC 27602-2331	741267558
NGUYEN, CHAU	1108 KISSENA LN	APEX NC 27502-1864	741268011
AYLSWORTH, ART AYLSWORTH, GRETCHEN	1110 KISSENA LN	APEX NC 27502-1864	741268038
TURLEY, ZACHARY TURLEY, JENNIFER	1114 KISSENA LN	APEX NC 27502-1864	741268146
CUALES, HECTOR	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741268380
GALLOWAY, JOSEPH CLEVELAND	211 JAMES ST	APEX NC 27502-2121	741268652
MANGUM, STELLA J HEIRS C/O PATRICIA M BECKWITH	2909 EARTH DR	APEX NC 27539-6266	741268658
CUALES, HECTOR	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741269237
CHAVIS, FRANCES E EPPS, CURTIS LEROY	PO BOX 153	APEX NC 27502-0153	741269566
CLARK, MATTHEW L	1000 SHACKLETON RD	APEX NC 27502-5313	741350816
CUALES, MARLENE D	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741351909
BROOKS, MICHAEL BROOKS, TAMEKA	903 SHACKLETON RD	APEX NC 27502-5312	741352867
POLO, ESTEBAN JORGE	837 SHACKLETON RD	APEX NC 27502-1221	741352985
MCDANIEL, CARL MCDANIEL, MILISA	1109 KISSENA LN	APEX NC 27502-1864	741360000
TSUN, DAVID LIN, TUEY	1111 KISSENA LN	APEX NC 27502-1864	741360017
VANDEBROEK, AMANDA	1113 KISSENA LN	APEX NC 27502-1864	741360124
JOHNSON, MARY G JOHNSON, TRACY M	1007 TINGEN RD	APEX NC 27502-8766	741360405
ROMINGER, TIM	112 LITTON ST	APEX NC 27502-1228	741360636
BASHOR, GREGORY	902 SHACKLETON RD	APEX NC 27502-5311	741361027
GOLDER, MICHAEL COLLINS JR GOLDER, ANDREA COAKLEY	832 SHACKLETON RD	APEX NC 27502-1215	741361179
CUALES, HECTOR HOOKER, WALTER E HEIRS	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741361302
AMH NC PROPERTIES LP	30601 AGOURA RD STE 200	AGOURA HILLS CA 91301-2148	741361635
SIDNER, ROBERT W JR SIDNER, CYNTHIA	1141 NEWMARKET DR	VIRGINIA BEACH VA 23464-5707	741361649
ZHANG, WENLI	834 SHACKLETON RD	APEX NC 27502-1215	741362110
MAGLY, MARTIN GEORGE	830 SHACKLETON RD	APEX NC 27502-1215	741362258
CUALES, MARLENE DELORIS	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741362484
CUALES, MARLENE DELORIS	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741362672
TASKA, JEFFREY	111 LITTON ST	APEX NC 27502-1229	741362686
BIGELOW, JAMES	2649 NORTHSTREAM CT	HAW RIVER NC 27258-9529	741363340
EPPS, DANIEL JR EPPS, OLIVIA	501 BURTON ST	FUQUAY VARINA NC 27526-1607	741363556

MARTINOV, MARTIN I MARTINOV, VELINA G	827 SHACKLETON RD	APEX NC 27502-1221	741364046
GAO, PU LIU, DAOKUN	826 SHACKLETON RD	APEX NC 27502-1215	741364202
ATKINSON, CHARLES S	820 SHACKLETON RD	APEX NC 27502-1215	741364266
MULKEY, BARBARA ALLISON MULKEY, BARBARA H	818 SHACKLETON RD	APEX NC 27502-1215	741364392
UNITED ESTATES OF AMERICA INC	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985	741364725
STALLINGS, PAUL G STALLINGS, SUSAN LEIGH	3712 GRANDBRIDGE DR	APEX NC 27539-5715	741365018
KINSEY, GRETYL CRISTINA	816 SHACKLETON RD	APEX NC 27502-1215	741365410
RAY, MARY B	814 SHACKLETON RD	APEX NC 27502-1215	741365418
MAGGI, RICARDO G MAGGI, PATRICIA E	812 SHACKLETON RD	APEX NC 27502-1215	741365517

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 19CZ12 Submittal Date: 6/3/19

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

0 Tingen Road
1105 Tingen Road
(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.

Hector Cuales, 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: HECTOR CUALES TOWN OF APEX
BY: SAME Hector Cuales BY: _____
Authorized Agent Authorized Agent
DATE: 5/29/2019 DATE: _____

AGENT AUTHORIZATION FORM

Application #: 19CZ12 Submittal Date: 6/3/19

Hector Cuales is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 0 Tingen Road

The agent for this project is: Peak Engineering & Design

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

Agent Name: Jeff Roach

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: 919-439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)



Hector Cuales
Type or print name

5/21/19
Date

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.**

AGENT AUTHORIZATION FORM

Application #: 19CZ12 Submittal Date: 6/3/19

Hector Cuales is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 1105 Tingen Road

The agent for this project is: Peak Engineering & Design

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

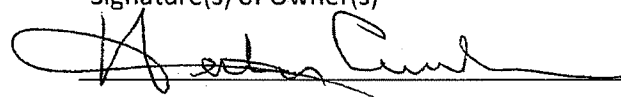
Agent Name: Jeff Roach

Address: 1125 Apex Peakway, Apex, NC 27502

Telephone Number: 919-439-0100

E-Mail Address: jroach@peakengineering.com

Signature(s) of Owner(s)



HECTOR CUALES
Type or print name

5/21/19
Date

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.**

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Hector Cuales (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 1105 Tingen Road, Apex, NC 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 12-5-2019, and recorded in the Wake County Register of Deeds Office on 12-5-2019, in Book 017673 Page 01611-01616.
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 12-5-2019, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 12-5-2019, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 18 day of DECEMBER, 2019.

Hector Cuales (seal)

HECTOR CUALES

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 HECTOR CUALES, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's PERSONALLY KNOWN, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Daniel H. Woods

Notary Public DANIEL H. WOODS
State of North Carolina
My Commission Expires: 11/18/23

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

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: Kissena Lane
 Location: 0 Tingen Road, 1105 Tingen Road
 Property PIN: 0741-31-1302 Acreage/Square Feet: 1.74 Ac
 Zoning: HDSF, RA Subdivision/Development: _____

Property Owner: Hector Cuales
 Address: 3308 Whittingham Drive
 City: New Hill State: NC Zip: 27562
 Phone: _____ Email: hectorcual@gmail.com

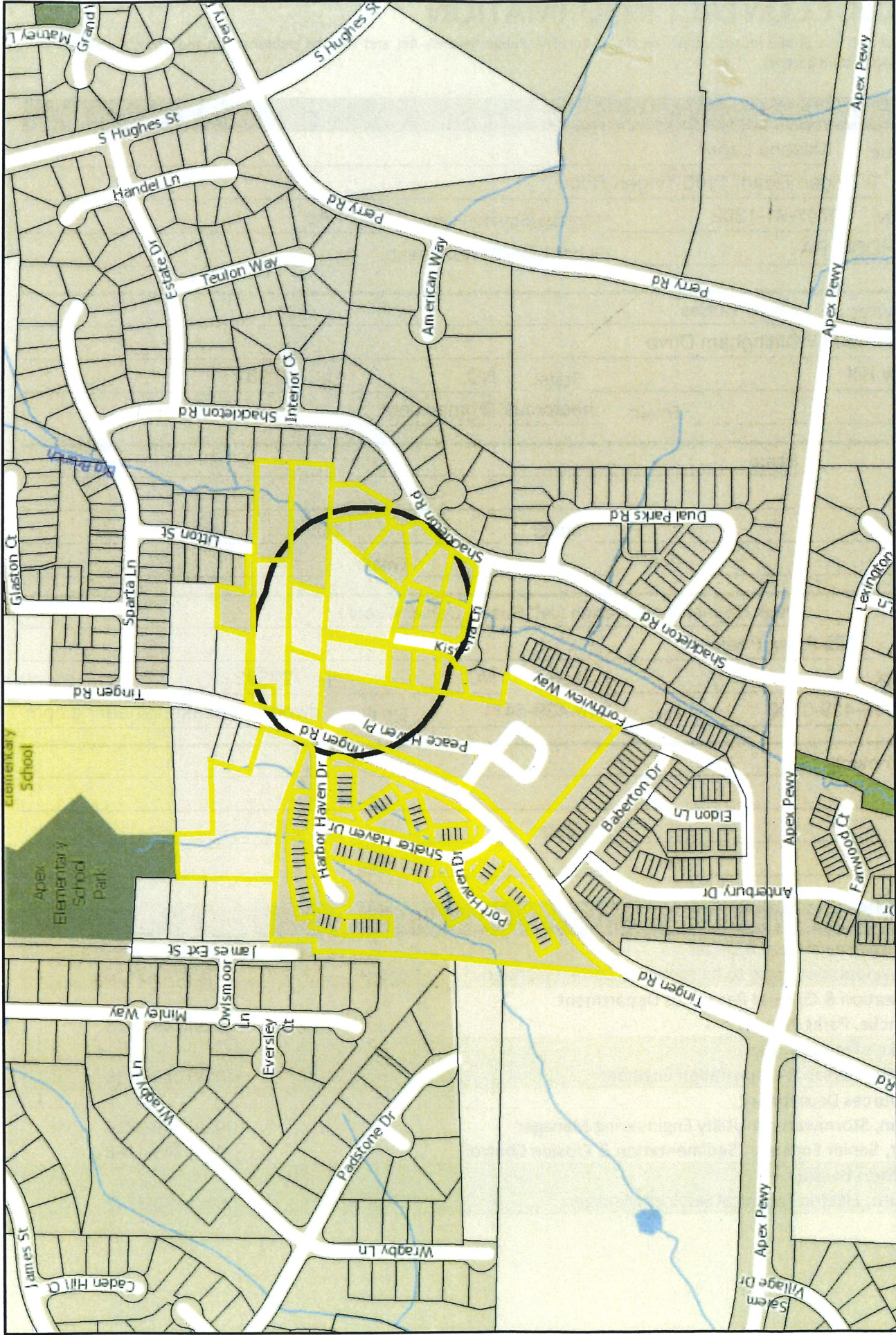
Developer: Same
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Engineer: Peak Engineering & Design (Jeff Roach, Daniel Woods)
 Address: 1125 Apex Peakway
 City: Apex State: NC Zip: 27502
 Phone: 919-439-0100 Fax: 919-439-6411 Email: dwoods@peakengineering.com

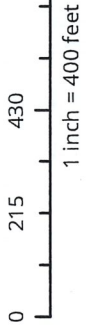
Builder (if known): _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Town of Apex Department Contacts

Planning Department Main Number (Provide development name 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 Mike Deaton, Stormwater & Utility Engineering Manager	(919) 249-3413
Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

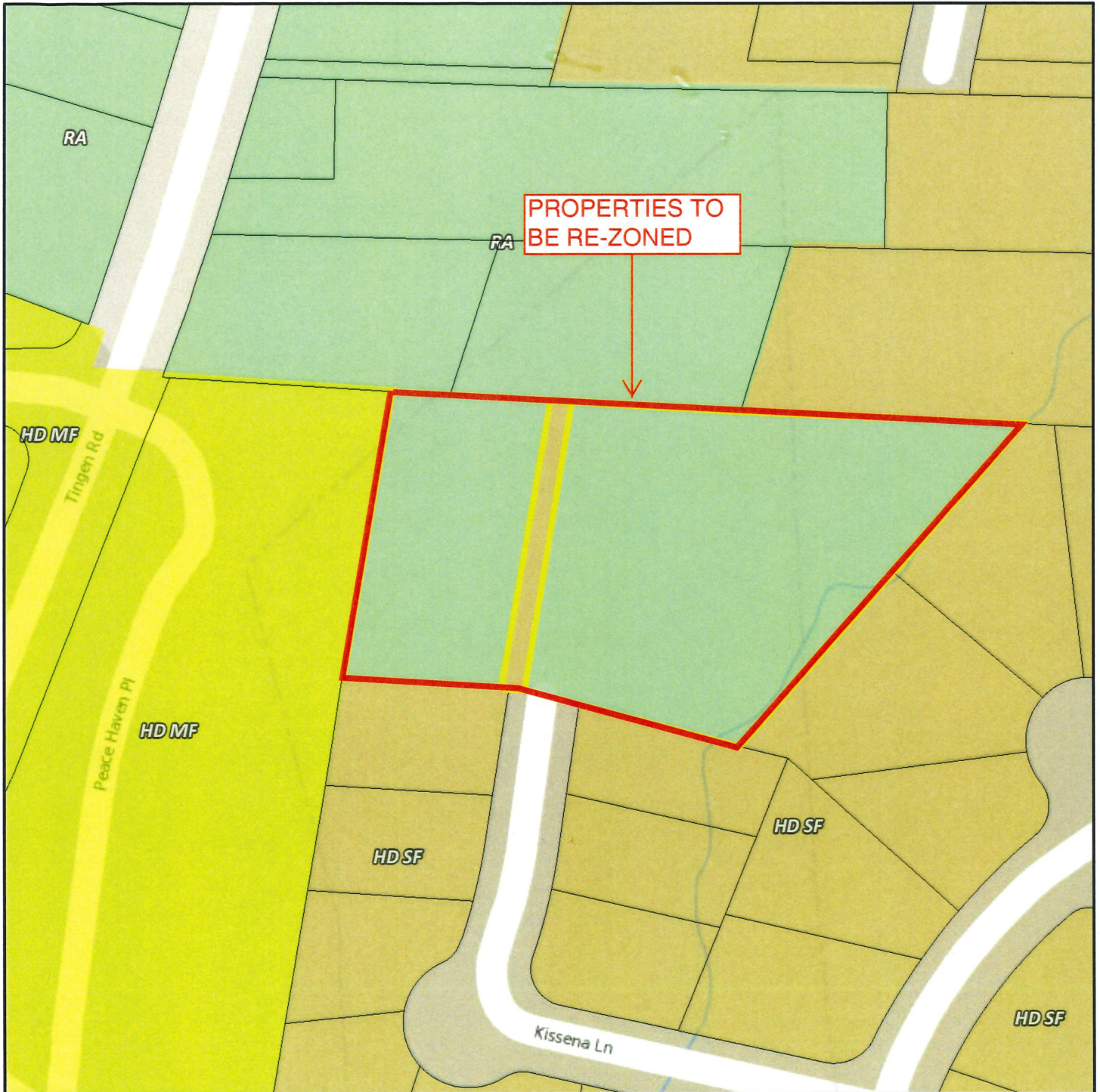


Surrounding Properties

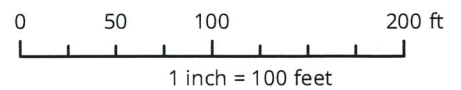


Disclaimer

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



Kissena Lane Existing Zoning



Disclaimer

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AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, Jeff Roach, do hereby declare as follows:
Print Name

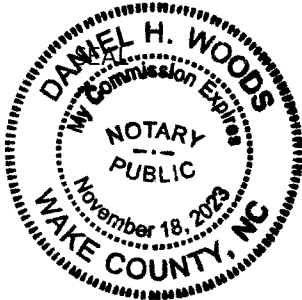
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 237 N. Salem Street, Apex, NC 27502 (location/address) on May 29, 2019 (date) from 5:30 (start time) to 7:30 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

5/30/2019
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, DANIEL H WOODS, a Notary Public for the above State and County, on this the 30 day of MAY, 2019.



Daniel H Woods
Notary Public
DANIEL H WOODS
Print Name

My Commission Expires: 11/18/23

NEIGHBORHOOD MEETING SIGN-IN 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 Address: 237 N. Salem Street, Apex, NC 27502

Date of meeting: 5/29/19 Time of meeting: 5:30 pm

Property Owner(s) name(s): Hector Cuales

Applicant(s): Peak Engineering & Design - Jeff Roach

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Eileen M. VanDerBroek	1113 KISSENA Lane	[REDACTED]	[REDACTED]	[REDACTED]
2.	Doreen VanDerBroek	1113 KISSENA Ln.			
3.	Amanda VanDerBroek	1113 KISSENA Lane			
4.	Nolan and Stephanie ^{Fabro}	1104 KISSENA Ln			
5.	Jennifer Turner	1114 KISSENA Ln			
6.	Velina Martinov	827 Shackleton Rd			
7.					
8.					
9.					
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12.					
13.					
14.					

Use additional sheets, if necessary.

Kissena Lane Property Neighborhood Meeting Minutes

Daniel Woods and Jeff Roach with Peak Engineering & Design opened the meeting at 5:30 pm on May 29, 2019 at the Halle Cultural Arts Center with a brief introduction and identification of the site. Those in attendance were directed to the sign-in sheet, handouts, and the exhibits of the project including the current zoning map, 2045 Land Use Plan, and an aerial depicting the location of the property. Following are the questions and answers during the meeting:

1. What is the plan for the property?
 - a. Development of 8-10 single family, detached homes. Homes will likely range in size from 1,200-1,800 SF
2. Type of buyer?
 - a. The development is being discussed with Habitat for Humanity Wake County for affordable housing product.
3. How will the dynamic of the community change with Habitat homes?
 - a. Since the homes will be purchased (not rental units), we expect the new residents to look for the same sense of community that the existing residents of Perry Hills and Perry Farms have.
4. What is going to happen to the "critters" (bunnies and deer) which are located along the creek on site?
 - a. We are not working within the stream buffers or other protected areas on site. Any animals will move to the creek area, north to vacant land, or south of other vegetated areas.
5. Will Kissena Lane be extended? Will it be extended to the Tingen Road? Will the street be extended to Litton Street? Will this area become a cut-through for other properties in the area?
 - a. Yes, Kissena Lane is an existing stub-street constructed years ago. The extension is required (1) by Town requirement and (2) as the only way to access the properties. The current design does not connect Kissena to Litton Street. Interconnectivity between properties and developments is critical to reduce volume on surround streets outside of neighborhoods. Future development of property north of Kissena Lane may connect as this project proposes to stub Kissena Lane to the Johnson and Epps properties.
6. How will the Apex service vehicles access the property? (Police, Fire, EMS, garbage and the vac trucks)
 - a. At the end of the proposed stub street, a temporary turn-around will be provided. This is a Town standard to allow the larger Town vehicles to safely maneuver the streets. Streets will be constructed to Town standard.
7. How will stormwater be routed through the property adjacent to the Turley property (PIN 0741-26-8146)? Currently have stormwater from West Haven Apartments running into the property and a storm pipe in the NE corner of the lot.
 - a. Although very early in the process, the design team will review the runoff patterns to limit impact or to assist with existing runoff concerns from the Kissena Lane property owners.
8. How will speeds be controlled on Kissena Lane after construction? (neighbors don't like speed bumps)
 - a. The development proposes to extend Kissena Lane ~200'. Speed is not expected to be an issue with this short extension, the stub street to the north, and the cul-de-sac bulb to the south.
9. The streets are narrow now. How will the extension of Kissena allow vehicles to pass through the site?
 - a. Kissena Lane was constructed to Town standards at that time. The streets allow current passage of vehicles and trucks and will continue to do so. The proposed street section allows vehicles to pass through for critical services.
10. Where will the utilities be connected?
 - a. Water, sewer, and storm connections are all at or near the existing stub on Kissena Lane. The plan is to extend utilities from this point into the property. There is also sewer along the eastern boundary of the property. Access to that sewer may be needed and will be determined at MSP and CD review.

The following questions were throughout the meeting specifically related to Habitat for Humanity of Wake County (or a similar organization which provides affordable homes for purchase) and the role they play in the development, construction, placement of families, and future resale of the homes.

11. If this is a Habitat for Humanity project, why is this the right location?
 - a. Location of affordable housing units is required to have access to services. Bus service, retail services, parks and greenways, and walkable communities. Kissena Lane is a small assembly of properties in a developed location. The integration of Habitat for Humanity homes into existing neighborhoods is essential for the sense of community and to provide stable housing for all income levels.
12. Would you want this type of project next to your neighborhood?
 - a. If the project is done right, then yes. Habitat for Humanity is a noble organization which provides homes which are typically similar in size and features to other homes in the surrounding communities. As an example, the homes on Ada Street have architectural features which create the sense of home and are visually appealing.
13. How do we propose to stop the deterioration of the homes as Habitat or low income housing?
 - a. The homes are “purchased” not “rentals”. The owner of the property is invested in the home from the initial construction (sweat equity) to the future sale of properties. The owner of these homes is like any other property owner – they should be interested in protecting their investments.
14. What type of buyer will be in the homes?
 - a. The homes will be sold by Habitat for Humanity to “families living on a modest income”.
15. Does Habitat maintain control over the homes with the ability to remove residents after the sale?
 - a. This is being researched by the design team. An email will be provided to the surrounding property owners to clarify the role of Habitat for Humanity after the initial sale of the property.
16. What happens when the homes are resold in the future?
 - a. The deed for Habitat property requires Habitat to approve any future sale of the homes (right of first refusal). There is a 20 year window on the initial property owners’ right to sell the home and Habitat’s ability to review the sales.
17. Have there been any studies that Habitat homes reduce the value of other homes in the area?
 - a. We are not aware of studies which says that Habitat homes increase or decrease values after the properties are occupied. Unless you review the deed for the initial sale of the property, you are unlikely to know if the home was built by a local builder or Habitat for Humanity group.
18. Is there a plan to fence the lots to stop people from coming from West Haven Apartments into the community?
 - a. This will be reviewed with Habitat to determine if a fence will be required adjacent to West Haven Apartments. The team will speak with the Apex Police Department to see if there is a reason to worry about West Haven and fence the homes.
19. What is the proposed cost of the homes?
 - a. That is yet to be determined. Habitat has started to look into the value.
20. What happens after the Habitat homes are occupied and the adjacent property owners go to sell their homes? Loss of value, new property owners, cost of the homes.
 - a. Habitat retains a 20-year control on the initial property buyers. As noted above, unless you researched the original sale of the home, people are not likely to know if the homes we built by Habitat or some other organization.
21. What happens to the sense of community with the new Habitat homes?
 - a. See questions and response #3 above.
22. How will crime be controlled with the affordable housing units being proposed?
 - a. These homes are “for sale” and cannot be compared to West Haven Apartments which are lower rate rental units. It has come to our attention – after the neighborhood meeting – that the management of West Haven Apartments did not fully vet the renters in the development. It is very difficult to evict

someone from a housing facility once they occupy. West Haven apartment cannot be compared to the proposed development based upon the buyers which these homes are focused on.

23. How will this project be different than a HUD or Section 8 housing development?

- a. The project is not a HUD or Section 8 housing development. The homes are sold to families earning “modest incomes” as opposed to government assistance to support monthly housing costs. The families which are part of the Habitat program still have a mortgage on the property and are required by the banks to maintain property as any other home owner would do.

At the conclusion of the public question and answer session, there were a number of breakout sections where additional questions were asked. These discussions were helpful in learning more about Perry Hills and Perry Farms and the issues which they are having with surrounding properties but were not questions related to zoning or future plans for the Kissena Lane extension.





Kissena Lane

A PLANNED UNIT DEVELOPMENT

PD PLAN Rezoning Case #19CZ12

June 3, 2019

Revised July 12, 2019

Revised August 8, 2019

Revised August 20, 2019

Project Contact:

Hector Cuales

33085 Whittingham Drive

New Hill, NC 27562

Civil Engineering & Land Planning:

Jeff Roach, P.E.

Peak Engineering & Design, PLLC



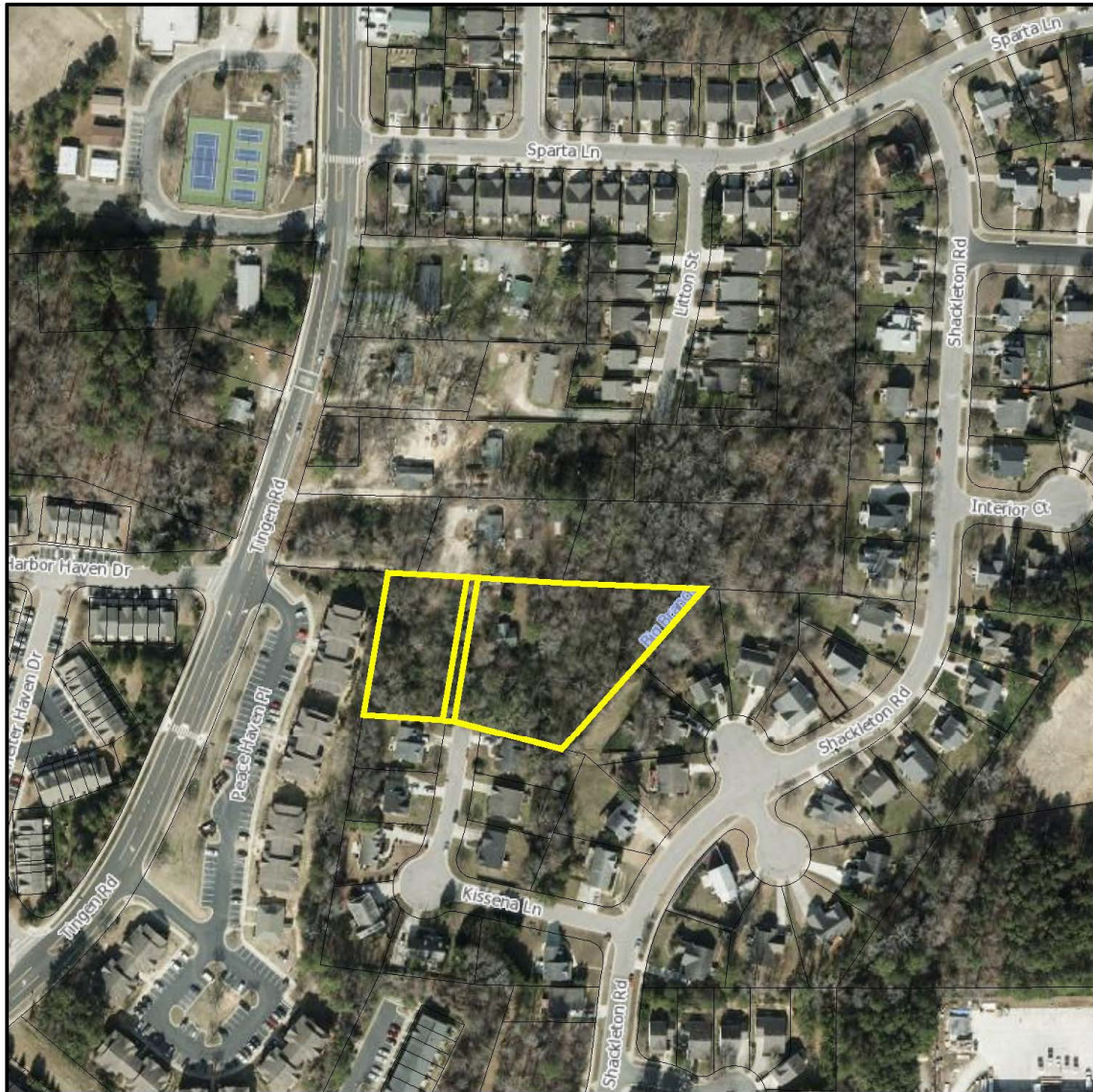
Table of Contents

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Section 6:	Description, Density and Dimensional Standards
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Section 8:	Parking and Loading
Section 9:	Resource Conservation Area (RCA)
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Section 11:	Signage
Section 12:	Public Facilities
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Section 15:	Natural Resources and Environmental Protection
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Exhibits

Section 2: Vicinity Map

Kissena is an assembly of three (3) properties located at the termination of Kissena Lane; south of Sparta Lane, directly west of West Haven Apartments and Tingen Road. The property is bordered to the north by existing residential properties; to the east and south of by Perry Farms Subdivision; and apartments to the west.



Section 3: Project Data

Project name: Kissena Lane Extension

Property Owner:

Hector Cuales
1105 Tingen Road
Apex, NC 27502
PINs 0741-31-1302 (1.17 acres)
0741-26-9237 (0.07 acres)
0741-26-8380 (0.50 acres)

Project Contact:

Hector Cuales
3308 Whittingham Drive
New Hill, NC 27562
hectorcual@gmail.com

Prepared by:

Jeff Roach, P.E.
Peak Engineering & Design, PLLC
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
jroach@peakengineeringdesign.com

Zoning:

Existing Zoning: High Density-Single Family (HD-SF) and
Rural Agricultural (RA)
Proposed Zoning: Planned Unit Development – Conditional Zoning (PUD-CZ)

2045 Land Use Map

Existing Land Use Designation: Medium Density Residential (< 6.0 units/acre residential)
Proposed Land Use: Medium Density Residential (< 5.8 units/acre residential)
Total Property: 1.74 acres

Legal descriptions for the properties being zoned are provided by Peak Engineering & Design, PLLC and has been assembled from available plats, deeds, and other Wake County GIS data. This information is public and provided within the zoning application packet.

Section 4: Purpose Statement

Kissena Lane is a proposed Planned Unit Development (PUD) with a maximum of 10 single family residential lots currently located inside the Apex town limits. As part of the rezoning process, some of the properties will be required to annex, to be voted on by the Apex Town Council. The PUD parameters are outlined in UDO Section 2.3.4(F)(1)(a)(i - vi) and answered in various locations within the PD text document.

The purpose of the PUD rezoning application is to develop a residential development that is compatible with the value, quality and character of the surrounding properties and developments. The standards included with the submittal provide for flexibility in the building design and lot sizes to accommodate various highly sought after products in the Apex market. The targeted market for this project includes houses high in quality and lower in cost compared to other recent residential developments within the Town of Apex. Items such as small lot sizes, building design, and other development components will be considered to make new homes within the Kissena Lane Extension affordable for persons with varying incomes. Habitat for Humanity, or similar programs, which aid in the affordability of new homes will assist in the design and construction of the new homes. 100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

The construction throughout the property will include streets, utilities, and landscaping while protecting the natural environment to the maximum extent, all of which will be done in accordance with current Town of Apex requirements.

Permitted Uses*

The rezoned lands may be use for the uses listed below. The permitted uses are subject to the limitation stated in UDO Section 4.2.2:

1. Single family
2. Accessory apartment
3. Utility, minor
4. Recreation facility – private
5. Greenway
6. Park, active
7. Park, passive

*100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

Section 5: Description, Density and Dimensional Standards

The project will comply with the standards as established by UDO Section 5.1.3 or as noted within the PD Text for the project:

Proposed maximum density: 5.80 units/acre
(includes R/W, Open Space and lots)

Proposed Maximum Building Height: 36'

Proposed Minimum Lot Width: 33'

Proposed Minimum Building Setbacks:
Front: 20'
Side: 5'
Rear: 10'
Percentage of Built Upon Area: 70% maximum

Maximum number of lots: 10 lots
*** Porches, patios, decks and other structures may encroach into requirement building setbacks as permitted by the Town of Apex UDO.*

Section 6: Architectural Standards

Single-family residential standards:

1. Vinyl siding is permitted for exterior building materials.
2. The roof shall be pitched at 5:12 or greater. This excludes porches, screen porches, bay windows, and decorative elements.
3. Eaves shall project at least 8 inches from the wall of the structure.
4. 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 or decorative trim
 - 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
5. House entrances may be placed at finished grade or a raised floor with crawl space.
6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
7. Front porches shall be a minimum of 6 feet deep.

Section 7: Parking and Loading

Parking will be provided by parking pads and/or driveways and will comply with the Town of Apex UDO Section 8.3 for single family residential lots. Residential driveways shall have a minimum width of 12' and 20' in length as measured from the back of the sidewalk or, where no sidewalk exists, the back of the curb, to count as required parking.

Section 8: Resource Conservation Area (RCA)

The project is required to meet UDO Section 8.1.2 for resource conservation area. The project is located east of I-540 and is required to establish 20% Resource Conservation Area with an additional 2% RCA if mass graded. The project will protect environmentally sensitive features to meet the RCA requirements. Final location and acreage will be provided during the Master Subdivision Plan submittal Process.

Section 9: Landscaping

Internal landscaping will comply with UDO section 8.2.4(A)(4) for street tree plantings, foundation plantings and tree preservation. In lieu of required buffer plantings along the western, northern and southern property lines, adjacent to PINs 0741-26-8146, 0741-26-6052, 0741-26-7486 and 0741-26-0405, a solid 6' wood fence shall be installed. A 50' section of the fence will be removed with the extension of Kissena Lane in the future. The location of the fence removal will be determined when Kissena Lane is extended beyond the project, into the adjacent property. Buffering to the east will be provided by the existing stream buffer. The project will maintain similar density and design of the existing development to the south.

Section 10: Signage

All signage will comply with the applicable standards and requirements of UDO Section 8.7. Signage for the residential development shall be coordinated with staff during the appropriate Master Subdivision Plan and/or Master Signage Plan approval.

Section 11: Public Facilities

The project's construction will consist of the extension of public facilities to serve the site. All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Facilities include:

Water:

Water will be provided by connecting to an existing waterline along Kissena Lane. The design team will coordinate with staff to locate and size the necessary extensions during the Master Subdivision and Construction Document review phases.

Sanitary Sewer:

Sanitary sewer will be provided by connecting to an existing sewer main at the end of Kissena Lane. The design shall be coordinated with Town of Apex staff during the Master Subdivision Plan and Construction Document phases. Extensions along natural draws are required per Town of Apex specifications.

Streets:

The project is showing the extension of Kissena Drive north from the existing dead end to the properties northern boundary. The development will stub a residential street to adjacent property owner to the north for future connections. No street stubs are provided east due to environmental feature or to the west due to existing development. The final alignment of all internal streets will be coordinated with staff. Per UDO Section 2.3.4, PUD developments commonly include sidewalk on both sides of the streets. The existing Kissena Lane street stub does not include sidewalks on either side of the street. To continue this design, and to reduce construction cost for affordability, sidewalks along the Kissena Lane Extension are not proposed.

Other Utilities:

Electric service shall be provided by the Town of Apex in conjunction with the appropriate staff. Gas, telephone, and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Transportation:

A Traffic Impact Analysis (TIA) was not required for this project. There are no improvements to existing roads, signals or other transportation facilities proposed with this project.

Section 12: Pedestrian Circulation System and Amenities

To assist with the affordability of the new homes, the absence of sidewalk on Kissena Lane and the small nature of the project, sidewalks are not proposed with this project.

Section 13: Parks and Recreation

This Planned Development proposes less than 30 (or a maximum of 10) single family detached units so only a fee-in-lieu payment will be required per UDO Section 14.1.2 Exemptions. The property abuts existing Public Greenway Easement for the future Big Brach Greenway, but with the limited number of units, the necessity to cross Big Branch Creek and impact to riparian buffer when access to the greenway would be within 350 ft or 0.07 mile, the project is not requested to accommodate a connection within the project boundaries

Section 14: Natural Resources and Environmental Protection

Kissena Lane is located within the Town's Secondary Watershed Protection Overlay District. The properties are currently undeveloped and has one stream containing stream buffers. The design team will coordinate with staff to minimize impacts to the buffer during the Master Subdivision and Construction Document review phases. Per FEMA FIRM Maps 3720074100J dated May 2, 2006 there are no Special Hazard Flood Prone areas. No historical structures are identified within the property boundary pursuant to the North Carolina State Historic Preservation Office's website.

Section 15: Stormwater Management

The project will not require a Stormwater Control Measures (SCMs). The project is small in nature with a disturbance of less than one (1) acre. Per UDO Section 6.1, projects with a disturbance of 1 acre or less do not require an SCM.

Section 16: Phasing

The project is small in nature and consists of single family homes, roadway extensions, utility services and other site design features which will all be constructed in one phase. For this reason, a phasing plan has not been included as part of the design.

Section 17: Plan Consistency

The proposed zoning for Kissena complies with the 2045 Land Use Map designation for this area as a medium density residential development. Kissena Lane is a medium density development and will have an overall project density at or below 6.0 units/acre. The project will meet the requirements of the Transportation Master Plan, the Bike Apex Plan, the Parks, Recreation, Greenways, and Open Space Plan, along with other Town of Apex adopted plans which direct development, as amended from time-to-time.

Section 18: Compliance with the Unified Development Ordinance

Kissena Lane will comply with the relevant standards of the Town of Apex’s Unified Development Ordinance and other development related standards. Any deviation from standards shall be approved by staff, Planning Board, or Town Council representatives throughout the zoning and design development processes as required.

EXHIBITS

- I. COVER SHEET (Sheet C000)
The Cover Sheet contains contact information, vicinity map, site design guidelines, and required Town of Apex notes and descriptions.
- II. EXISTING CONDITIONS (Sheet C001)
The existing conditions plan includes the base site items, zoning of adjacent properties, boundary, environmental features, and existing conditions around the property.
- III. CONCEPTUAL SITE PLAN (Sheet C100)
This sheet includes standard site notes, site infrastructure, vehicular connectivity locations, buffers, areas proposed for development.
- IV. CONCEPTUAL UTILITY PLAN (Sheet C200)
The Conceptual Utility Plan shows the preliminary location for connection to existing water, sewer, and stormwater as well as the existing infrastructure for said services. The final design will be completed to the Apex standards at the time of Master Subdivision submittal.

PLANNED UNIT DEVELOPMENT KISSENA LANE

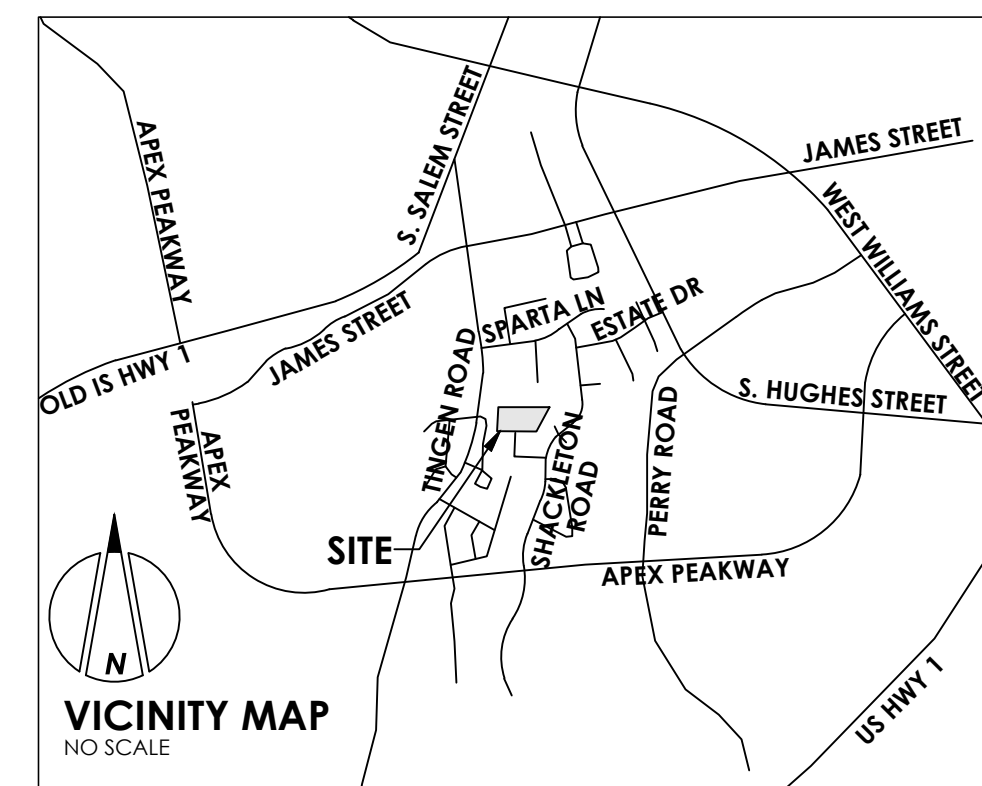
1105 TINGEN ROAD
APEX, NORTH CAROLINA
PROJECT NUMBER: 180901
DATE: JUNE 3, 2019

SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Hector Cuales 0 Tingen Road Apex, NC 27502	0741-26-8380	0052620	074110	0.5	DB 17272 PG 00548
Hector Cuales 0 Tingen Road Apex, NC 27502	0741-26-9237	0247235	074110	0.07	DB 17272 PG 00548
Hector Cuales 1105 Tingen Road Apex, NC 27502	0741-36-1302	0059739	074110	1.17	DB 17673 PG 001611

Total Deeded Acreage: 1.74 acres

Existing Zoning:	Rural Agricultural (RR), High Density-Single Family (HD-SF)
Proposed Zoning:	PUD-CZ (Planned Unit Development - Conditional Zoning)
2045 Land Use Map:	High Density Single Family
Existing Use:	Vacant & Single Family
Proposed Uses:	Single Family
Township:	White Oak
Flood Zone Information:	Firm Panel 3720074100J dated May 2, 2006 does not show the presence of flood zones on properties.
Watershed Information:	Secondary Watershed Protection Overlay District, Big Branch Basin, Cape Fear River Basin.
Historical:	Per the NC SHPO, no historical structures are located within the project boundary.
Design Standards:	
Minimum Lot Width:	33'
Maximum Built Upon Area:	70%
Maximum Density:	5.80 Units per Acre
Maximum Number Lots:	10
Building Setbacks:	
Front:	20'
Rear:	10'
Side:	5' min. (No Aggregate)
Side (Corner Lot):	5'
Maximum Density:	5.80 Units per Acre
Building:	
Proposed Building Height:	36' maximum
Proposed Building Stories:	3 stories (maximum)



INDEX OF DRAWINGS:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	OVERALL SITE PLAN
C105	OVERALL PHASING PLAN
C200	OVERALL UTILITY PLAN



DEVELOPER/OWNER
HECTOR CUALES
3308 WHITTINGHAM DRIVE
NEW HILL, NC 27562
E: HECTORCUAL@GMAIL.COM

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
5448 APEX PEAKWAY #368
APEX, NC 27502
Phone (919) 439-0100
www.PeakEngineering.com

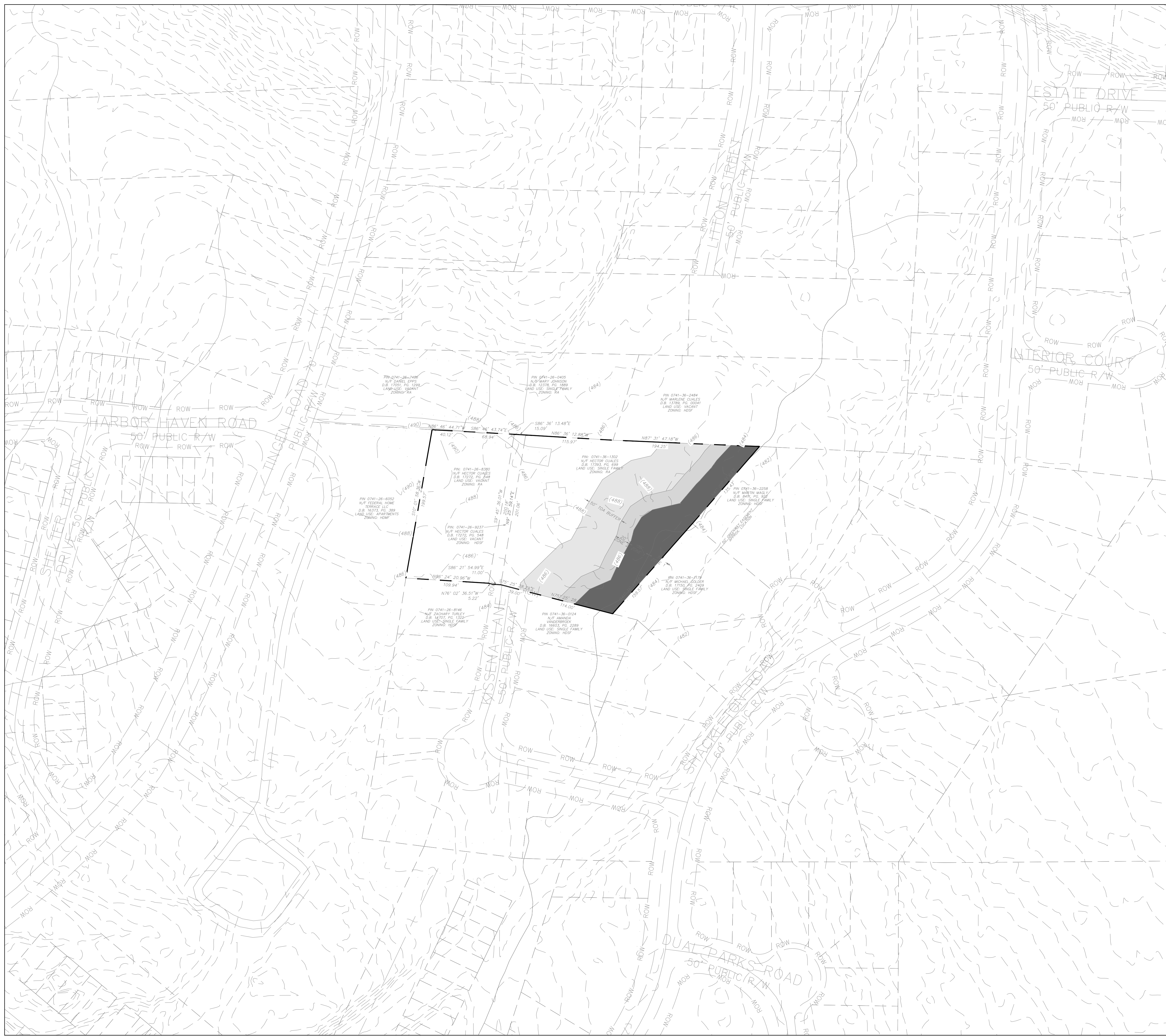


NO.	DATE	REVISION	BY
1	07/03/2019	DATE OF APEX COMMENTS	DR
2	06/07/2019	DATE OF APEX COMMENTS	DR

title:
COVER SHEET

proj #:
180901
date:
June 3, 2019
dwg by: chkd by:
XXX JR
scale:
As Noted
sheet:

C000
Planned Unit
Development



- NOTES:**
1. THERE ARE NO CONTRIBUTING HISTORICAL STRUCTURES WITHIN THE PROJECT BOUNDARY.
 2. SUBJECT PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS; AS SHOWN ON SHEET C000.
 3. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER AND THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY A DEED OF EASEMENT PRIOR TO UTILITY INFRASTRUCTURE CONSTRUCTION APPROVAL. THESE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF APEX AND LABELED "TOWN OF APEX PUBLIC UTILITY EASEMENT".
 4. NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPONDMENT UPON TOWN OF APEX PUBLIC UTILITY EASEMENTS, PROHIBITED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, HOUSES, AIR CONDITIONING UNITS, HEAT PUMP UNITS, DECKS, GARAGES, STORAGE/TOOL SHEDS, SWIMMING POOLS, WALLS, RETAINING WALL, MECHANISMS/APPROPRIANCES AND FENCES. UPON PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT, FENCES MAY PERMITTED ACROSS EASEMENTS, PROVIDED THAT AN ACCESS GATE IS INSTALLED FOR THE FULL WIDTH OF THE EASEMENT.
 5. NO PERSON SHALL PLANT TREES, SHRUBS, OR OTHER PLANTS WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
 6. ANY AND ALL STREET SIGNS SHALL ONLY BE PROVIDED AND INSTALLED BY THE TOWN OF APEX.
 7. FIRM PANEL 3720074100J EFFECTIVE 5-6-2006 DOES NOT SHOW THE PRESENCE OF FLOOD ZONES ON PROPERTIES.
 8. WATERSHED INFORMATION: SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT, BIG BRANCH CREEK BASIN, CAPE FEAR RIVER BASIN.

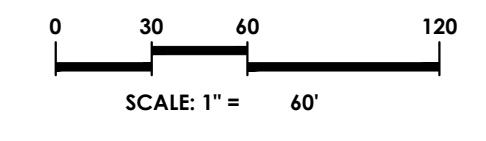
BOUNDARY INFORMATION OBTAINED FROM WAKE COUNTY GIS, DEED AND PLAT DESCRIPTIONS, APEX LIDAR, ADVANCED CIVIL DESIGN, AND OTHER AVAILABLE DATA SOURCES. FINAL BOUNDARY AND SURVEY DOCUMENTS WILL BE PROVIDED DURING THE MASTER SUBDIVISION PLAN DESIGN PHASE OF THE DEVELOPMENT.

STREAM BUFFERS

- 30' ZONE 1 BUFFER
- 20' ZONE 2 BUFFER
- 50' TOA BUFFER

--- PROJECT'S PERIMETER BOUNDARY

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

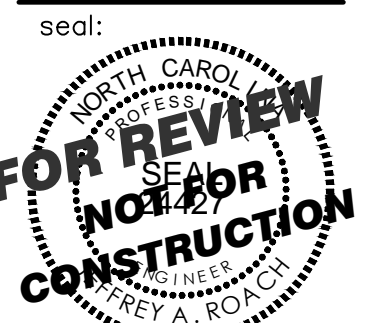


1 EXISTING CONDITIONS
 SCALE: 1" = 60'



NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

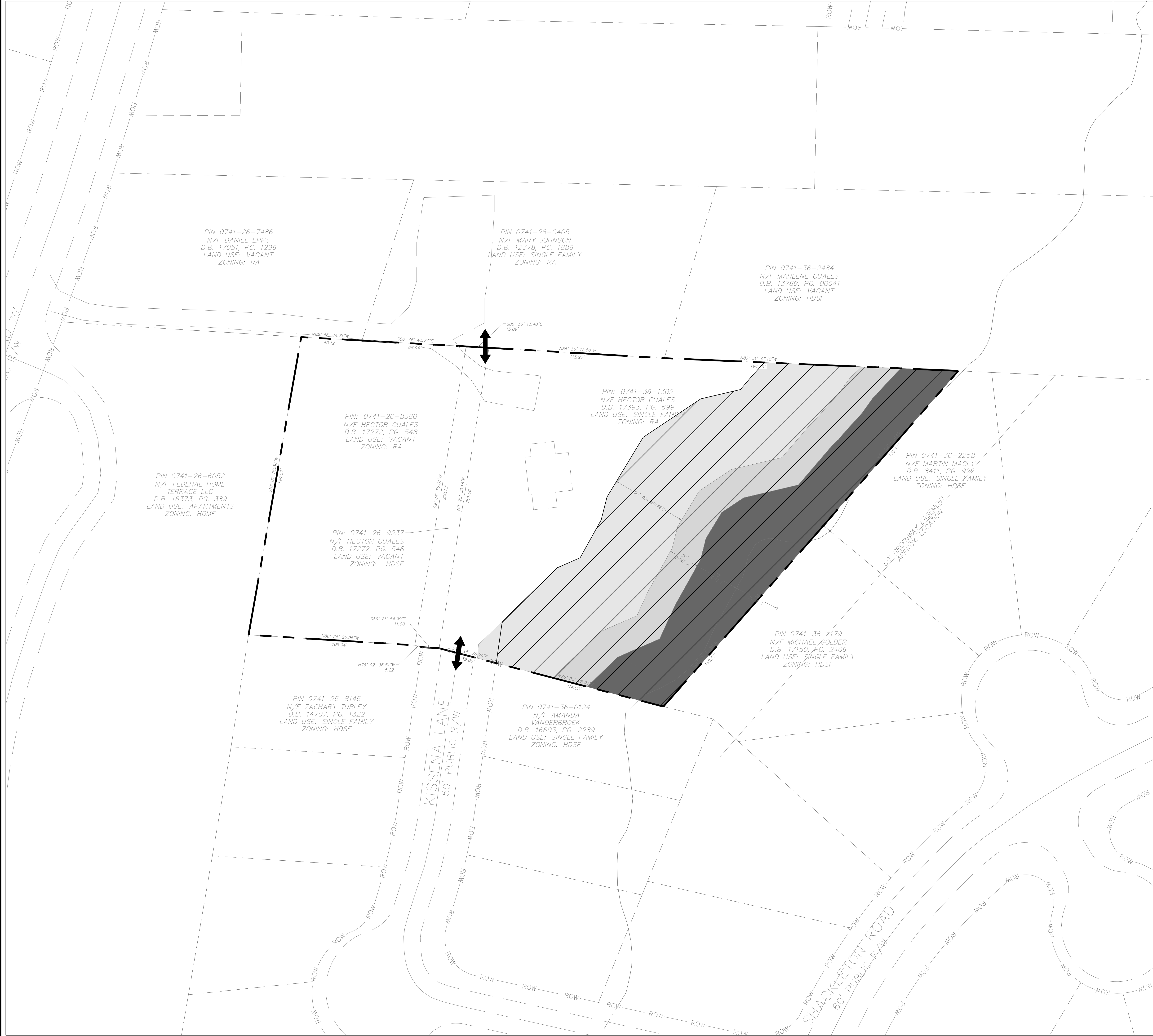


NO.	DATE	BY	REVISION
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2	08/02/19		TOWN OF APEX COMMENTS

title:
 EXISTING CONDITIONS

proj #:
180901
 date:
June 3, 2019
 dwg by: chkd by:
 JE DW
 scale:
 As Noted

sheet:
C001
 Planned Unit Development



PIN 0741-26-7486
N/F DANIEL EPPS
D.B. 17051, PG. 1299
LAND USE: VACANT
ZONING: RA

PIN 0741-26-0405
N/F MARY JOHNSON
D.B. 12378, PG. 1889
LAND USE: SINGLE FAMILY
ZONING: RA

PIN 0741-36-2484
N/F MARLENE CUALES
D.B. 13789, PG. 00041
LAND USE: VACANT
ZONING: HDSF

PIN: 0741-26-8380
N/F HECTOR CUALES
D.B. 17272, PG. 548
LAND USE: VACANT
ZONING: RA

PIN: 0741-36-1302
N/F HECTOR CUALES
D.B. 17393, PG. 699
LAND USE: SINGLE FAMILY
ZONING: RA

PIN 0741-36-2258
N/F MARTIN MAGLY/
D.B. 8411, PG. 922
LAND USE: SINGLE FAMILY
ZONING: HDSF

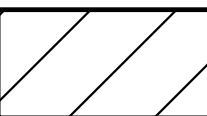





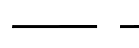
PIN 0741-26-6052
N/F FEDERAL HOME
TERRACE LLC
D.B. 16373, PG. 389
LAND USE: APARTMENTS
ZONING: HDMF

PIN: 0741-26-9237
N/F HECTOR CUALES
D.B. 17272, PG. 548
LAND USE: VACANT
ZONING: HDSF

PIN 0741-36-2179
N/F MICHAEL GOLDER
D.B. 17150, PG. 2409
LAND USE: SINGLE FAMILY
ZONING: HDSF

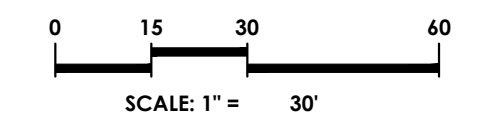
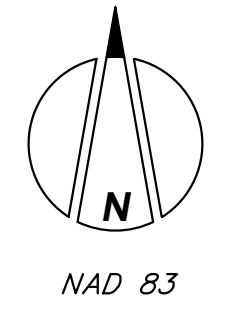
PIN 0741-26-8146
N/F ZACHARY TURLEY
D.B. 14707, PG. 1322
LAND USE: SINGLE FAMILY
ZONING: HDSF

PIN 0741-36-0124
N/F AMANDA
VANDERBROEK
D.B. 16603, PG. 2289
LAND USE: SINGLE FAMILY
ZONING: HDSF

-  PRELIMINARY RESOURCE CONSERVATION AREA
-  PRELIMINARY DEVELOPMENT AREA
-  PRELIMINARY STREET CONNECTIONS
- STREAM BUFFERS
 -  30' ZONE 1 BUFFER
 -  20' ZONE 2 BUFFER
 -  50' TOA BUFFER
-  PROJECT'S PERIMETER BOUNDARY

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.



1 CONCEPTUAL SITE PLAN
C100 SCALE: 1"= 30'

project:
**KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502**



NO.	DATE	BY	REVISION
1	6/3/2019	JJE	DATE OF AEST COMMENTS
2	6/6/2019	DW	DATE OF AEST COMMENTS

title:
CONCEPTUAL SITE PLAN

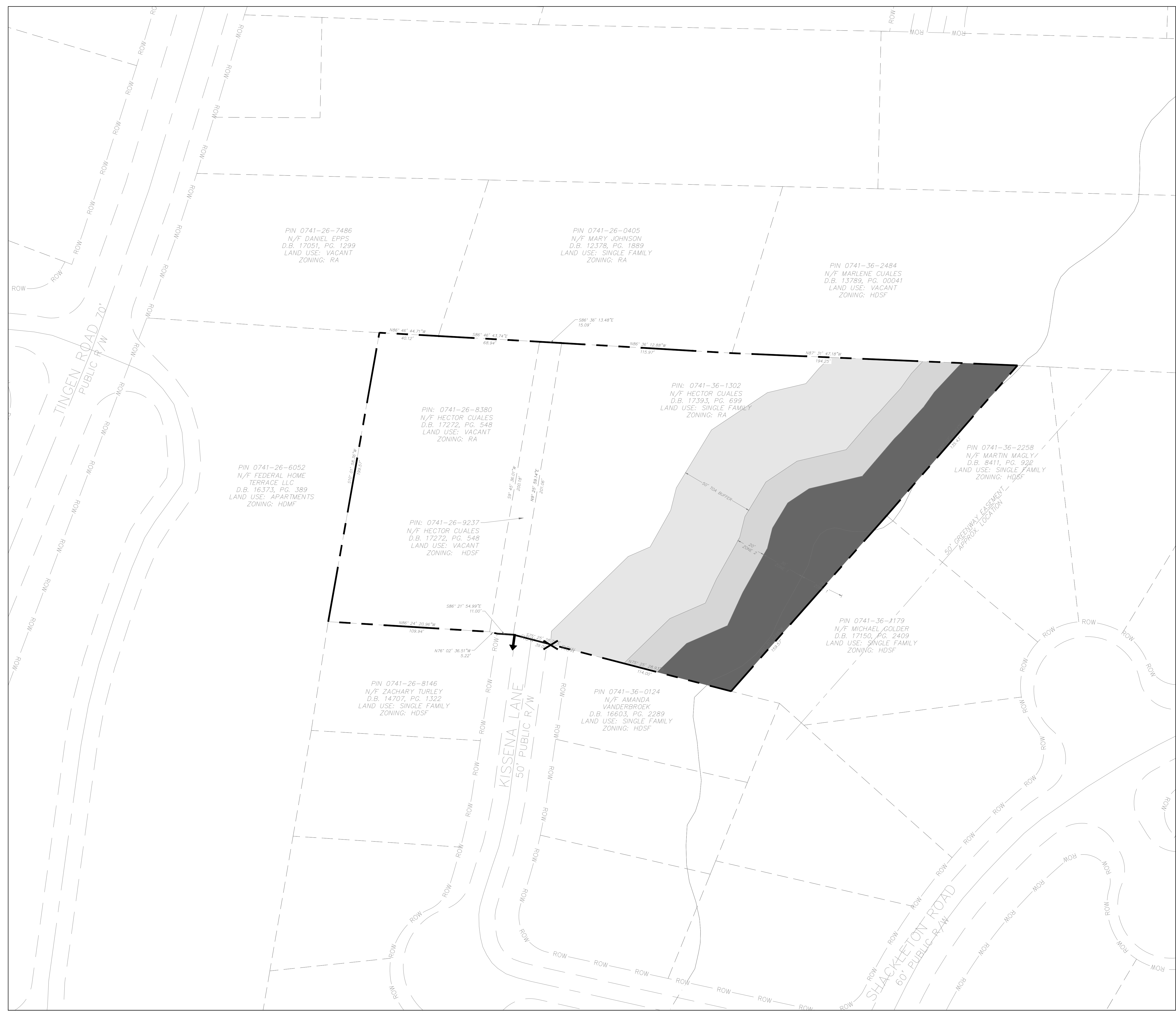
proj #:
180901

date:
June 3, 2019

dwg by: **JE** chkd by: **DW**

scale:
As Noted

sheet:
C100



- NOTES:
1. THE PROJECT IS REQUEST FULL TOWN OF APEX UTILITIES, INCLUDING WATER, SEWER AND ELECTRICAL SERVICES. THE FINAL LOCATION AND TIMING OF THE REFERENCED SERVICES SHALL BE COORDINATED WITH TOWN STAFF.
 2. THE PROJECT IS NOT PROPOSING PRIVATE SEWAGE DISPOSAL.
 3. THE LOCATION OF LOTS, STREETS, OPEN SPACE, RESOURCE CONSERVATION AREAS, STORMWATER CONTROLS, AND OTHER SITE IMPROVEMENTS ARE ILLUSTRATIVE ONLY AND WILL BE COORDINATED WITH STAFF DURING THE MASTER SUBDIVISION PLAN REVIEW PROCESS.
 4. THE PROJECT WILL COMPLY WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS AS OUTLINED WITHIN THE DESIGN AND DEVELOPMENT MANUAL, THE REZONING PD TEXT, AND UNIFIED DEVELOPMENT ORDINANCE (UDO).

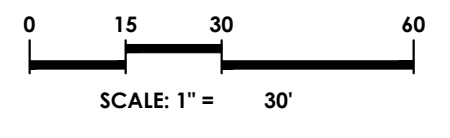
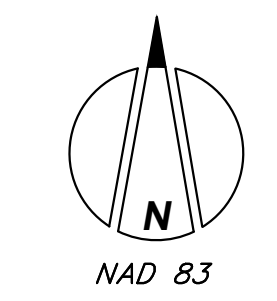
- ↑ PROPOSED WATER CONNECTION
- X PROPOSED SEWER CONNECTION

STREAM BUFFERS

- 30' ZONE 1 BUFFER
- 20' ZONE 2 BUFFER
- 50' TOA BUFFER

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, WAKE COUNTY SOILS SURVEY A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

--- PROJECT PERIMETER BOUNDARY



1 CONCEPTUAL UTILITY PLAN
 C200 SCALE: 1"= 30'

NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

seal:



NO.	DATE	REVISION
1	07/20/19	TOWN OF APEX COMMENTS
2	08/02/19	TOWN OF APEX COMMENTS

title:
CONCEPTUAL UTILITY PLAN

proj #:
180901
 date:
June 3, 2019
 dwg by: chkd by:
 JE DW
 scale:
As Noted

sheet:
C200
 Planned Unit Development