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. 19CZ21 Submittal Date: Application #: \$\$3,920 Fee Paid Check# PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP Heelan Rezoning Project Name: 8824 & 8829 NEW HOPE FARM RD; 3108 & 3120 OLIVE FARM RD; & 0 HUMIE OLIVE RD Address(es): 0710-98-6889 & 0720- 07-5965, 09-2779, 09-3139, & 18-1967 PIN(s) 141.12 Acreage: PUD-ÇZ R-40W Proposed Zoning: Current Zoning: Low Density Residential & Medium Density Residential Current 2045 LUM Designation: No Change 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 Jason Barron - Attorney for M/I Homes of Raleigh, LLC Name: 1511 Sunday Drive | Ste 100 Address: -NC 27607 Raleigh State: City: Zip: 919-590-0371 jbarron@morningstarlawgroup.com Phone: E-mail: Owner Information See Attached Name: Address: Zip: City: State: E-mail: Phone: Agent Information M/I Homes of Raleigh, LLC Name: 1511 Sunday Drive | Ste 100 Addres: NC 27607 Raleigh City: State: Zip: 919-590-0371 jbarron@morningstarlawgroup.com

E-mail:

Phone:

Other contacts:

Property Owners

PIN	Owner	Mailing Address	City, State Zip	Deed Acres	Site Address
0710-98-6889	KASTELBERG, HENRY STEVEN	8824 NEW HOPE FARM RD	NEW HILL NC 27562-9178	8.86	8824 NEW HOPE FARM RD
0720-07-5965	CAROL B HEELAN IRREVOCABLE TRUST	12940 DORMAN RD	PINEVILLE NC 28134-9386	91	3120 OLIVE FARM RD
0720-18-1967	c/o GEORGE HEELAN TRUSTEE	APT 2206		16.77	3108 OLIVE FARM RD
0720-09-2779	CICIN, JERFI CICIN, LISA	104 CORSICA LN	CARY NC 27511-6476	9.49	0 HUMIE OLIVE RD
0720-09-3139	PEART, EDWARD A PEART, DEBORAH N	8829 NEW HOPE FARM RD	NEW HILL NC 27562-9179	15	8829 NEW HOPE FARM RD

Beginning at an existing iron pipe found in Olive Farm Road (SR 1178)(60' Public Right of Way), said iron pipe being South 49°37'44" West 28,658.33 feet from NCGS monument "Staley" having N.C. Grid Coordinates (NAD83/2011) of N=727,821.36, E=2,043,644.97, thence from said Beginning point, with a line in said road the following 8 calls; South 21°48'27" West 100.04 feet to a point, thence South 12°15'17" West 100.09 feet to a point, thence South 03°45'42" West 100.03 feet to a point, thence South 01°43'47" West 100.04 feet to a point, thence South 00°11'33" East 100.03 feet to a point, thence South 10°26'03" East 99.95 feet to a point, thence South 37°21'17" East 74.79 feet to an existing iron pipe, thence South 62°11'48" East 52.88 feet to a rebar set, thence leaving said line in Olive Farm Road (SR 1178) North 82°02'43" West 78.75 feet to a rebar set on the southwestern right of way of Olive Farm Road (SR 1178)(60' Public Right of Way), thence leaving said right of way North 82°02'43" West 64.50 feet to an existing iron pipe, thence North 85°44'16" West 448.90 feet to an existing iron pipe, thence South 03°55'05" West 1,407.26 feet to an existing iron pipe, thence South 03°53'40" West 401.10 feet to an existing iron pipe, thence South 06°15'03" West 347.00 feet to a rebar set, thence North 87°04'04" West 851.57 feet to an existing iron pipe, thence North 86°43'16" West 847.07 feet to a rebar set, thence North 01°00'24" East 76.02 feet to nail found at a bent iron pipe, thence North 89°12'54" West 100.50 feet to an existing iron pipe found, thence North 00°14'54" East 1,005.76 feet to an existing iron pipe, thence North 00°16'46" East 692.82 feet to an existing iron pipe, thence North 00°15'45" East 344.53 feet to an existing iron pipe, thence North 00°15'45" East 372.44 feet to a rebar set, thence North 00°22'39" East 30.01 feet to a rebar set, thence North 00°18'40" East 30.01 feet to an existing iron pipe, thence North 00°16'16" East 344.87 feet to an existing iron pipe, thence South 89°48'42" East 617.69 feet to an existing iron pipe, thence North 06°53'33" West 580.45 feet to a point in the centerline of Humie Olive Road (SR 1142)(60' Public Right of way), thence with said centerline North 81°10'21" East 136.24 feet to a point, thence North 81°24'46" East 53.40 feet to a point, thence North 83°08'38" East 60.19 feet to a point, thence North 85°15'06" East 77.57 feet to a point, thence North 85°46'28" East 104.35 feet to a point, thence North 85°53'22" East 147.45 feet to a point, thence North 86°13'49" East 26.06 feet to a point, thence North 86°13'49" East 35.00 feet to a point, thence North 86°13'49" East 115.00 feet to a point, thence leaving said centerline South 02°39'12" West 30.17 feet to a point on the southern right of way of Hume Olive Road (SR 1142)(60' Public Right of Way), thence leaving said right of way South 02°47'15" West 621.32 feet to an existing iron pipe, thence South 00°29'09" West 225.80 feet to an existing rebar, thence North 89°34'45" East 1,224.62 feet to the point and place of Beginning containing 141.732 Acres more or less.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Prov		
110		rs subject to this application and all property owners within 300' of the pject property and HOA Contacts.
	Owner's N	ame PIN
1.	See Attached	·
2.		
3.		
4.		
5.		
6. -		<u> </u>
7. 8.		
9.		
10.		
11.		
12.	W. T.	
13.		
14.		
15.		
l,	.1 6 1	, certify that this is an accurate listing of all property owners and
Date:	10/1/0	By: / By Cray
	NTY OF WAKE STATE OF NORTH CARG	
Swori	rn and subscribed before me, $\frac{\Im \mathcal{CH}}{2}$ hty, on this the $\frac{\Im \mathcal{CH}}{2}$ day of $\frac{\Im \mathcal{CL}}{2}$	Tren Phillips a Notary Public for the above State and Hober, 2019.
SEA	AL My Comm. Exp. OZ.24-2024 COUNTY MARKET COUNT	Notary Public Jeffrey Phillips Print Name My Commission Expires: 62-24-2-24

Page 5 of 18

Certified List of Neighboring Property Owners

Owner's Name	PIN
3 BOYS CAPITAL LLC MUSIC ROW INVESTMENTS LLC	0720-17-7185
3 BOYS CAPITAL LLC SB CAPITAL LLC	0720-28-2995
	0720-28-6437
ADAMS-KNOUFF, CAREY	0710-87-9844
	0710-88-9126
ALBRECHT, DONNA J TRUSTEE DONNA J ALBRECHT RVCBLE LVNG TRUST	0710-88-9798
APEX TOWN OF	0720-19-0665
	0720-19-6276
	0720-19-7417
CAROL B HEELAN IRREVOCABLE TRUST	0720-18-1967
	0720-07-5965
CICIN, JERFI CICIN, LISA	0720-09-2779
FMR INVESTMENTS LLC CHATHAM CAPITAL GROUP LLC	0720-27-6714
GENTILE, CHRISTOPHER D	0721-00-9530
GOODMAN, WILLIAM DAVID JR GOODMAN, JILL M	0710-99-0226
HOFFMAN, JOSEPH E JR HOFFMAN, SHIRLEY J	0710-88-4797
JUDD, MILDRED B JUDD, LINDA FAYE	0721-00-5342
KASTELBERG, HENRY STEVEN	0710-98-6889
KELLY, ROBERT L KELLY, MILDRED D	0720-29-4621
MCKEITHAN, KAREN D ST CLAIR, LANCE	0710-88-7654
MCKINNISH, TIMOTHY D	0710-86-5906
NORMAN, JOHN K	0710-97-0228
OLIVE, A C HEIRS	0720-19-9119
OLIVE, JUDITH H OLIVE, ROBERT A	0720-18-5030
OLIVER, JAMES E JR OLIVER, JANICE	0721-00-0505
OLIVER, JAMES E JR OLIVER, JANICE	0721-00-3444
OLIVER, JAMES E. JR. OLIVER, JANICE	0711-90-3580
PAIRIS-GARCIA, MONIQUE GARCIA, JUAN	0710-89-6246
PEART, EDWARD A PEART, DEBORAH N	0720-09-3139
PULTE HOME COMPANY, LLC	0710-86-7029
	0710-95-2812
	0710-96-3227
	0710-96-4235
	0710-96-8199
WASSING DRAFFING TO THE STATE OF THE STATE O	0720-05-7756
YUMEEWARRA FARM LLC	0710-99-3712

DEVELOPINENT NAME APPROVAL APPLICATION
Application #: Submittal Date:
Proposed Subdivision/Development Information
Description of location: 8824 & 8829 NEW HOPE FARM RD; 3108 & 3120 OLIVE FARM RD; & 0 HUMIE OLIV
Nearest intersecting roads: Humie Olive Road at Olive Farm Road
Wake County PIN(s): 0710-98-6889 & 0720- 07-5965, 09-2779, 09-3139, & 18-1967
Township: Buckhorn
Contact Information (as appropriate)
Contact person: Jason Barron
Phone number: 919-590-0371 Fax number: 919-301-8936
Address: 421 Fayetteville St Ste 530 Raleigh, NC 27601
E-mail address: jbarron@morningstarlawgroup.com
Owner:
Phone number: Fax number:
Address:
E-mail address:
Proposed Subdivision/Development Name
1 st Choice: Fallsgrove
2 nd Choice (Optional):
Town of Apex Staff Approval:
Town of Apex Planning Department Staff Date

STREET NAME APPROVAL APPLICATION Application #: Submittal Date: Wake County Approval Date: 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 Informations Description of location: 8824 & 8829 NEW HOPE FARM RD; 3108 & 3120 OLIVE FARM RD; & 0 HUMIE OLIVE Nearest intersecting roads: Humie Olive Road at Olive Farm Road Wake County PIN(s): 0710-98-6889 & 0720- 07-5965, 09-2779, 09-3139, & 18-1967 Township: Buckhorn Contact information (as appropriate) Contact person: Jason Barron Phone number: 919-590-0371 Fax number: 919-301-8936 Address: 421 Fayetteville St | Ste 530 Raleigh, NC 27601 E-mail address: jbarron@morningstarlawgroup.com Owner:

Phone number: Fax number:

Address: _______

E-mail address:

STREET NAME APPROVAL APPLICATION Application #: Submittal Date: # of roads to be named: 2 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 Fallsgrove Boulevard _____ 11 _____ 2 Sun Ochre Drive 12 3 ______ 13 _____ 4 14 5 _____ 15 ____ 6 _____ 16 ____ 7 _____ 17 _____ 8 ______ 18 _____ 9 ______ 19 _____ 10 20 TOWN OF APEX STAFF APPROVAL Town of Apex Staff Approval Date WAKE COUNTY STAFF APPROVAL: names indicated by checkmark \square are approved. GIS certifies that Please disregard all other names. Comments:

Wake County GIS Staff Approval

Date

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	
	3108 & 3120 OLIVE FARM RD; 0 HUMIE OLIVE RD; &	
	8824 & 8829 NEW HOPE FARM RD	
	(the "Premises")	
	of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. In soffer, please fill in the blanks on this form and sign and we will have an Agreement once signed by leigh, LLC , the undersigned customer ("Customer") hereby irrevocably chooses and selects the	У
	"Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will brary service if needed.	
The sale, owith, all the terms of Town.	lelivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of	the
the requested serv	understands that the Town, based upon this Agreement, will take action and expend funds to provide ice. By signing this Agreement the undersigned signifies that he or she has the authority to select the vider, for both permanent and temporary power, for the Premises identified above.	3
•	onal terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached tutes the entire agreement of the parties.	this
Acceptano	ce of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.	
Please not supplier for the Pre	te that under North Carolina General Statute §160A-332, you may be entitled to choose another electemises.	tric
	eptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide elect nises and looks forward to working with you and the owner(s).	ric
ACCEPTED: CUSTOMER: M	1 Homes of Rale Sh, LC TOWN OF APEX BY:	
DATE:	Authorized Agent Authorized Agent DATE:	

AGEN	T Authorizati	ION FORM		
Applic	ation #:		Submittal Date:	
KASTEI	_BERG, HENRY	Y STEVEN	is the owner* of the property	y for which the attached
applica	tion is being sul	bmitted:	,	
\square	Land Use Am	nendment		
	aı	uthorization includes exp	I Planned Development rezoning applications that the application is approved.	•
\square	Site Plan			
Ø	Subdivision			
	Variance			
	Other:			
The pro	perty address is	s: 8824 NEW HOPI	E FARM RD (0710-98-6889)	
The age	ent for this proje	ect is: M/I Homes of Ra	leigh, LLC	
	☐ I am the o	wner of the property and	d will be acting as my own agent	
Agent N	lame:	Erica Leatham		
Address	s:	1511 Sunday Drive St	e 100 Raleigh, NC 27607	
Telepho	one Number:		•	
E-Mail A	Address:			
		Signature(s) of Owner(Any Stee Hency Steve	n Kastelberg En Kastelberg Type or print name	26 Sept 2019 Date
			Type or print name	Date

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.

^{*}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.

AGEN	NT AUTHORIZAT	ION FORM	1				
Appli	cation #:			Sul	omittal Date:		
CICIN,	JERIF CICIN, L	ISA		is the ov	wner* of the property fo	or which the attac	hed
applica	ation is being su	bmitted:		-			
V	Land Use Ar		-				
V	a	uthorizati	onal Zoning and Planned on includes express con th will apply if the applic	sent to z	oning conditions that ar		è
1	Site Plan						
1	Subdivision						
	Variance						
	Other:						
The pr	operty address	is: 0	HUMIE OLIVE RD (072	20-09-277	9)		
The ag	ent for this proj	ject is: N	//I Homes of Raleigh, LL	_C			
	☐ I am the	owner of t	the property and will be	acting as	my own agent		
Agent	Name:	Erica L	eatham	_			
Addre	ss:	1511 S	unday Drive Ste 100 R	aleigh, N	C 27607		
Teleph	none Number:						
E-Mai	Address:						
		Signati	ure(s) of Owner(s)*	2			
			JEMPI CICIN			9/45/19	
			A		Type or print name		Date
			(Assission	icin		9/25/19	
			~ Common		Type or print name		Date

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AGEN	T A UTHORIZATI	ON FORM		
Applic	Application #: CAROL B HEELAN IRREVOCABLE TRUST		Submittal Date:	Control of the Contro
CAROL			is the owner* of the property for w	hich the attached
applica	tion is being su	omitted:	_	
V	Land Use An	nendment		
Ø	Rezoning: Fo	or Conditional Zoning and Plann	ned Development rezoning applications onsent to zoning conditions that are agolication is approved.	
V	Site Plan		.,	
V	Subdivision			
	Variance			
	Other:			
The pro	perty address i	3108 OLIVE FARM RD	0 (0720-18-1967) & 3120 OLIVE FARM	RD (0720-07-5965)
The age	ent for this proje	ect is: M/I Homes of Raleigh,	LLC	
	•	wner of the property and will b	be acting as my own agent	
Agent N		Erica Leatham	, , , , , , , , , , , , , , , , , , ,	
Address		1511 Sunday Drive Ste 100	Raleigh, NC 27607	
Telepho	one Number:	74.50		
E-Mail /	Address:			
		Signature(s) of Owner(s)*	Heelen	
		George	Itee an	Sept. 25,2
			Type or print name	Date
			Type or print name	Date

*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.

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Dago 11 of 19

AGENT	r A uthorizatio	ON FORM		
Applica	ation #:		Submittal Date:	
PEART, EDWARD A PEART, DEBORAH N		is the owner* of the property f	or which the attached	
applicat	tion is being sub	omitted:		
V	Land Use Am	endment		
V	au		d Development rezoning applicat sent to zoning conditions that a cation is approved.	
7	Site Plan			
V	Subdivision			
	Variance			
	Other:			
The pro	perty address is	8829 NEW HOPE FARM	RD (0720-09-3139)	
The age	ent for this proje	ect is: M/I Homes of Raleigh, Ll	_C	
	☐ I am the o	wner of the property and will be	acting as my own agent	
Agent N	lame:	Erica Leatham		
Address	s:	1511 Sunday Drive Ste 100 R	aleigh, NC 27607	
Telepho	one Number:			
E-Mail A	Address:			
		Signature(s) of Owner(s)*	24	
		E. Aaron Pe	Part Tuna an anima nama	9-29-19 Date
		Delph 1 Pu	Type or print name	Date
		Deborah N. P.	eart	9-29-19
			Type or print name	Date

*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.

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NOTARY PUBLIC
Wake County, State of North Carolina
My Commission Expires 4-29-22

Affi	DAVIT OF OW	VNERSHIP
Арр	lication #:	Submittal Date:
	ndersigned, _ s or affirms as	
1.	OWNER, OI	ver eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole is the authorized agent of all owners, of the property located at PEFARM RD; 3108 & 3120 OLIVE FARM RD; & 0 HUMIE OLIVE RD and legally described in Exhibit "A" attached hereto and d herein (the "Property").
2.	-	it of Ownership is made for the purpose of filing an application for development approval with
3.	If Affiant is and recorde	the owner of the Property, Affiant acquired ownership by deed, dateded in the Wake County Register of Deeds Office on, in BookPage
4.	indicating t	the authorized agent of the owner(s) of the Property, Affiant possesses documentation he agency relationship granting the Affiant the authority to apply for development approval f the owner(s).
5.	in interest ownership. Affiant's ow claim or act acting as ar	Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors have been in sole and undisturbed possession and use of the property during the period of Since taking possession of the Property on, no one has questioned vnership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no cion has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is a authorized agent for owner(s)), which questions title or right to possession of the property, claim or action pending against Affiant or owner(s) in court regarding possession of the
STATE	E OF NORTH C	AROLINA
said A	Affiant's Er	d, a Notary Public in and for the County of
	[NOTAF	(Y SEAL) - NO. YURNY / J. F.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A - LEGAL DESCRIPTION

Application #:	Submittal Date:	

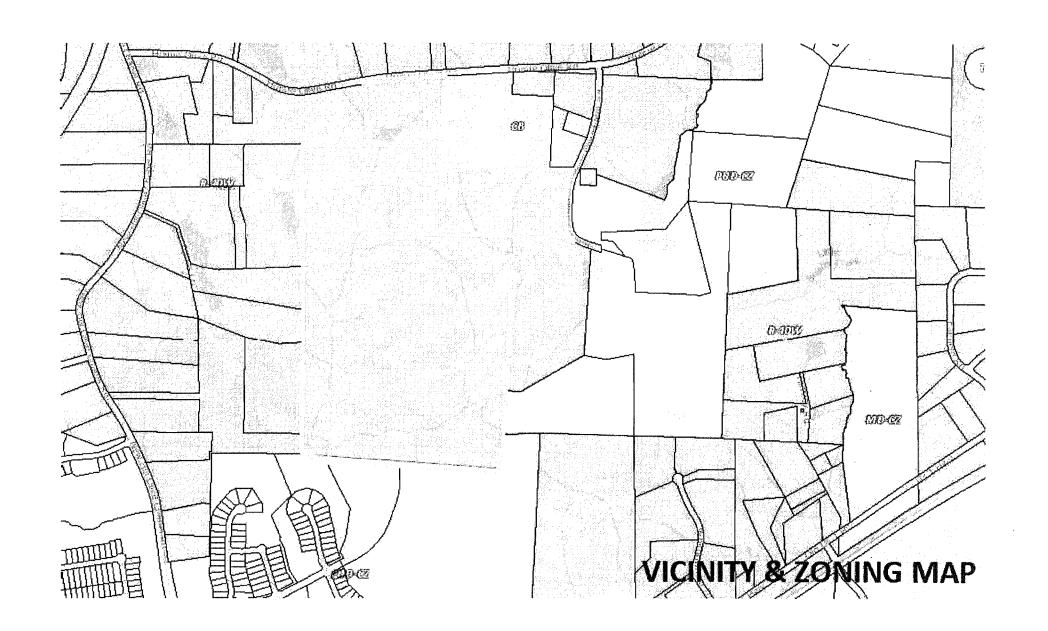
Insert legal description below.

Beginning at an existing iron pipe found in Olive Farm Road (SR 1178)(60' Public Right of Way), said iron pipe being South 49°37'44" West 28,658.33 feet from NCGS monument "Staley" having N.C. Grid Coordinates (NAD83/2011) of N=727,821.36, E=2,043,644.97, thence from said Beginning point, with a line in said road the following 8 calls; South 21°48'27" West 100.04 feet to a point, thence South 12°15'17" West 100.09 feet to a point, thence South 03°45'42" West 100.03 feet to a point, thence South 01°43'47" West 100.04 feet to a point, thence South 00°11'33" East 100.03 feet to a point, thence South 10°26'03" East 99.95 feet to a point, thence South 37°21'17" East 74.79 feet to an existing iron pipe, thence South 62°11'48" East 52.88 feet to a rebar set, thence leaving said line in Olive Farm Road (SR 1178) North 82°02'43" West 78.75 feet to a rebar set on the southwestern right of way of Olive Farm Road (SR 1178)(60' Public Right of Way), thence leaving said right of way North 82°02'43" West 64.50 feet to an existing iron pipe, thence North 85°44'16" West 448.90 feet to an existing iron pipe, thence South 03°55'05" West 1,407.26 feet to an existing iron pipe, thence South 03°53'40" West 401.10 feet to an existing iron pipe, thence South 06°15'03" West 347.00 feet to a rebar set, thence North 87°04'04" West 851.57 feet to an existing iron pipe, thence North 86°43'16" West 847.07 feet to a rebar set, thence North 01°00'24" East 76.02 feet to nail found at a bent iron pipe, thence North 89°12'54" West 100.50 feet to an existing iron pipe found, thence North 00°14'54" East 1,005.76 feet to an existing iron pipe, thence North 00°16'46" East 692.82 feet to an existing iron pipe, thence North 00°15'45" East 344.53 feet to an existing iron pipe, thence North 00°15'45" East 372.44 feet to a rebar set, thence North 00°22'39" East 30.01 feet to a rebar set, thence North 00°18'40" East 30.01 feet to an existing iron pipe, thence North 00°16'16" East 344.87 feet to an existing iron pipe, thence South 89°48'42" East 617.69 feet to an existing iron pipe, thence North 06°53'33" West 580.45 feet to a point in the centerline of Humie Olive Road (SR 1142)(60' Public Right of way), thence with said centerline North 81°10'21" East 136.24 feet to a point, thence North 81°24'46" East 53.40 feet to a point, thence North 83°08'38" East 60.19 feet to a point, thence North 85°15'06" East 77.57 feet to a point, thence North 85°46'28" East 104.35 feet to a point, thence North 85°53'22" East 147.45 feet to a point, thence North 86°13'49" East 26.06 feet to a point, thence North 86°13'49" East 35.00 feet to a point, thence North 86°13'49" East 115.00 feet to a point, thence leaving said centerline South 02°39'12" West 30.17 feet to a point on the southern right of way of Hume Olive Road (SR 1142)(60' Public Right of Way), thence leaving said right of way South 02°47'15" West 621.32 feet to an existing iron pipe, thence South 00°29'09" West 225.80 feet to an existing rebar, thence North 89°34'45" East 1,224.62 feet to the point and place of Beginning containing 141.732 Acres more or less.

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties. 9/16/19 Date Dear Neighbor: You are invited to a neighborhood meeting to review and discuss the development proposal at 8824 & 8829 NEW HOPE FARM RD; 3108 & 3120 OLIVE FARM RD; & 0 HUMIE OLIVE RD 0710-98-6889 & 0720- 07-5965, 09-2779, 09-3139, & 18-1967 PIN(s) Address(es) in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map or the Apex Development Report located on the Town of Apex website at www.apexnc.org. A Neighborhood Meeting is required because this project includes (check all that apply): **Approving Authority Application Type Town Council** Rezoning (including Planned Unit Development) Town Council (QJPH*) Major Site Plan Town Council (QJPH*) ☐ | Special Use Permit Technical Review Residential Master Subdivision Plan (excludes exempt subdivisions) Committee (staff) *Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing. The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)): The applicant hopes to rezone about 142 acres to allow for the development of a residential community with about 475 dwelling units consisting of a mix of single-family detached homes on lots of different sizes and well as townhomes. Estimated submittal date: October 1 **MEETING INFORMATION:** HENRY KASTELBERG, CAROL B HEELAN IRREVOCABLE TRUST, JERIF & LISA CICIN, AND EDWARD & DEBORAH PEART Property Owner(s) name(s): Jason Barron - Attorney for Applicant Applicant(s): 919-590-0371 Contact information (email/phone): 237 N Salem St., Apex, NC 27502 Meeting Address: September 26, 2019 Date of meeting**: 6:00 PM Time of meeting **: **MEETING AGENDA TIMES:** Project Presentation: 6:05 - 6:10 Question & Answer: 6:10 - end Welcome: 6:00 - 6:05

^{**}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.



3 BOYS CAPITAL LLC MUSIC ROW INVESTMENTS LLC 1018 N WELLONSBURG PL APEX NC 27502-7127

3 BOYS CAPITAL LLC SB CAPITAL LLC 1018 N WELLONSBURG PL APEX NC 27502-7127

ADAMS-KNOUFF, CAREY 8833 TWIN PONDS LN NEW HILL NC 27562-9235

ALBRECHT, DONNAJ TRUSTEE DONNAJ ALBRECHT RVCBLE LVNG TRUST 8820 NEW HOPE FARM RD NEW HILL NC 27562-9178

TOWN OF APEX PLANNING DEPARTMENT PO BOX 250 APEX NC 27502-0250

APEX TOWN OF PO BOX 250 APEX NC 27502-0250

CAROL B HEELAN IRREVOCABLE TRUST c/o GEORGE HEELAN TRUSTEE 12940 DORMAN RD APT 2206 PINEVILLE NC 28134-9386

CICIN, JERIF CICIN, LISA 104 CORSICA LN CARY NC 27511-6476

FMR INVESTMENTS LLC CHATHAM CAPITAL GROUP LLC 1018 N WELLONSBURG PL APEX NC 27502-7127

GENTILE, CHRISTOPHER D 1816 CROSS COUNTRY LN APEX NC 27502-9600

GOODMAN, WILLIAM DAVID JR GOODMAN, JILL M PO BOX 307 NEW HILL NC 27562-0307

HOFFMAN, JOSEPH E JR HOFFMAN, SHIRLEY J 8800 NEW HOPE FARM RD NEW HILL NC 27562-9178

JUDD, MILDRED B JUDD, LINDA FAYE 8600 HUMIE OLIVE RD APEX NC 27502-8976

KASTELBERG, HENRY STEVEN 8824 NEW HOPE FARM RD NEW HILL NC 27562-9178

KELLY, ROBERT L KELLY, MILDRED D 3000 GALLOWAY RDG APT B302 PITTSBORO NC 27312-3803

MCKEITHAN, KAREN D ST CLAIR, LANCE 8812 NEW HOPE FARM RD NEW HILL NC 27562-9178

MCKINNISH, TIMOTHY D PO BOX 58232 RALEIGH NC 27658-8232

NORMAN, JOHN K 8848 TWIN PONDS LN NEW HILL NC 27562-9234

OLIVE, A C HEIRS 3101 OLIVE FARM RD APEX NC 27502-9632

OLIVE, JUDITH H OLIVE, ROBERT A 3132 OLIVE FARM RD APEX NC 27502-9632

OLIVER, JAMES E JR OLIVER, JANICE 8620 HUMIE OLIVE RD APEX NC 27502-8976

OLIVER, JAMES E JR OLIVER, JANICE 8608 HUMIE OLIVE RD APEX NC 27502-8976

PAIRIS-GARCIA, MONIQUE GARCIA, JUAN 8815 NEW HOPE FARM RD NEW HILL NC 27562-9179

PEART, EDWARD A PEART, DEBORAH N 8829 NEW HOPE FARM RD NEW HILL NC 27562-9179

PULTE HOME COMPANY, LLC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119

YUMEEWARRA FARM LLC 8633 HUMIE OLIVE RD APEX NC 27502-8976

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 S	alem St
Date of meeting: 9/26/19	Time of meeting: 6:00 PM
Property Owner(s) name(s):	
Applicant(s): Jason Barron	- Attorney for Applicant

Please <u>print</u> 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
1.	DUNNIF ADTRECT	8820 Nw / horesm			& UPDATES
2.		8824 New Hose Farm			
3.	Mimi &Bob Vella	3000 Gallowas J. He boco			
4.	Paul Barth	3000 Galloway 3. Heboro 2108 New Hill Olive Chapel Rd	•		
5.	Joe Hoffnan	8800 New Hope Form Ad NowHill, N.C. 27562 8633 Humik Oliva			
6.	B,11 Za4~	8633 Humik Oliva			
7.	DENIS CONNACHAM	8673 HUNCE OUNS.			
8.	STOUT KWIER	, u			
9.	ROB TESSAR	1961 N. Hann Son A.	arajawa		
10.	V/V Capanno	1901 N. HARRISON AC	-		
11.					
12.					
13.					
14.	additional shorts if				

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

• • • • • • • • • • • • • • • • • • • •	STELBERG, CAROL B HEELAN IRREVOCABLE TRUST, JERIF & LISA CICIN, AND EDWARD & DEBORAH PEART
Applicant(s): Jason Barron - Attorne	y for Applicant
Contact information (email/phone):	jbarron@morningstarlawgroup.com/919.590.0371
Meeting Address: 237 N Salem St	
Date of meeting: 9/26/19	Time of meeting: 6:00PM
below (attach additional sheets, if no any concerns. The response should it	mments and your response from the Neighborhood Meeting in the spaces ecessary). Please state if/how the project has been modified in response to not be "Noted" or "No Response". There has to be documentation of what n was given and justification for why no change was deemed warranted.
	annexing surrounding property in conjunction with this application
	not have the authority to independently annex property without the owner's ald be annexed as a result of our application.
Question/Concern #2: There was a concern about increased	runoff
Applicant's Response: We explained that the project will	I meet the Town's requirements for stormwater runoff controls and that there
are required buffers around stream	ms on the property which will help to keep it clean
Question/Concern #3: There was a concern about the hours	of construction activity because the project will be in the Town while the
neighboring properties are in the Cour	nty which might have different rules
Applicant's Response: We explained that though the Tow	vn and County ordinances may differ, we would be happy to work with this
particular neighbor to coordinate of	construction activities with his horse farm activities
Question/Concern #4: How long will it take to build out this co	ommunity?
Applicant's Response: A community of this size will be b	built out in phases. Once we break ground, it will take at least 5 to 6 years to
build out the entire community.	

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

I, Nil C	Shosh	do hereby de	eclare as follows:	
	Print Name			
1.		ghborhood Meeting for the pr al Use Permit in accordance with		*
2.	feet of the subject proper	ere mailed to the Apex Planning ty and any neighborhood associ of 10 days in advance of the Nei	iation that represents citiz	
3.	The meeting was conduct	ed at 237 N Salem St		_(location/address
	on 9/26/19	(date) from <u>6</u> :00		
4.	I have included the mailin map/reduced plans with t	g list, meeting invitation, sign-in he application.	sheet, issue/response sur	mmary, and zoning
5.	I have prepared these mat	terials in good faith and to the be	est of my ability.	
9/	/27/19 Date	By:	A	
	OF NORTH CAROLINA Y OF WAKE			•
Sworn : County	and subscribed before me, , on this the $2^{3/4}$ day of	Jeffrey Phillips of Suptember 20 19	, a Notary Public for the	e above State and
	SEAL	<i>[]</i>	Notary Public	
	SECTION AND SECTION OF THE SECTION O	Jet		
	My Comm. Exp. 02-24-2024.	My Commissi	on Expires: <u>62-24-2</u>	3024

PROJECT CONTACT INFORMATION

Development Contacts:	genip		
Project Name: Heelan	Zoning: PUD-CZ		
Location: 8824 & 8829 NEW HOPE FARM RD; 3108 & 3120 G	OLIVE FARM RD; & 0 HUMIE OLIVE RD		
Property PIN(s): Acreage/Square Feet	: 141.12		
Property Owner: HENRY KASTELBERG, CAROL B HEELAN IRREVOCABLE TRUS	T, JERIF & LISA CICIN, AND EDWARD & DEBORAH PEART		
Address:	:		
City: State:	Zip:		
Phone: Email:			
Developer: Jason Barron - Attorney for Developer			
Address: 421 Fayetteville St Ste 530			
City: Raleigh State: NC	zip: 27601		
Phone: 919.590.0371 Fax:	Email: jbarron@morningstarlawgroup.com		
Engineer: Peter Cnossen			
Address: P.O. Box 1062			
City: Apex State: NC	zip: 27502		
Phone: 919.387.1174 Fax:	Email: peter@jonescnossen.com		
Builder (if known):			
Address:			
City: State:	Zip:		
Phone: Fax: E	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 hey 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	t 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	<u></u>		
Stan Fortier, Senior Engineer (Sedimentation & Erosion Control) Electric Utilities Division	(919) 249-3413 (919) 249-1166		

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 7:00 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=fa9ba2017b784030b15ef4d a27d9e795

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

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

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

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

Parking Violations:

Non-Emergency Police

919-362-8661

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

Dirt in the Road:

James Misciagno

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

Dirt on Properties or in Streams:

James Misciagno

919-372-7470

Danny Smith

Danny.Smith@ncdenr.gov

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.

James Misciagno

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

Trash:

James Misciagno

919-372-7470

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

Temporary Sediment Basins:

James Misciagno

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

Stormwater Control Measures:

Mike Deaton

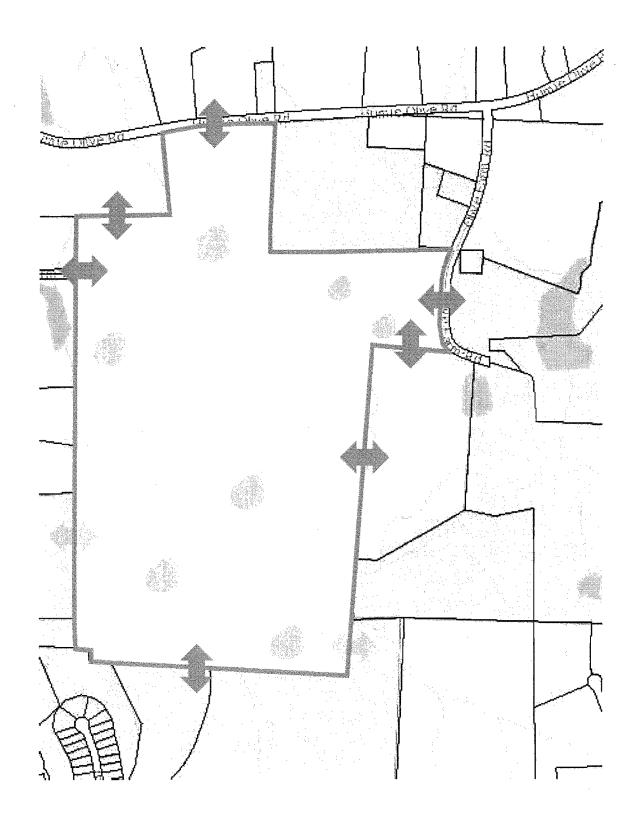
919-249-3413

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

Electric Utility Installation:

Rodney Smith

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



- ≈ 141 acres
- Mix of Townhomes and single-family detached
- 520 units max (3.7 du/ac)

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #:

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.			
	Owner's Name	PIN	
1.	See Attached		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
	NZL GHOSK , certify that this is an accurate perty owners within 300' of the subject property.	te listing of all property owners and	
COLI	NTY OF WAKE STATE OF NORTH CAROLINA		
Swo Coui	rn and subscribed before me, <u>Jeffrey Phillips</u> a nty, on this the <u>Jeffrey Phillips</u> a nty, on this the <u>Jeffrey Catober</u> , 20 <u>19</u> . EAL Jeffrey Difference To the Jeffrey Deffrey Deffrey To the new tensor of th	Notary Public for the above State and Notary Public Phillips Print Name Apires: C2 24-234	

Submittal Date:

Certified List of Neighboring Property Owners

Owner's Name	PIN
3 BOYS CAPITAL LLC MUSIC ROW INVESTMENTS LLC	0720-17-7185
3 BOYS CAPITAL LLC SB CAPITAL LLC	0720-28-2995
	0720-28-6437
ADAMS-KNOUFF, CAREY	0710-87-9844
	0710-88-9126
ALBRECHT, DONNA J TRUSTEE DONNA J ALBRECHT RVCBLE LVNG TRUST	0710-88-9798
APEX TOWN OF	0720-19-0665
	0720-19-6276
	0720-19-7417
CAROL B HEELAN IRREVOCABLE TRUST	0720-18-1967
	0720-07-5965
CICIN, JERFI CICIN, LISA	0720-09-2779
FMR INVESTMENTS LLC CHATHAM CAPITAL GROUP LLC	0720-27-6714
GENTILE, CHRISTOPHER D	0721-00-9530
GOODMAN, WILLIAM DAVID JR GOODMAN, JILL M	0710-99-0226
HOFFMAN, JOSEPH E JR HOFFMAN, SHIRLEY J	0710-88-4797
JUDD, MILDRED B JUDD, LINDA FAYE	0721-00-5342
KASTELBERG, HENRY STEVEN	0710-98-6889
KELLY, ROBERT L KELLY, MILDRED D	0720-29-4621
MCKEITHAN, KAREN D ST CLAIR, LANCE	0710-88-7654
MCKINNISH, TIMOTHY D	0710-86-5906
NORMAN, JOHN K	0710-97-0228
OLIVE, A C HEIRS	0720-19-9119
OLIVE, JUDITH H OLIVE, ROBERT A	0720-18-5030
OLIVER, JAMES E JR OLIVER, JANICE	0721-00-0505
OLIVER, JAMES E JR OLIVER, JANICE	0721-00-3444
OLIVER, JAMES E. JR. OLIVER, JANICE	0711-90-3580
PAIRIS-GARCIA, MONIQUE GARCIA, JUAN	0710-89-6246
PEART, EDWARD A PEART, DEBORAH N	0720-09-3139
PULTE HOME COMPANY, LLC	0710-86-7029
·	0710-95-2812
	0710-96-3227
	0710-96-4235
	0710-96-8199
	0720-05-7756
YUMEEWARRA FARM LLC	0710-99-3712

AGEN	T A UTHORIZATI	ON FORM		
Applic	ation #:		Submittal Date:	
KASTELBERG, HENRY STEVEN		is the owner* of the property	for which the attached	
applica	tion is being sub	bmitted:		
\square	Land Use Am	nendment		
7	aı	_	ned Development rezoning applic onsent to zoning conditions that olication is approved.	
/	Site Plan			
/	Subdivision			
	Variance			
	Other:			
The pro	perty address is	s: 8824 NEW HOPE FAR	:M RD (0710-98-6889)	
The age	ent for this proje	ect is: M/I Homes of Raleigh,	LLC	
	☐ I am the o	owner of the property and will b	oe acting as my own agent	
Agent N	Name:	Erica Leatham		
Addres	s:	1511 Sunday Drive Ste 100	Raleigh, NC 27607	
Teleph	one Number:		· 	
E-Mail	Address:			
		Signature(s) of Owner(s)* My Steen of Hency Steven of	Type or print name	<u>26 Sept 2019</u> Date
			Type or print name	Date

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.

^{*}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 CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Nil Ghosh	, do hereby declare as follows:
Print Nar	2
	Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Special Use Permit in accordance with UDO Sec. 2.2.7 Neighborhood Meeting.
feet of the subject	ons were mailed to the Apex Planning Department, all property owners within 300 roperty and any neighborhood association that represents citizens in the area via mum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was o	nducted at 237 N Salem St (location/address)
on <u>9/26/19</u>	(date) from $6:00$ (start time) to $8:00$ (end time).
	mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning with the application.
5. I have prepared the	e materials in good faith and to the best of my ability.
9/27/19 Date	By:
STATE OF NORTH CAROLIN COUNTY OF WAKE	
Sworn and subscribed before County, on this the $\frac{2}{2}$	e me, Jeffrey Phillips, a Notary Public for the above State and day of September, 20 19.
SEAL	allow Milies
Millian Millia	Jeffrey Phillips
PREY PAN	Print Name
My Comm. E: 02-24-2024	My Commission Expires: <u>Gユ-ユ ソ-ス o ユ ソ</u>
A COU	

Heelan Property PUD

PD PLAN APEX, NORTH CAROLINA Submitted: October 1, 2019

Revised:

November 7, 2019 December 6, 2019 January 9, 2020 January 26, 2020

PREPARED BY:



Heelan PUD

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Section 1: Table of Contents

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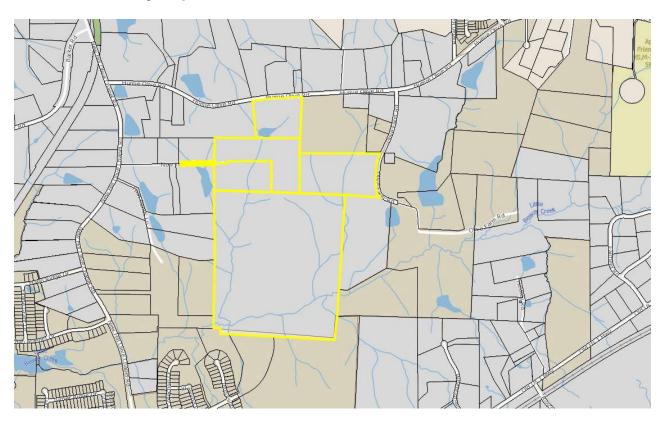
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Section 2: Vicinity Map



The Heelan Property PUD is in the southwest region of Apex, east of New Hill Olive Chapel Road, south of Humie Olive Road, west of Olive Farm Road, and north of Old US-1. The Friendship Station PUD is being developed just east of the property. The Woodbury Community is being developed south of the property and Jordan Manors is further west of the property.

Section 3: Project Data

A. Name of Project:

Heelan Property PUD

B. Property Owners:

Henry Steven Kastelberg
Carol B Heelan Irrevocable Trust
Lisa & Jerif Cicin
Deborah N & Edward A Peart

C. Prepared By:

Jason Barron, Partner Morningstar Law Group 421 Fayetteville St | Ste 530 Raleigh, NC 27601

D. Current Zoning Designation:

Residential-40 Watershed (R-40W)

E. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

F. Current 2045 Land Use Map Designation:

Low Density Residential (≤3 units/acre)
Medium Density Residential (3-7 units/acre)

G. Proposed 2045 Land Use Map Designation:

Medium Density Residential Low Density Residential

H. Proposed Use

Up to 520 dwelling units and associated open space, recreational amenities and infrastructure.

I. Size of Project

Wake County Tax Identification Number	Acreage
0710-98-6889	
0720-07-5965	142.42
0720-09-2779	
0720-09-3139	acres
0720-18-1967	

Section 4: Purpose Statement

The Heelan Property PUD development will be a single-family residential community with both detached and townhomes. The maximum building height shall be forty-five feet (45') measured to the top of any pitched roof. A 20-ft Type B Buffer will be established along the majority of the project's boundary, except for a 50-foot Type B Thoroughfare Buffer along Humie Olive Road, and a 15-ft Type A Landscape Buffer along the southern boundary and portions of the east and west boundaries. Additionally, all the buildings shall be prewired for solar.

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

- Allow uses that are compatible with Section 4.2.2, Use Table of the UDO
- Provide for the preservation of existing open space areas.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide significant open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas

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

Section 5: Permitted Uses

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

- Accessory apartment
- Single-family
- Townhouse
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall also apply:

- A. A maximum of 520 residential units shall be permitted upon the property, no more than 260 of which may be developed as townhomes.
- B. All buildings constructed on the property shall provide solar conduit for the installation of rooftop solar panels.
- C. No covenant prohibiting the accessory apartment use shall encumber the property.

Section 6: Proposed Design Controls

A. Maximum Non-Residential Design Controls

This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

B. Residential Densities and Design Controls

Density - The overall gross density shall not exceed 3.7 units per acre. Density within the region designated as Low Density on the 2045 Land Use Map shall not exceed 3 units per acre, with a maximum of 96 residential units in this area. A density of up to 6 units per acre is allowed within areas designated as Medium Density on the 2045 Land Use Map.

Design Controls – At a minimum all residential uses shall comply with the following dimensional standards:

Maximum Density: 3.7 Units/Acre

(includes RCA and rights-of-way)

Maximum Number of Units: 520
Within Low Density Residential: 96
Maximum Built-Upon Area: 70%

Minimum Lot Size: n/a

Minimum Lot Width:

Townhome Lots: 18' Single-Family Lots: 40'

Maximum Building Height: 45' and 3 stories

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

Minimum Setbacks	Single-Family	Townhome
Front	10'	10'
Rear	20'	20'
Side	5'	5'
Corner	5'	5'
Building to Building	NA	10'
From Buffer/RCA	10' for Buildings 5' for Parking Areas	10' for Buildings 5' for Parking Areas

C. Buffers

Perimeter Buffers

North boundary: 20-foot Type B South boundary: 15-foot Type A

West boundary:

Adjacent to Use Class 1: 20-foot Type B Adjacent to Other Use Classes: 15-ft Type A

East boundary:

Adjacent to Use Class 1: 20-foot Type B Adjacent to Other Use Classes: 15-ft Type A

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

Thoroughfare Buffers

As depicted on the PD Plan, a 50-ft Type B Buffer shall be established along Humie Olive Road. Acreage within this buffer may be used to accommodate easements for other purposes including, but not limited to, greenways, public utilities, sidewalk, and the like.

Section 7: Proposed Architectural Controls

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

- **A.** Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- B. Residential areas will utilize brick, stone, and fiber cement plank siding.
- **C.** Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
- **D.** At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
- **E.** A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- **F.** The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- **G.** Garage doors shall have windows, decorative details or carriage-style adornments on them.

- **H.** The front façade of any front-loaded garage shall not protrude farther than one foot forward of (i) the front façade of the dwelling unit, or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.
- I. J-drives or courtyard driveways shall be exempt from condition G above but shall make up no more than 30% of all single-family homes. There shall be no more than two (2) residences with a J-drive constructed in a row. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
- **J.** Garages on the front façade of a single-family home that faces the street shall not exceed 40% of the total width of the house and garage together.
- **K.** Eaves shall project at least 12 inches from the wall of the structure.
- **L.** House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- **M.** The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- **N.** Front porches shall be a minimum of 6 feet deep.
- **O.** The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

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- 2. Bay window
- 3. Recessed window
- 4. Decorative window
- 5. Trim around the windows
- 6. Wrap around porch or side porch
- 7. Two or more building materials
- 8. Decorative brick/stone

- 9. Decorative trim
- 10. Decorative shake
- 11. Decorative air vents on gable
- 12. Decorative gable
- 13. Decorative cornice
- 14. Column
- 15. Portico
- 16. Balcony
- 17. Dormer
- P. Additionally, the following conditions shall apply to any Townhome building(s):
 - 1. The roof of each unit shall be horizontally and/or vertically distinct from any adjacent unit to avoid the appearance of a single mass.

Section 8: Parking and Loading

Parking for the development shall be per Town of Apex UDO. The requirements under Section 8.3 of the Town's UDO will be met.

Section 9: Signage

All signage for this PUD shall comply with Section 8.7, Signs, of the Town of Apex UDO.

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within the primary watershed within the Beaver Creek Basin. Portions of the subject property along the southern boundary lie within Zone AE flood hazard areas according to the FEMA Floodplain Maps #s 3720072000J and

3720071000K. Based on review of the FEMA Floodplain Map #s 3720072000J and 3720071000K the majority of the subject property is located in the Zone X (non-shaded) area that is determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.

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

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

The Site is located on the west of the 540 corridor and therefore is required to preserve a minimum of 25% Resource Conservation Area (RCA). Because the project is planned to be mass graded, an additional 5% RCA is required per Section 7.2.5(B) of the Town's UDO. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided may include stormwater management areas, perimeter buffers, and greenway trails within the walkable community.

C. Any Historic Structures Present

As confirmed by the North Carolina State Historic Preservation Office and Capital Area Preservation, Inc. there are no historic structures present within the project boundary.

Section 11: Stormwater Management

- A. This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Sections 2.3.4.F.1.h & 6.1.7 of the UDO, such that:
 - Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

Section 12: Parks and Recreation

The Parks, Recreation, and Cultural Resources Advisory Commission will review this proposal at the January 29, 2020, public meeting and subsequently this section will be updated with its recommendation.

Section 13: Public Facilities

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

• General Roadway Infrastructure

Developer shall provide minimum frontage widening based on ½ of a 2-lane thoroughfare in the rural context with public right-of-way dedication based on a

110-foot right-of-way along Humie Olive Road. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site and along street frontage.

Please refer to the concept plan of the PUD plan for proposed access points, stub streets and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Development Plan review and approval.

Transportation Improvements

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the site plan and construction plan approval process. A traffic study has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the traffic study, the following traffic improvements are proposed for this development:

- Developer shall construct a westbound left turn lane on Humie Olive Road at the proposed Site Drive with minimum 75 feet of storage and appropriate deceleration length and taper.
- Developer shall restripe the existing westbound approach of Horton Ridge Boulevard at New Hill Olive Chapel Road to accommodate an exclusive right turn lane and a shared through-left lane at the intersection.
- An eastbound left turn lane shall be constructed on Humie Olive Road at Richardson Road with minimum of 200 feet of storage plus appropriate deceleration length and taper prior to the 200 platted lot.
- Developer shall construct an eastbound right turn lane on Humie Olive Road at the proposed Site Drive with minimum 75 feet of storage and appropriate deceleration length and taper.
- Consistent with the 2045 Advance Apex Thoroughfare and Collector Street Plan and State law, the Developer shall construct Horton Ridge Boulevard in accord with the Town's design standards for a Major Collector.

Water and Sanitary Sewer

All lots within the project will be served by the Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Development Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference. The ultimate design for the utilities must meet the current Town of Apex master water and sewer plans for approval.

Other Utilities

Electricity will be provided by Apex Electric. Phone, cable and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Section 14: Phasing Plan

This development is expected to be phased. The number and timing of the phases will depend on market conditions and other factors. Construction is anticipated to begin in 2022. Project phasing will be planned to ensure the points of access are provided in accordance with the UDO.

Section 15: Consistency with the 2045 Land Use Map

The proposed land use is consistent with the 2045 Land Use Map.

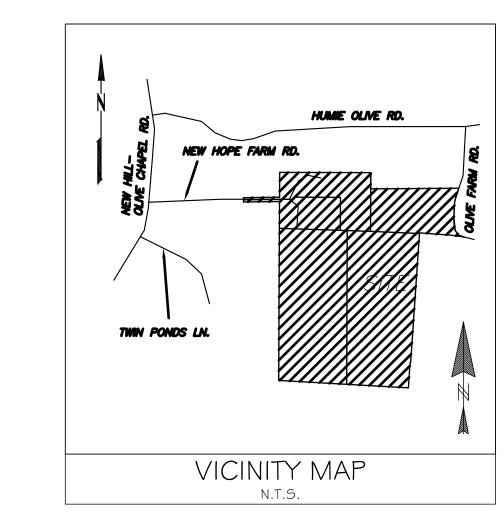
Section 16: Compliance with the UDO

The development standards adopted for this PUD follow those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined elsewhere within this document and/or below:

Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan Development plans for new development made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time the development plan is submitted as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan. Pursuant to Bike Apex, new development on the property shall provide a 20' easement generally along Humie Olive Road within which a 10' wide asphalt meandering trail shall be installed.

HEELAN PROPERTY PLANNED UNIT DEVELOPMENT





DDO ISOT MANE	LUSSIAN PROPERTY BUR
PROJECT NAME PREPARER'S CONTACT INFORMATION	HEELAN PROPERTY PUD
FREFARERS CONTACT INFORMATION	JONES & CNOSSEN ENGINEERING, PLLC P.O. BOX 1062
	APEX, NORTH CAROLINA 27502
	PHONE - (919) 387-1174
	FAX - (919) 387-3375
	CONTACT PERSON - PETER D. CNOSSEN
OWNER / DEVELOPER CONTACT INFORMATION	M/I HOMES-RALEIGH
	1511 SUNDAY DRIVE SUITE #110
	RALEIGH, NC 27607 PHONE - (919) 205-9980
	CONTACT PERSON - ERICA LEATHAM
CURRENT ZONING	R-40W
CURRENT 2045 LAND USE MAP DESIGNATION	LOW & MEDIUM DENSITY RESIDENTIAL (LD & MD)
PROPOSED ZONING DESIGNATION	PUD-CZ
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW \$ MEDIUM DENSITY RESIDENTIAL (LD \$ MD)
WAKE COUNTY PINS	0710-98-6889 (PARTIAL), 0720: 07-5965, 09-2779, 09-3139
	(PARTIAL), 18-1967
TOTAL PROJECT AREA	142.42 ACRES
AREA IN HUMIE-OLIVE ROAD R/W DEDICATION	0.95 ACRE
AREA IN LAND DEDICATION	0.69 ACRE
NET SITE AREA	140.78 ACRES
MAXIMUM ALLOWED NUMBER OF UNITS	746 UNITS (108.57 AC. MEDIUM DENSITY AT 6 UNITS/ACRE, 31.86 AC. LOW DENSITY AT 3 UNITS/ACRE)
PROPOSED NUMBER OF UNITS	520 UNITS (3.7 UNITS/ACRE)
REQUIRED RCA / BUFFER AREA	42.13 ACRES (30.0%)
PROVIDED RCA / BUFFER AREA	42.26 ACRES (30.1%)
MAXIMUM BUILT UPON AREA FOR PUD	70% OR 98.3 ACRES
MAXIMUM BUILDING HEIGHT	45'
OFF STREET PARKING	PARKING WILL COMPLY WITH TOWN OF APEX UDO SECTION 8.3 FOR BOTH SINGLE-FAMILY RESIDENTIAL LOTS & TOWNHOME LOTS.
PUBLIC RECREATION REQUIREMENT	MULTI-FAMILY ATTACHED
WATERSHED INFORMATION	PRIMARY; BEAVER CREEK BASIN
APEX BUFFER DETERMINATION	APEX 19-003
HISTORIC STRUCTURE?	NO
PHASED DEVELOPMENT	YES
FEMA FLOODPLAIN INFORMATION	MAP #3720072000J \$ #372007 000K
	PROJECT IS WITHIN 100 YEAR FLOODPLAIN

PERMITTED USE:

- Single-familyTownhouse
- TownhouseGreenway
- GreenwayRecreation Facility, private
- Park, active
- Park, passiveUtility, minor

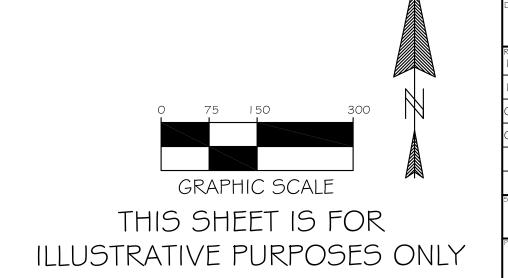
PD PLAN - DRAWING SHEET INDEX

- COVER SHEET
- 2 PRELIMINARY LAYOUT PLAN
- 3 EXISTING CONDITIONS PLAN
 4 PRELIMINARY UTILITY PLAN

MINIMUM BUILDING S	SETBACKS-TOWNHOM
FROM BUILDING TO BUILDIING	10'
FROM BUFFER/RCA	I O' FOR BUILDINGS, 5' FOR PARKING
FRONT	1 O'
REAR	20'
SIDE	5'
CORNER SIDE	5'

MINIMUM BUILDIN	NG SETBACKS-SINGLE FAM
FROM BUFFER/RCA	I O' FOR BUILDINGS, 5' FOR PARKING
FRONT	10'
REAR	20'
SIDE	5'
CORNER SIDE	5'

PRELIMINARY PLANS NOT FOR CONSTRUCTION



Jones & Chosser

ENGINEERING, PLLC



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151

FOR REVIEW ONLY

XY PUD

MAKE COUNTY, NORTH CAROLINA

PD PLANS

CALE DRAWN

| "=300' PDC

1910

EX. HUMIE QLIVE ROAD SR 1142 0 D' TYPE B THOROUGHFARE -70' DUKE POWER C_{25'} RIGHT OF WAY BUFFER EASEMENT (TYP) DEDICATION APPROXIMATE PRIMARY 00 TOWN OF APEX, NORTH CAROLINA ENTRANCE YUMEEWARRA FARM, LLC D.B. 16881, PG. 553 LOCATION TRACT I Jones (SEE NOTE 8) D.B. 9835, PG. 2365 B.M. 1984, PG. 693 PIN 0720.01-19-0665 DIVISION FOR MYRTLE O. ∼20' TYPE B LANDSCAPE BUFFER TOWN OF APEX, NORTH CAROLINA HOLLAND, et al D.B. 16881, PG. 556 B.M. 1998, PG. 1315 TRACT 2 PIN 0710.02-99-3712 Z B.M. 1984, PG. 693 PIN 0720.01-19-7417 ROBERT L. KELLY I. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY COMPLETED TOWN OF APEX, NORTH CAROLINA 525 _ 524 MILDRED D. KELLY BY ROBINSON & PLANTE SURVEYORS. D.B. 16881, PG. 553 D.B. 3293, PG. 409 2. THE DATE ON THE ALTA SURVEY PROVIDED BY ROBINSON \$ PLANTE SURVEYORS IS 10/29/19. D.B. 12745, PG. 1988 $\frac{526}{5557}$ B.M. 1984, PG. 693 3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA TRACT 4 PIN 0720.01-19-6276 WILLIAM DAVID GOODMAN JR. B.M. 1984, PG. 693 JILL MILLER GOODMAN B.M. 2007, PG. 2055 4. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY D.B. 6306, PG. 698 PIN 0720.01-29-4621 SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES APPROXIMATE LOT 9 B.M. 1977, PG. 878 NEW HOPE FARM SUBDIVISION STREET STUB 22" OF LANDSCAPE INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED LOCATION BUFFER B.M. 1978, PG. 383 — 308 299 4 4 — — — — 5ZA 5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF PIN 07 I 0.02-99-0226 FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN DENSITY CEMETERY ENGLISH AND SPANISH. RESIDENTIAL NEW HOPE FARM ROAD 3 BOYS CAPITAL, LLC 6. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE A.C. OLIVE HEIRS LANDSCAPE 19 MUSIC ROW INVESTMENTS, LLC MAXIMUM PIN 0720.01-19-91 (PRIVATE STREET) CHATHAM CAPITAL GROUP, LLC UNITS=96 7. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS. D.B. 17022, PG. 1032 8. PRIMARY ENTRANCE LOCATION MAY SHIFT TO AVOID RELOCATION OF POWER POLE. FINAL CONE AVENUE, LLC D.B. 17328, PG. 336 LOCATION TO BE DETERMINED AT MASTER SUBDIVISION PLAN. 60' PRIVATE STREET ORTION OF KASTELBERG B.M. 2014, PG. 441 B.M. 1977, PG. 799 AND PEART TRACTS THAT APPROXIMATE B.M. 2008, PG. 779 D.B. 2922, PG. 763 221 N. SALEM ST. SECONDARY MAKE UP THE 60' PRIVATE B.M. 1998, PG. 186 B.M. 1978, PG. 383 UTILITY AND ACCESS ENTRANCE -**→**RIN 0720.01-28-2995 SUITE 001 B.M. 1977, PG. 799 EASEMENT SHALL BE LOCATION - WETLANDS PO BOX 1062 B.M. 1977, PG. 343 2045 LAND USE DEDICATED TO THE PROPOSE B.M. 1977, PG. 878 MAP LINE APEX, NC 27502 FRIENDSHIP GOODMAN & ALBRECHT STREETS B.M. 1979, PG. 148 B.M. 1977, PG. 329 TRACTS. Office: 919-387-1174 STATION Registration: P-0151 DONNA J. ALBRECHT TOWN OF CARY TRUSTEE OF THE DONNA UTILITY AND -CLANDSCAPE www.jonescnossen.com J. ALBRECHT REVOCABLE LIVING TRUST PIPELINE EASEMENT BUFFER DATED JUNE 6, 2018 D.B. 15369, PG. D.B. 17154, PG. 1465 236 NEW HOPE FARM SUBDIVISION 50' JORDAN LAKE B.M. 2008, PG. 779 SECTION I STREAM BUFFER LANDSCAPE B.M. 1978, PG. 383 BUFFER PIN 07 | 0.02-88-9798 PLANNING NOTES: ROBERT A. OLIVE DUKE POWER JUDITH H. OLIVE I. STREET STUB CONNECTIONS SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN OVERHEAD LINE D.B. 11988, PG. 1891 D.B. 2668, PG. 263 2. THE RESOURCE CONSERVATION AREA (RCA) SHOWN HEREON IS PRELIMINARY AND MAY CHANGE AT THE TIME OF B.M. 2006, PG. 523 B.M. 1978, PG, 623 MASTER PLAN APPROVAL. PIN 0720.01-18-5030 50' JORDAN MEDIUM 3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, PASSIVE OPEN SPACE, COMMON AREAS, AND THE STORMWATER DENSITY DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY ASSOCIATION. STREAM BUFFER CHRISTOPHER KNOUFF 4. ALL SIGNAGE SHALL COMPLY WITH TOA UDO SECTION 8.7, SIGNS CAREY ADAMS-KNOUFF RESIDENTIAL D.B. 13489, PG. 1198 5. THE PUD SHALL MEET TOWN OF APEX STORMWATER REQUIREMENTS OUTLINED IN TOA UDO SECTION 6.1.7 SUCH B.M. 1977, PG. 343 THAT POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FOR THE 1-YEAR AND PIN 0710.02-88-9126 10-YEAR, 24 HOUR STORM EVENTS. 6. ALL BUILDINGS ON THE PROPERTY SHALL PROVIDE SOLAR CONDUIT FOR THE INSTALLATION OF ROOFTOP SOLAR PANELS TOWN OF CARY 7. THE ALIGNMENT OF HORTON RIDGE BOULEVARD IS PRELIMINARY. THE FINAL ALIGNMENT SHALL BE DETERMINED AT 40' UTILITY AND -MASTER SUBDIVISION IN REVIEW WITH TOWN OF APEX STAFF. PIPELINE EASEMENT (D.B. 15369, PG. 236 8. ALL ENVIRONMENTAL PERMITTING ASSOCIATED WITH THE CONSTRUCTION OF HORTON RIDGE BOULEVARD SHALL BE D.B. 14529, PG. 2136 STREET STUB 9. THIS SHALL BE A PHASED DEVELOPMENT COMPLETED IN UP TO 5 PHASES. ALL PHASES SHALL BE SHOWN AT THE CHRISTOPHER KNOUFF USES: SINGLE FAMILY/TOWNHOMES TIME OF MASTER SUBDIVISION PLAN SUBMITTAL. CAREY ADAMS-KNOUFF LANDSCAPE AREA:141.12 ACRES IO. THIS DEVELOPMENT WILL BE MASS GRADED SO AN ADDITIONAL 5% RCA WILL BE REQUIRED PER UDO SECTION D.B. 13171. PG. 555 NOT TO EXCEED 520 UNITS PIN 07 I 0.02-87-9844 II. THE 50' TYPE B THOROUGHFARE BUFFER ALONG HUMIE OLIVE ROAD SHALL INCLUDE A MEANDERING IO' ASPHALT PATH WITHIN A 20' GREENWAY EASEMENT. COORDINATION OF PATH LOCATION WITH PLANNING STAFF SHALL OCCUR _____ AT THE MASTER SUBDIVISION PLAN PROCESS. HORTON RIDGE-DEP DANGER TREE TRANSPORTATION ELEMENTS: BOULEVARD OLIVE RIDGE RIØHTS AREA EASEMENT ∕D.B. 11327, PG. 1543 SUBDIVISION I. AN EASTBOUND LEFT-TURN LANE SHALL BE CONSTRUCTED ON HUMIE OLIVE ROAD AT RICHARDSON ROAD WITH MINIMUM OF 200 FEET OF STORAGE PLUS APPROPRIATE STATE OF N.C. WETLANDS APPROXIMATE DECELERATION LENGTH AND TAPER PRIOR TO THE 200 PLATTED LOT. CONSERVATION EASEMENT STREET STUB 2. DEVELOPER SHALL RESTRIPE THE EXISTING WESTBOUND APPROACH OF HORTON RIDGE FOR STREAM RESTORATION LOCATION D.B. 9332, PG. 2670 BOULEVARD AT NEW HILL OLIVE CHAPEL ROAD TO ACCOMODATE AN EXCLUSIVE RIGHT-TURN LANE AND A SHARED THROUGH-LEFT LANE AT THE INTERSECTION. CONNECTION JOHN K. NORMAN D N 3. THE DEVELOPER SHALL CONSTRUCT HORTON RIDGE BOULEVARD TO THE TOWN OF APEX'S LOCATION D.B. 3283, PG. 573 LANDSCABE MAJOR COLLECTOR STANDARD. TRACT IB 4. DEVELOPER SHALL CONSTRUCT A WESTBOUND LEFT-TURN LANE ON HUMIE OLIVE ROAD AT THE B.M. 1985, PG. 55 100' TOWN OF APEX B.M. 1978, PG. 533 PROPOSED SITE DRIVE WITH MINIMUM 75 FEET OF STORAGE AND APPROPRIATE DECELERATION STREAM BUFFER (PIN 0710.02-97-0228 TOWN OF APEX LENGTH AND TAPER. PUBLIC UTILITY EASEMENT 5. DEVELOPER SHALL CONSTRUCT AN EASTBOUND RIGHT-TURN LANE ON HUMIE OLIVE ROAD AT 3 BOYS CAPITAL, LLC (NOT BUILT YET) MUSIC ROW INVESTMENTS, LLC OLD NORTH STATE CAPITAL, LLC THE PROPOSED SITE DRIVE WITH MINIMUM 75 FEET OF STORAGE AND APPROPRIATE D.B. 17419, PG. 2651 DECELERATION LENGTH AND TAPER. 07 I CLASSIC ROAD, LLC D.B. 17080, PG. 94 Î EXISTING TOA-CONNECTION B.M. 2007, PG. 650 D.B. 17419, PIN 0720.01-17-7185 \------TIMOTHY D. MCKINNISH D.B. 13186, PG. 430 TRACT IA B.M. 2008, PG. 1244 PIN 1710.02-86-5906 50' JORDAN LAKE STREAM BUFFER 100' TOWN OF APEX STREET ANDSCAPE STREAM BUFFER CONNECTION LOGATION TOWN OF CARY 1"=200' PULTE HOME COMPANY, LLC PULTE HOME COMPANY, LLC 40' UTILITY AND D.B. 16792, PG. 2460 D.B. 16792, PG. 2460 PIPELINE EASEMENT APPROXIMATE FUTURE DEVELOPMENT PULTE HOME COMPANY, LLC D.B. 14611, PG. 2679 WOODBURY SUBDIVISION STREET STUB WOODBURY SUBDIVISION OCTOBER 1, 2019 D.B. 16792, PG. 2460 PH. 2B \$ 2C LOCATION B.M. 2018, PG. 2237-2243 RCA 2B B.M. 2018, PG. 2237-2243 PIN 0720.01-05-7756 WOODBURY SUBDIVISION PIN 0710.02-96-8199 PH. 2B ≰ 2C /07/19 | 1st TRC REVIEW B.M. 2018, PG. 2237-2243 WOODBURY 2/05/19 | 2nd TRC REVIEW B.M. 2016, PG. 1185 PART OF LOT 7-B.M. 1984, PG. 716 SUBDIVISION 109/20 3rd TRC REVIEW PIN 0710.02-95-2812 4th TRC REVIEW GRAPHIC SCALE PRELIMINARY PLANS 2 THIS SHEET IS FOR NOT FOR CONSTRUCTION ILLUSTRATIVE PURPOSES ONLY 1910

TOWN REQUIRED PUD NOTES:

- I. 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 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 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.

- WETLANDS

- RCA

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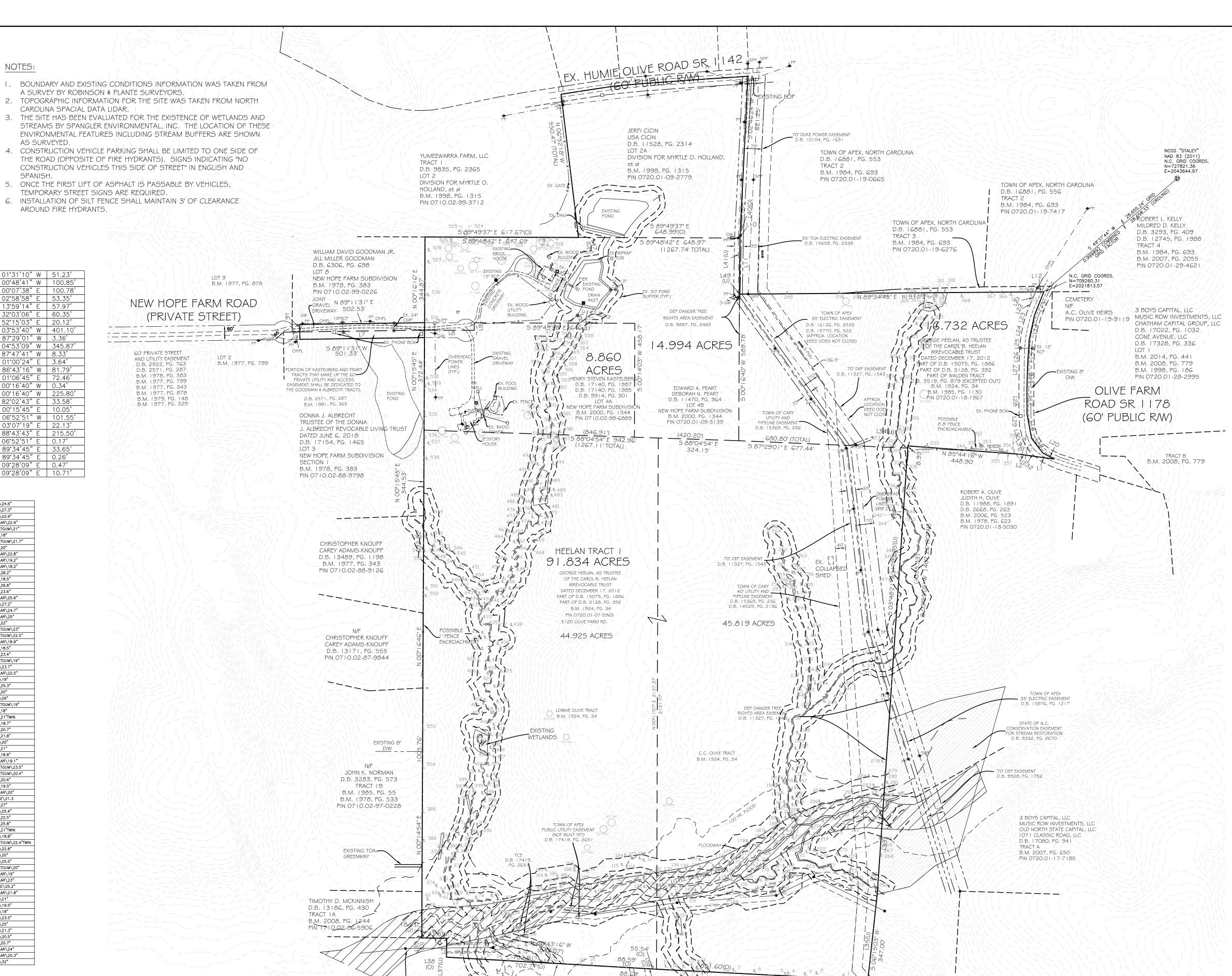
	LINE TABLE				
LINE	BEARING	DISTANCE	L26	S 01°31'10" W	51.23'
L1	N 82°02'43" W	78.75'	L27	S 00°48'41" W	100.85
L2	N 82°02'43" W	64.50'	L28	S 00°07'38" E	100.78
L3	N 01°00'24" E	76.02'	L29	S 02°58'58" E	53.35'
L4	N 89°12'54" W	100.50'	L30	S 13°59'14" E	57.97'
L5	N 00°48'29" W	30.00'	L31	S 32°03'06" E	60.35'
L6	N 00°48'29" W	30.00'	L32	S 52°15'03" E	20.12'
L7	N 89°11'31" E	501.95	L33	S 03°53'40" W	401.10'
L8	S 89°48'46" E	200.00'	L34	N 87°29'01" W	3.36'
L9	N 00°10'30" E	30.00'	L35	S 04°53'09" W	345.87
L10	S 89°48'42" E	1.08'	L36	S 87°47'41" W	8.33'
L11	S 00°29'09" W	225.80'	L37	N 01°00'24" E	3.64'
L12	N 89°34'45" E	32.90'	L38	N 86°43'16" W	81.79'
L13	S 21°48'27" W	100.04'	L39	N 01°06'45" E	72.46'
L14	S 12°15'17" W	100.09	L40	S 00°16'40" W	0.34'
L15	S 03°45'42" W	100.03'	L41	S 00°16'40" W	225.80'
L16	S 01°43'47" W	100.04'	L42	S 82°02'43" E	33.58'
L17	S 00°11'33" E	100.03'	L43	N 00°15'45" E	10.05
L18	S 10°26'03" E	99.95'	L44	N 06°52'51" W	101.55
L19	S 37°21'17" E	74.79	L45	N 03°07'19" E	22.13'
L20	S 62°11'48" E	52.88'	L46	S 88°43'43" E	215.50'
L21	S 23°47'54" W	36.43'	L47	S 06°52'51" E	0.17'
L22	S 22°31'40" W	51.58'	L48	N 89°34'45" E	33.65'
L23	S 17°34'35" W	53.33'	L49	N 89°34'45" E	0.26'
L24	S 10°08'49" W	53.06'	L50	S 09°28'09" E	0.47'
1.25	S 05°13'38" W	52 14'	1.51	S 09°28'09" F	10.71

AS SURVEYED.

SPANISH.

	LINE TABLE				
LINE	BEARING	DISTANCE	L26	S 01°31'10" W	51.23
L1	N 82°02'43" W	78.75'	L27	S 00°48'41" W	100.85
L2	N 82°02'43" W	64.50'	L28	S 00°07'38" E	100.78
L3	N 01°00'24" E	76.02'	L29	S 02°58'58" E	53.35
L4	N 89°12'54" W	100.50'	L30	S 13°59'14" E	57.97
L5	N 00°48'29" W	30.00'	L31	S 32°03'06" E	60.35
L6	N 00°48'29" W	30.00'	L32	S 52°15'03" E	20.12
L7	N 89°11'31" E	501.95'	L33	S 03°53'40" W	401.10
L8	S 89°48'46" E	200.00'	L34	N 87°29'01" W	3.36'
L9	N 00°10'30" E	30.00'	L35	S 04°53'09" W	345.87
L10	S 89°48'42" E	1.08'	L36	S 87°47'41" W	8.33'
L11	S 00°29'09" W	225.80'	L37	N 01°00'24" E	3.64'
L12	N 89°34'45" E	32.90'	L38	N 86°43'16" W	81.79
L13	S 21°48'27" W	100.04	L39	N 01°06'45" E	72.46
L14	S 12°15'17" W	100.09'	L40	S 00°16'40" W	0.34
L15	S 03°45'42" W	100.03'	L41	S 00°16'40" W	225.80
L16	S 01°43'47" W	100.04	L42	S 82°02'43" E	33.58
L17	S 00°11'33" E	100.03	L43	N 00°15'45" E	10.05
L18	S 10°26'03" E	99.95'	L44	N 06°52'51" W	101.55
L19	S 37°21'17" E	74.79'	L45	N 03°07'19" E	22.13
L20	S 62°11'48" E	52.88'	L46	S 88°43'43" E	215.50
L21	S 23°47'54" W	36.43'	L47	S 06°52'51" E	0.17
L22	S 22°31'40" W	51.58'	L48	N 89°34'45" E	33.65
L23	S 17°34'35" W	53.33'	L49	N 89°34'45" E	0.26'
L24	S 10°08'49" W	53.06'	L50	S 09°28'09" E	0.47'
L25	S 05°13'38" W	52.14'	L51	S 09°28'09" E	10.71

Point	Description	101	POPLAR\22"	202	GUM\20"	300	POPLAR\24.6"	401	PINE\18.5"	501	PINE\24.6"
	OAK\20.6"	102	POPLAR\27"	203	GUM\20.6"	301	GUM\19.1"	402	POPLAR\19.8"	502	PINE\27.3"
	GUM\19"	103	OAK\22.5"	204	GUM\23"	302	POPLAR\18.7"	403	GUM\19.4"	503	PINE\22.9"
5	OAK\26"	104	OAK\21"	205	POPLAR\30.2"	303	GUM\18.7"	404	POPLAR\21.6"	504	POPLAR\22.9"
ı	GUM\52.5"	105	OAK\24.2"	206	OAK\19.1"	304	GUM\21.4"	405	PINE\18"	505	SWEETGUM\21"
<u> </u>	OAK\19.7"	106	OAK\22"	207	OAK\21.3"	305	GUM\21.5"	406	PINE\18.3"	506	OAK\18"
, S	OAK\22.5"	107	OAK\24.3"	208	GUM\23.4"	306	OAK\21.6"	407	PINE\18.3"	507	SWEETGUM\21.7"
•	 		<u> </u>		<u> </u>	_	· ` · · · · · · · · · · · · · · · · · ·	_	<u> </u>		-
	OAK\20.4"	108	POPLAR\19.5"	209	GUM\20"	307	PINE\18.6"	408	POPLAR\18.4"	508	OAK\20"
8	OAK\31.9"	109	OAK\24.3"	210	POPLAR\25"	308	POPLAR\22.4"	409	PINE\18.9"	509	POPLAR\22.8"
9	POPLAR\19.2"	110	OAK\26.3"	211	GUM\19.3"	309	POPLAR\19.1"	410	POPLAR\26"	510	POPLAR\19.2"
10	OAK\25"	111	GUM\21.5"	212	POPLAR\20.1"	310	OAK\20.4"	411	GUM\21"	511	POPLAR\18.2"
11	OAK\29"	112	POPLAR\30"	213	GUM\24.5"	311	OAK\20.1"	412	POPLAR\21.4"	512	OAK\28.2"
12	OAK\29"	113	GUM\23.3"	214	GUM\19"	312	POPLAR\32.5"	413	GUM\19.8"	513	OAK\18.5"
13	GUM\19"	114	MAPLE\22.4"	215	POPLAR\29.2"	313	OAK\18"	414	POPLAR\18.2"	514	OAK\26.8"
14	POPLAR\19.2"	115	OAK\21"	216	GUM\22"	314		415	POPLAR\21"	515	OAK\23.6"
	· '		<u> </u>		<u> </u>		OAK\27.3"		<u> </u>		<u> </u>
15	GUM\23.8"	116	OAK\34.2"	217	OAK\32.5"	315	MAPLE\20"	416	POPLAR\19.1"	516	POPLAR\25.6"
16	PINE\19.1"	117	MAPLE\24.8"	218	POPLAR\36.8"	316	OAK\19.5"	417	POPLAR\19"	517	PINE\27.2"
17	PINE\23.2"	118	GUM\24.9"	219	MAPLE\21"	317	MAPLE\24"TWIN	418	POPLAR\19.5"	518	POPLAR\24.7"
18	OAK\26"	119	MAPLE\19.1"	220	MAPLE\19.2"	318	POPLAR\19.8"	419	OAK\22"	519	POPLAR\25"
19	OAK\19"	120	GUM\23.5"	221	MAPLE\22"	319	OAK\21.7"	420	POPLAR\28"	520	OAK\22"
20	OAK\19.6"	121	GUM\19"	222	GUM\33.5"	320	POPLAR\18"	421	POPLAR\22.8"	521	SWEETGUM\23"
21	OAK\20.6"	122	POPLAR\22.5"	223	POPLAR\22"	321	POPLAR\21"	422	OAK\20.3"	522	SWEETGUM\22.5"
22	OAK\19.2"	123	GUM\45"TRIPLE	224	POPLAR\21.7"	322	OAK\21.1"	423	OAK\27"	523	-
					· · · · · · · · · · · · · · · · · · ·	_		_			POPLAR\18.9"
23	OAK\26"	124	OAK\24"	225	GUM\19.7"	323	OAK\18.7"	424	OAK\22.5"	524	OAK\18.5"
24	OAK\25.4"	125	OAK\24.5"	226	GUM\22"	324	POPLAR\21.1"	425	GUM\26"	525	OAK\23.4"
25	OAK\19"	126	POPLAR\19.6"	227	POPLAR\23.5"	325	OAK\25.9"	426	OAK\20"	526	SWEETGUM\19"
26	GUM\21"	127	GUM\27"	228	GUM\30.5"	326	OAK\21"	427	OAK\21.8"	527	PINE\23.7"
27	OAK\23.1"	128	MAPLE\20.5"	229	POPLAR\30.1"	327	OAK\27.7"	428	PINE\20.8"	528	POPLAR\22.5"
28	MAPLE\20.5"	129	MAPLE\21"	230	OAK\20.1"	328	GUM\25.2"	429	OAK\25.8"	529	PINE\19"
29	OAK\30.4"	130	MAPLE\26"	231	GUM\33.4"	329	GUM\19.5"	430	GUM\20.7"	530	OAK\25.3"
	+ '		<u> </u>		· · · · · · · · · · · · · · · · · · ·				<u>'</u>		
30	MAPLE\24.8"	131	MAPLE\22"	232	OAK\41	330	PINE\31.3"	431	OAK\18"	531	OAK\20"
31	OAK\22.3"	132	GUM\21.5"	233	GUM\22.6"	331	OAK\23.8"	432	GUM\18.5"	532	PINE\26"
32	GUM\34.3"TWIN	133	MAPLE\20"	234	POPLAR\19"	332	PINE\19.5"	433	GUM\19"	533	SWEETGUM\19"
33	OAK\22.7"	134	MAPLE\25"	235	POPLAR\19.2"	333	PINE\23.7"	434	OAK\41.5"	534	OAK\18"
34	OAK\22.9"	135	GUM\24.5"	236	GUM\22.3"	334	POPLAR\18"	435	POPLAR\18.4"	535	OAK\21"TWIN
35	MAPLE\19.4"	136	GUM\26.3"	237	OAK\19"	335	POPLAR\18.9"	436	POPLAR\22.5"	536	OAK\18.7"
36	OAK\24.3"	137		238	OAK\20.7"	336	GUM\29.2"	437	OAK\18.8"	537	OAK\20.7"
	<u> </u>		GUM\25.4"		 	_	 		<u> </u>		-
37	OAK\22.3"	138	GUM\23.9"	239	GUM\21"	337	GUM\20.7"	438	OAK\24"	538	OAK\21.8"
38	GUM\20.4"	139	OAK\39.5"	240	GUM\20.6"	338	POPLAR\26.5"	439	POPLAR\20.3"	539	PINE\20"
39	MAPLE\29.2"	140	GUM\21"	241	GUM\23.2"	339	PINE\36.7"	440	OAK\21.8"	540	OAK\21"
40	POPLAR\19.1"	141	OAK\25.3"	242	BIRCH\28"	340	POPLAR\19.7"	441	OAK\20"	541	OAK\18.8"
41	MAPLE\21.9"	142	GUM\23.9"	243	GUM\20"	341	POPLAR\29.5"TWIN	442	POPLAR\19.5"	542	POPLAR\19.1"
12	OAK\19.9"	143	MAPLE\22"	244	POPLAR\22"	342	POPLAR\24.5"	443	POPLAR\20.5"	543	SWEETGUM\23.5"
			· · · · · · · · · · · · · · · · · · ·	_	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·				-
43	GUM\22.2"	144	GUM\19"	245	OAK\21.7"	343	OAK\19.6"	444	POPLAR\18.2"	544	SWEETGUM\20.4"
44	OAK\19.6"	145	GUM\27"	246	OAK\24"	344	POPLAR\37.3"TWIN	445	OAK\19.9"	545	OAK\20.6"
45	POPLAR\22.8"	146	GUM\23"	247	POPLAR\22.5"	345	OAK\27.3"	446	OAK\23.2"	546	OAK\19.5"
46	OAK\20.7"	147	GUM\23.9"	248	GUM\19"	346	POPLAR\21.9"	447	OAK\25.5"	547	POPLAR\20"
47	OAK\19.4"	148	GUM\26"	249	POPLAR\24.5"	347	OAK\18"	448	PINE\24.6"	548	MAPLE\21.3
48	OAK\22.4"	149	GUM\24"	250	GUM\19.4"	348	OAK\24.9"	449	PINE\21"	549	OAK\27"
49	OAK\21.2"	150	OAK\31"	251	GUM\19.1"	349	GUM\44"TRIPLE	450	POPLAR\21.7"	550	PINE\25.4"
	 			_	<u> </u>	_			<u> </u>		
50	OAK\22.2"	151	POPLAR\22.2"	252	GUM\23.3"	350	OAK\27.4"	451	OAK\22.3"	551	OAK\22.5"
51	0AK\25.7"	152	POPLAR\20"	253	OAK\22.4"	351	OAK\22"	452	OAK\21.7"	552	OAK\25.8"
52	MAPLE\19.4"	153	POPLAR\20"	254	POPLAR\29.7"	352	PINE\20.2"	453	OAK\23.3"	553	OAK\21"TWIN
53	POPLAR\20"	154	MAPLE\20"	255	GUM\24.2"	353	PINE\22.7"	454	OAK\24.3"	554	PINE\18.8"
54	OAK\24.2"	155	POPLAR\31"	256	GUM\23"	354	OAK\21.5"	455	POPLAR\18"	555	SWEETGUM\22.4"TWIN
55	POPLAR\23"	156	POPLAR\19.8"	257	POPLAR\21"	355	PINE\18.7"	456	PINE\20.7"	556	PINE\22.8"
	POPLAR\20.4"			_			-		MAPLE\18.4"		
56	· · · · · · · · · · · · · · · · · · ·	157	MAPLE\23.8"	258	POPLAR\22.5"	356	PINE\23.9"	457	· ·	557	PINE\20"
57	POPLAR\24.3"	158	OAK\25.5"	259	PINE\24"	357	GUM\36.9"	458	OAK\22"	558	PINE\25.5"
58	MAPLE\20.6			260	OAK\36.5"	358	OAK\18.7"	459	OAK\18.9"	559	SWEETGUM\20"
		159	GUM\39.4"TWIN				101111 40 5"				
59	GUM\21.2"	159 160	GUM\39.4"TWIN GUM\19.5"	261	GUM\23.2"	359	GUM\19.5"	460	OAK\31.5"	560	POPLAR\19"
	GUM\21.2" GUM\19.7"				GUM\23.2" MAPLE\20"	359 360	OAK\19.8"	460 461	OAK\31.5" GUM\19.6"	560 561	POPLAR\19" POPLAR\23"
60	GUM\19.7"	160 161	GUM\19.5" GUM\24"	261 262	MAPLE\20"	360	OAK\19.8"	461	GUM\19.6"	561	POPLAR\23"
50 51	GUM\19.7" SYCAMORE\25"	160 161 162	GUM\19.5" GUM\24" OAK\32.7"	261 262 263	MAPLE\20" GUM\21"	360 361	OAK\19.8" PINE\24"	461 462	GUM\19.6" OAK\26.3"	561 562	POPLAR\23" MAPLE\25.2"
50 51 52	GUM\19.7" SYCAMORE\25" MAPLE\22"	160 161 162 163	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2"	261 262 263 264	MAPLE\20" GUM\21" GUM\41.8"TRIPLE	360 361 362	OAK\19.8" PINE\24" OAK\22.5"	461 462 463	GUM\19.6" OAK\26.3" OAK\22"	561 562 563	POPLAR\23" MAPLE\25.2" POPLAR\21.8"
50 51 52 53	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20"	160 161 162 163 164	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7"	261 262 263 264 265	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21"	360 361 362 363	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5"	461 462 463 464	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3"	561 562 563 564	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21"
60 61 62 63	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8"	160 161 162 163 164 165	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\19"	261 262 263 264 265 266	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20"	360 361 362 363 364	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6"	461 462 463 464 465	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7"	561 562 563 564 565	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5"
60 61 62 63 64	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3"	160 161 162 163 164 165 166	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\19" GUM\22.6"	261 262 263 264 265 266 267	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24"	360 361 362 363 364 365	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23"	461 462 463 464 465 466	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6"	561 562 563 564 565 566	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18"
60 61 62 63 64	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8"	160 161 162 163 164 165	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\19"	261 262 263 264 265 266	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20"	360 361 362 363 364	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6"	461 462 463 464 465	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7"	561 562 563 564 565	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5"
60 61 62 63 64 65 66	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3"	160 161 162 163 164 165 166	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\19" GUM\22.6"	261 262 263 264 265 266 267	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24"	360 361 362 363 364 365	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23"	461 462 463 464 465 466	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6"	561 562 563 564 565 566	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18"
60 61 62 63 64 65 66	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7"	160 161 162 163 164 165 166	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\19" GUM\22.6" MAPLE\22.6	261 262 263 264 265 266 267 268	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25"	360 361 362 363 364 365 366	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5"	461 462 463 464 465 466 467	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3"	561 562 563 564 565 566 567	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18" PINE\23.5"
60 61 62 63 64 65 66 67	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3"	160 161 162 163 164 165 166 167 168 169	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3"	261 262 263 264 265 266 267 268 269 270	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24"	360 361 362 363 364 365 366 367 368	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9"	461 462 463 464 465 466 467 468 469	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22" OAK\22"	561 562 563 564 565 566 567 568 569	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\21.3"
560 561 562 563 564 565 566 567 568 569	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3"	160 161 162 163 164 165 166 167 168 169 170	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3" GUM\22.2" POPLAR\20.5"	261 262 263 264 265 266 267 268 269 270 271	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" OAK\20"	360 361 362 363 364 365 366 367 368 369	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9" MAPLE\30"TWIN	461 462 463 464 465 466 467 468 469 470	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.2" OAK\29.5" OAK\34.7"TWIN	561 562 563 564 565 566 567 568 569 570	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18" PINE\23.5" PINE\23.5" PINE\25" PINE\25.3" PINE\20.5"
60 61 62 63 64 65 66 67 68 69	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5"	160 161 162 163 164 165 166 167 168 169 170 171	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5"	261 262 263 264 265 266 267 268 269 270 271 272	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" GAK\20" GUM\27"	360 361 362 363 364 365 366 367 368 369 370	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9" MAPLE\30"TWIN	461 462 463 464 465 466 467 468 469 470 471	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.2" OAK\29.5" OAK\34.7"TWIN OAK\21"	561 562 563 564 565 566 567 568 569 570	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18" PINE\23.5" PINE\25." PINE\25." PINE\20.5" OAK\20.7"
60 61 62 63 64 65 66 67 68 69 70	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28"	160 161 162 163 164 165 166 167 168 169 170 171	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\20.5"	261 262 263 264 265 266 267 268 269 270 271 272 273	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" OAK\20" GUM\27" POPLAR\26.5"	360 361 362 363 364 365 366 367 368 369 370 371	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\18.5" OAK\18.5" GAM\18.5" GAM\19.5"	461 462 463 464 465 466 467 468 469 470 471	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22" OAK\22" OAK\29.5" OAK\34.7"TWIN OAK\21"	561 562 563 564 565 566 567 568 569 570 571	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18" PINE\23.5" PINE\25." PINE\25." PINE\20.5" OAK\20.7" POPLAR\24"
60 61 62 63 64 65 66 67 68 69 70 71	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31"	160 161 162 163 164 165 166 167 168 169 170 171 172 173	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3" FOPLAR\20.5" POPLAR\20.5" POPLAR\20.5" POPLAR\21"	261 262 263 264 265 266 267 268 269 270 271 272 273 274	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\20" GUM\27" POPLAR\20" GUM\27" POPLAR\26.5" GUM\19.5"	360 361 362 363 364 365 366 367 368 369 370 371 372	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\18.5" GAK\18.5" GAK\18.5" GAK\22.9" MAPLE\30"TWIN MAPLE\25" GUM\19.5" GUM\19.1"	461 462 463 464 465 466 467 468 469 470 471 472 473	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.0" OAK\29.5" OAK\29.5" OAK\29.5" OAK\21" OAK\21" OAK\21"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\19.5" PINE\23.5" PINE\25" PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
60 61 62 63 64 65 66 67 68 69 70 71 72	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.3"	360 361 362 363 364 365 366 367 368 369 370 371 372 373	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9" MAPLE\30"TWIN MAPLE\30"TWIN MAPLE\30"TWIN GUM\19.5" GUM\19.1" GUM\20.9"	461 462 463 464 465 466 467 468 469 470 471 472 473 474	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.0" OAK\29.5" OAK\29.5" OAK\21." OAK\21." OAK\21." OAK\23.5" PINE\23.4"	561 562 563 564 565 566 567 568 569 570 571	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\21" PINE\19.5" PINE\18" PINE\23.5" PINE\25." PINE\25." PINE\20.5" OAK\20.7" POPLAR\24"
560 561 562 563 564 565 566 567 568 569 770 771	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25" OAK\19.8"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\19" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN GUM\19.2"	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.5" GUM\19.3" MAPLE\27"	360 361 362 363 364 365 366 367 368 369 370 371 372 373 374	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23.6" POPLAR\23.7 PINE\21.5" OAK\22.9" MAPLE\30"TWIN MAPLE\50"TWIN GUM\19.5" GUM\19.1" GUM\20.9" POPLAR\29.2"	461 462 463 464 465 466 467 468 469 470 471 472 473 474	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22" OAK\29.5" OAK\29.5" OAK\21" OAK\21" OAK\21" OAK\21" OAK\21" OAK\23.5" PINE\23.4" OAK\20"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\25." PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
560 561 562 563 564 565 566 567 568 569 770 771	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.3"	360 361 362 363 364 365 366 367 368 369 370 371 372 373	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9" MAPLE\30"TWIN MAPLE\30"TWIN MAPLE\30"TWIN GUM\19.5" GUM\19.1" GUM\20.9"	461 462 463 464 465 466 467 468 469 470 471 472 473 474	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.0" OAK\29.5" OAK\29.5" OAK\21." OAK\21." OAK\21." OAK\23.5" PINE\23.4"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\25." PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
560 51 52 53 54 55 56 66 67 68 69 70 71 72 73	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25" OAK\19.8"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\19" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN GUM\19.2"	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\24" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.5" GUM\19.3" MAPLE\27"	360 361 362 363 364 365 366 367 368 369 370 371 372 373 374	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23.6" POPLAR\23.7 PINE\21.5" OAK\22.9" MAPLE\30"TWIN MAPLE\50"TWIN GUM\19.5" GUM\19.1" GUM\20.9" POPLAR\29.2"	461 462 463 464 465 466 467 468 469 470 471 472 473 474	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22" OAK\29.5" OAK\29.5" OAK\21" OAK\21" OAK\21" OAK\21" OAK\21" OAK\23.5" PINE\23.4" OAK\20"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\25." PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
560 51 52 53 54 55 56 66 67 76 68 69 70 71 72 73 74	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25" OAK\19.8" GUM\19.5" OAK\19.8"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN GUM\19.2" MAPLE\41.2" POPLAR\32"	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\21" GUM\20" POPLAR\24" POPLAR\24" GUM\24" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.3" MAPLE\27" GUM\25" GUM\25" GUM\25"	360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\22.9" MAPLE\30"TWIN MAPLE\25" GUM\19.5" GUM\19.1" GUM\20.9" POPLAR\29.2" OAK\23.4" GUM\19.5"	461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476	GUM\19.6" OAK\26.3" OAK\22." OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.5" OAK\29.5" OAK\21.1" OAK\21.1" OAK\21.1" OAK\21.5" OAK\21.5" OAK\23.5" PINE\23.4" OAK\20.3" POPLAR\21.5"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\25." PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
500 51 52 53 54 55 56 67 77 77 77 77 77 77	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\28" POPLAR\31" GUK\19.8" GUM\19.5" OAK\19.8" GUM\19.8"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN GUM\19.2" MAPLE\21.2" POPLAR\32" MAPLE\119"	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\25" PINE\24" GUM\20" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.3" MAPLE\27" GUM\25" OAK\27.3" POPLAR\28"	360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9" MAPLE\30"TWIN MAPLE\25" GUM\19.5" GUM\19.1" GUM\20.9" POPLAR\29.2" OAK\23.4" GUM\19.5" POPLAR\29.2"	461 462 463 464 465 466 466 467 468 469 470 471 472 473 474 475 476	GUM\19.6" OAK\26.3" OAK\22." OAK\21.7" OAK\21.7" OAK\22.6" GUM\23.3" OAK\29.5" OAK\29.5" OAK\21.7" OAK\21.7" OAK\20.3" OAK\21.7" OAK\21.5" OAK\21.5" OAK\21.5"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\25." PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
60 61 62 63 64 65 66 67 76 88 69 70 71 71 72 72 73 74	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25" OAK\19.8" GUM\19.5" OAK\19.3" GUM\19.5" OAK\19.3" GUM\19.5" POPLAR\27"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN GUM\19.2" POPLAR\32" MAPLE\12.1" POPLAR\32" MAPLE\19" POPLAR\36"	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\20" POPLAR\24" POPLAR\24" GUM\24" OAK\20" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.3" MAPLE\27" GUM\25" OAK\25" OAK\25" POPLAR\25" POPLAR\26.7"	360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\18.5" OAK\22.9" MAPLE\30"TWIN MAPLE\25" GUM\19.5" GUM\19.1" GUM\20.9" POPLAR\29.2" OAK\23.4" GUM\19.5" POPLAR\29.2" GUM\19.5" POPLAR\29.2" GUM\19.5"	461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\21.6" GUM\23.3" OAK\22.6" OAK\29.5" OAK\29.5" OAK\21.1" OAK\21.1" OAK\21.1" OAK\21.2" OAK\21.5" PINE\23.4" OAK\20.3" POPLAR\21.5" OAK\27.5"TWIN OAK\11.5"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\25." PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
500 51 52 53 54 56 56 57 58 59 70 71 72 73 74 77 78 79	GUM\19.7" SYCAMORE\25" MAPLE\22" POPLAR\20" POPLAR\24.8" MAPLE\21.3" POPLAR\21.7" OAK\19.5" MAPLE\23.3" GUM\22.3" GUM\22.5" HORNBEAM\28" POPLAR\31" HORNBEAM\25" OAK\19.8" GUM\19.5" OAK\19.8" POPLAR\27" POPLAR\27"	160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180	GUM\19.5" GUM\24" OAK\32.7" POPLAR\19.2" GUM\23.7" GUM\22.6" MAPLE\22.6 GUM\26.3" GUM\22.2" POPLAR\20.5" POPLAR\20.5" POPLAR\20.5" POPLAR\21" MAPLE\44.8TWIN GUM\19.2" MAPLE\12" POPLAR\32" MAPLE\19" POPLAR\36" POPLAR\36" POPLAR\36" POPLAR\36" POPLAR\36" POPLAR\36"	261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281	MAPLE\20" GUM\21" GUM\41.8"TRIPLE GUM\21" GUM\21" GUM\20" POPLAR\24" POPLAR\24" GUM\24" OAK\20" GUM\27" POPLAR\26.5" GUM\19.5" GUM\19.3" MAPLE\27" GUM\25" OAK\27.3" POPLAR\28" POPLAR\28" POPLAR\28" POPLAR\28" POPLAR\22.7" OAK\23.5"	360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379	OAK\19.8" PINE\24" OAK\22.5" PINE\18.5" PINE\23.6" POPLAR\23" PINE\21.5" OAK\22.9" MAPLE\30"TWIN MAPLE\25" GUM\19.5" GUM\20.9" POPLAR\29.2" OAK\23.4" GUM\29.5" POPLAR\29.2" OAK\23.4" GUM\29.5" POPLAR\29.2" GUM\24" OAK\20"	461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480	GUM\19.6" OAK\26.3" OAK\22" OAK\19.3" OAK\21.7" OAK\22.6" GUM\23.3" OAK\22.5" OAK\29.5" OAK\21.7" OAK\21.7" OAK\21.7" OAK\21.7" OAK\21.7" OAK\21.7" OAK\21.7" OAK\21.7" OAK\21.5" OAK\20.3.5" PINE\23.4" OAK\20.3" POPLAR\21.5" OAK\20.3" OAK\21.5" OAK\21.5" OAK\21.5" OAK\21.5" OAK\21.5" OAK\21.5" OAK\21.5"	561 562 563 564 565 566 567 568 569 570 571 572 573	POPLAR\23" MAPLE\25.2" POPLAR\21.8" PINE\19.5" PINE\18" PINE\23.5" PINE\25" PINE\20.5" OAK\20.7" POPLAR\24" POPLAR\20.3"
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PULTE HOME COMPANY, LLC

D.B. 16792, PG. 2460

WOODBURY SUBDIVISION

PIN 07 10.02-96-8199

B.M. 2018, PG. 2237-2243

LOT 400

PULTE HOME COMPANY, LLC

D.B. 16792, PG. 2460

WOODBURY SUBDIVISION

PIN 0720.01-05-7756

B.M. 2018, PG. 2237-2243

FUTURE DEVELOPMENT

PUBLIC SEWER

PULTE HOME COMPANY, LLC

B.M. 2018, PG. 2237-2243

PART OF LOT 7-B.M. 1984, PG. 716

D.B. 16792, PG. 2460

WOODBURY SUBDIVISION

B.M. 2016, PG. 1185

PIN 07 10.02-95-28 12

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221 N. SALEM ST.

SUITE 001

PO BOX 1062

APEX, NC 27502

Office: 919-387-1174

Registration: P-0151

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REVIEW

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PDC OCTOBER 1, 2019 107/19 | Ist TRC REVIEW 2/05/19 | 2nd TRC REVIEW

1/09/19 | 3rd TRC REVIEW 4th TRC REVIEW 3

1910

ILLUSTRATIVE PURPOSES ONLY

THIS SHEET IS FOR

GRAPHIC SCALE

40' UTILITY AND

D.B. 146T1, PG, 2679

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

TOWN REQUIRED PUD NOTES:

- I. 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 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 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.

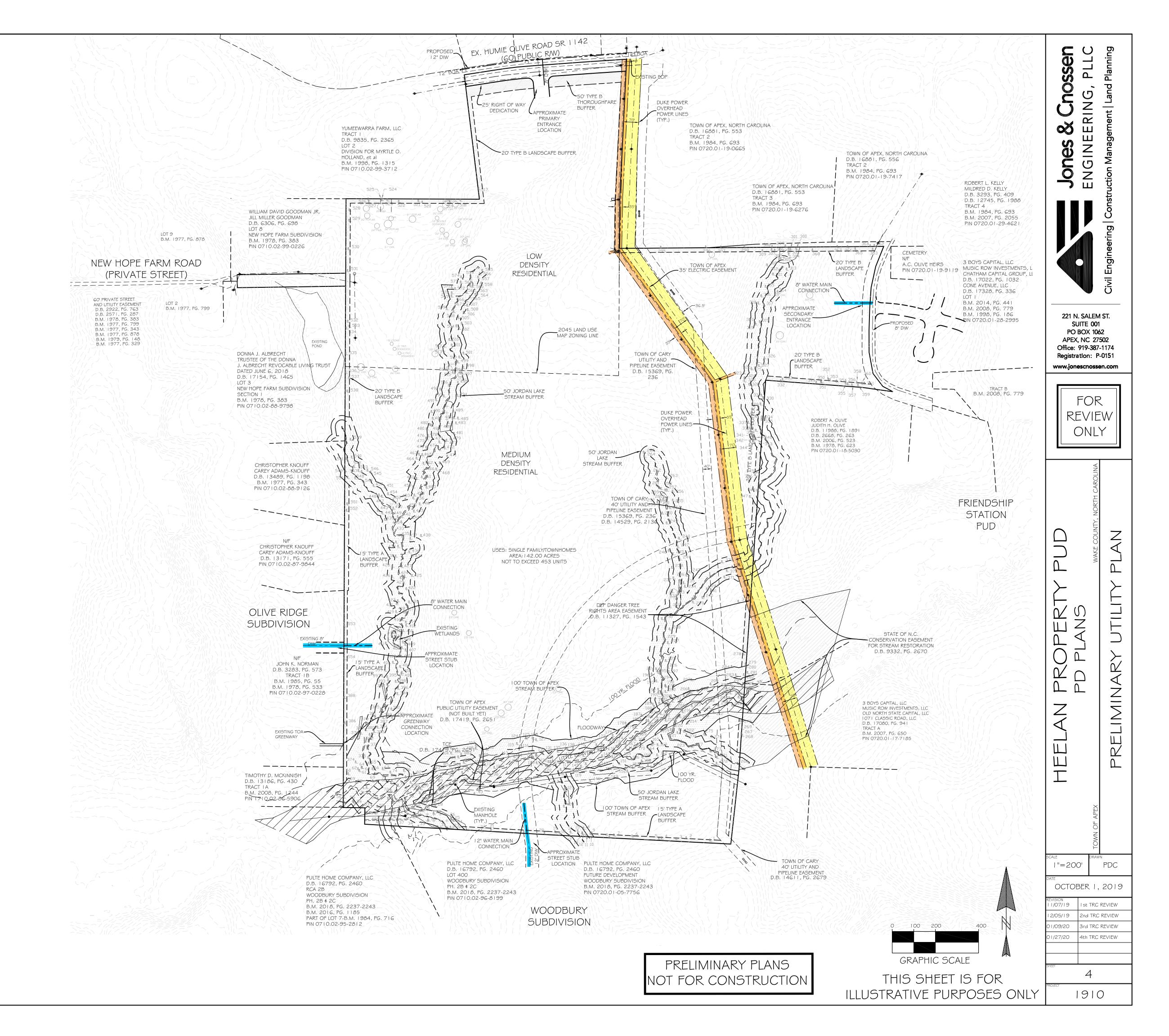
- RC

NOTES

- BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY ROBINSON & PLANTE SURVEYORS.
- 2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA
- 3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES
- INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.

 4. CONSTRUCTION VEHICLE PARKING 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.
- 5. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
- 6. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
- 7. 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 ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
- 8. ANY REQUIRED UTILITY CONNECTIONS TO SURROUNDING PROPERTIES AND PUBLIC R/W SHALL BE ALLOWED THROUGH ALL PERIMETER BUFFERS.
- 9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.

 10. THIS DEVELOPMENT SHALL USE FULL TOWN OF APEX SERVICES INCLUDING WATER, SEWER AND ELECTRICITY
- 11. ALL UTILITY INFRASTRUCTURE SHALL MEET CURRENT TOWN OF APEX WATER AND SEWER MASTER PLANS.

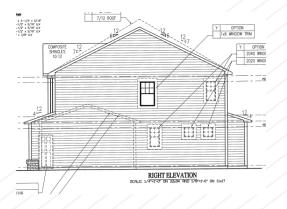


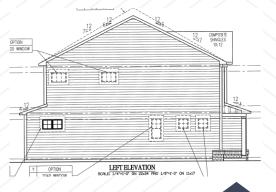






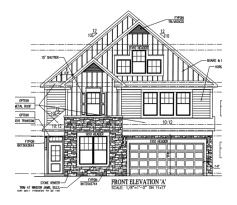


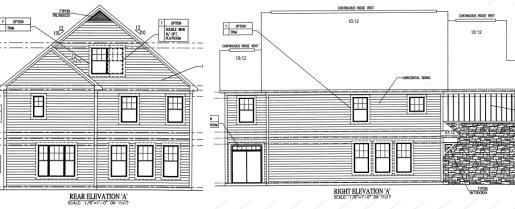








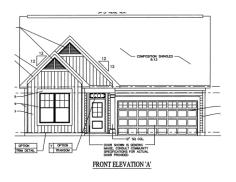


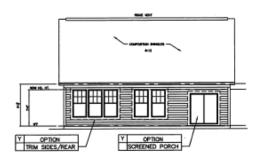


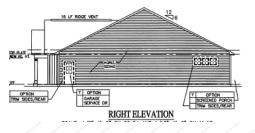








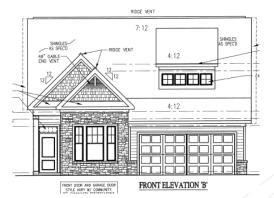


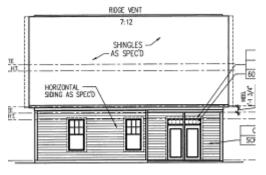


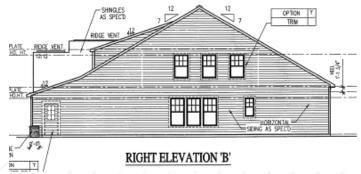




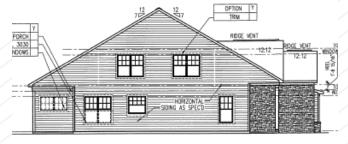








REAR ELEVATION 'B'

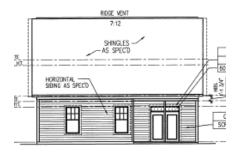


LEFT ELEVATION 'B'

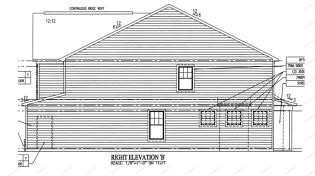








REAR ELEVATION 'B'

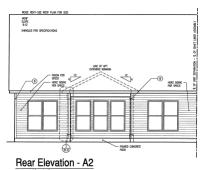














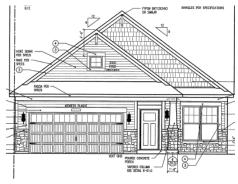


Side Elevation - A1

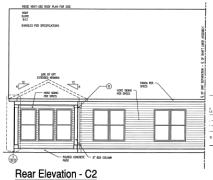








Front Elevation - C2







Side Elevation - C1





Townhome Elevations, Illustrative







