

# **THE TOWNES AT PARKSIDE**

## **APEX, NC**

**DEVELOPER: CHARM CITY DEVELOPERS, LLC**

**APRIL 1, 2024**

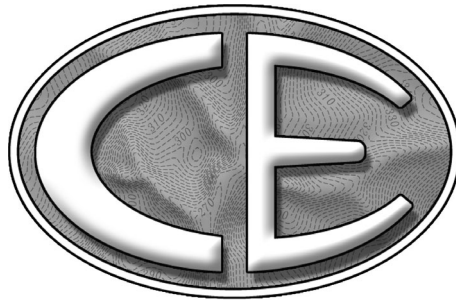
**REVISED: JUNE 7, 2024**

**REVISED: JULY 3, 2024**

**REVISED: JULY 24, 2024**

**REVISED: JULY 29, 2024**

**REVISED: AUGUST 28, 2024**



# **CE GROUP**

**301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603**

**Phone: (919) 367-8790**

**Liscense # C-1739**

## **SECTION 1: TABLE OF CONTENTS**

Section 1:	Table of Contents	1
Section 2:	Vicinity Map	2
Section 3:	Project Data	3
Section 4:	Purpose Statement	3
Section 5:	Permitted Uses	4
Section 6:	Design Controls	4
Section 7:	Architectural Standards	5
Section 8:	Off-Street Parking	6
Section 9:	Signs	6
Section 10:	Natural Resources and Environmental Protection	7
Section 11:	Stormwater Management	7
Section 12:	Parks and Recreation	7
Section 13:	Public Facilities	7
Section 14:	Phasing	8
Section 15:	Construction Traffic	9
Section 16:	Consistency	9
Section 17:	Compliance with UDO	9
Section 18:	Land Use Notes	9
Section 19:	EAB Zoning Conditions	9
Appendix:	Townhome Elevations	12

## **SECTION 2: VICINITY MAP**



### **SECTION 3: PROJECT DATA**

Project Name:	The Townes at Parkside
Developer:	Charm City Developers, LLC PO Box 5548 Cary, NC 27512
Prepared By:	CE Group, Inc 301 Glenwood Avenue, Suite 220 Raleigh, NC 27603
Designated Point of Contact:	Andrew Ross (Charm City Developers, LLC.)
Current and Proposed Zoning:	
Current:	RR
Proposed:	PUD-CZ
Current and Proposed Land Use:	
Current:	Vacant
Proposed:	Residential
Current and Proposed 2045 Land Use Designation:	
Current:	Medium Density Residential
Proposed:	Medium Density Multi-Family Residential

### **SECTION 4: PURPOSE STATEMENT**

The Townes at Parkside is a proposed residential community to be developed under the Town of Apex Ordinance as a Planned Unit Development (PUD). The project consists of several parcels currently owned by 3 Boys Capital, LLC, Chatham Capital Group, LLC and Foster Farms, LLC. Only a portion of the parcel owned by Foster Farms is planned to be rezoned. The project is located north of Beaver Creek and west of Hollands Crossing subdivision and near the Town of Apex's Nature Park. The property is located within the Town of Apex's jurisdiction.

The current zoning is Rural Residential (RR) and is designated as medium density residential (MD) on the Town of Apex 2045 Land Use Plan Map. The proposed PUD is consistent with the use adjacent to it formerly known as Bella Casa – Phase 12. The proposed density is less than 7.0 dwelling units per acre. A perimeter buffer is planned along the entire project.

The proposal to rezone this property to PUD-CZ is in keeping with the Town’s objectives to create high quality developments with a small-town feel. The project will have sidewalks on both sides of the streets, providing for a pedestrian friendly environment, with direct access to the Town Nature Park (connectivity via adjacent project). The project will be complimentary with adjoining uses providing high quality residential homes that will enhance the value of the surrounding properties.

## **SECTION 5: PERMITTED USES**

This development will include only residential uses and residential support uses. These uses include the following:

- 1) Townhouse, Attached
- 2) Greenway
- 3) Utility (Minor)

## **SECTION 6: DESIGN CONTROLS**

A. Maximum Density for the Project is 7.0 units per gross acre.

B. Maximum Heights

PIN 0721-57-2670: Proposed Maximum Height of Buildings is 40’, Maximum Stories is three (3).

PIN 0721-58-5231: Proposed Maximum Height of Buildings is 36’, Max Stories is three (3).

C. Minimum Building Setbacks

Front Yard:	15’
Side Yard (End Units):	5’
Corner Side Yard:	10’
Rear Yard:	10’
Driveways from Sidewalk to Garage:	20’
Building (Side to Side):	10’
Building (Side to Rear):	25’
Building (Rear to Rear):	30’

D. Percentage of Impervious Area      Will not Exceed 65% for Entire Project

E. Perimeter Buffers

Adjacent to PIN 0721-58-5231	20' Type B
Adjacent to PIN 0721-48-7120	25' Type B
Adjacent to PIN 0721-47-4087	20' Type B
Adjacent to Hollands Crossings	20' Type B
Adjacent to PIN 0721-57-2354	10' Type B
Adjacent to PIN 0721-57-7321	10" Type B

F. The Project will have at least 30% of the total area in Resource Conservation Area and Landscape Buffers.

G. Lot Size

Minimum	1,400 SF
Average	+/- 1990 SF

## **SECTION 7: ARCHITECTURAL STANDARDS**

The proposed project will have quality architectural standards. Elevations (attached) may include gables, dormers, and varied roof pitches.

- 1) Vinyl and Aluminum siding are not permitted; however vinyl windows, decorative elements and trim are permitted.
- 2) Garage Doors must contain windows, decorative details, or carriage style adornments.
- 3) Entrances for Homes with front facing single-car garages must have a covered porch/stoop area leading to the front door.
- 4) The Garage cannot protrude more than one foot (1') out from the front façade or from the front porch unless it is a side entry garage.
- 5) On corner lots, the side elevation facing the public street shall contain at least three (3) decorative elements such as but not limited to, the following elements:
  - Windows
  - Bay Windows
  - Recessed Windows
  - Decorative Window
  - Trim Around the Windows
  - Wrap Around Porch or Side Porch
  - Two or More Building Materials
  - Decorative Brick/Stone

- Decorative Trim
  - Decorative Shake
  - Decorative Air Vents on Gable
  - Decorative Gable
  - Decorative Cornice
  - Column
  - Portico
  - Balcony
  - Dormer
- 6) All windows on a side elevation shall have decorative trim, shutters, or shall be bay window.
  - 7) Roofline cannot be single mass: it must be broken up either horizontally or vertically between every other unit.
  - 8) A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.

Proposed Materials:

- 1) Cementitious Siding
- 2) Wood Siding
- 3) Brick
- 4) Stone or Synthetic Stone
- 5) Asphalt and Fiberglass Shingle Roofs
- 6) Metal Accent Roofs
- 7) Additional Building Materials may be included with Administrative Staff Approval

## **SECTION 8: OFF-STREET PARKING**

Each residence will have at least (2) paved parking spaces. The Spaces will either be within an enclosed garage, driveway, or as designated parking pad. Parking and Loading will comply with all applicable requirements of UDO Section 8.3.

## **SECTION 9: SIGNS**

The Developer will submit a master sign plan that shows the location of signage with details at master subdivision phase. Signage for this project will comply with UDO section 8.7.

## **SECTION 10: NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION**

- A. The project is located in the Cape Fear River Basin and drains into Jordan Lake. The project is specifically in the Beaver Creek drainage basin (Primary Watershed Protection Overlay District).
- B. There is FEMA mapped Floodplain within the project limits per FEMA/FIRM Map 3720072100K (7/19/2022). The Floodplain is within the planned open space.
- C. There are no known historic structures within the project limits.
- D. The PUD will dedicate at least 30% of the area within the project for Resource Conservation Area and Landscape Buffer.

## **SECTION 11: STORMWATER MANAGEMENT**

The Project will meet all applicable requirements and standards of Section 6.1 of the Apex UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices will include water quality ponds and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for maintaining and operationing these features.

## **SECTION 12: PARKS AND RECREATION**

The Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Space shows the proposed Beaver Creek Greenway in the vicinity of the rezoned parcels but not actually on the parcels. The project falls under Section 14.1.2 Exemptions so it was not reviewed by the Parks, Recreation and Cultural Resources (PRCR) Advisory Commission and a fee-in-lieu of dedication will be provided for the +/- 29 residential townhome units proposed for this project. Beaver Creek Greenway constructed off-site by this project will be credited against the fees-in-lieu owed. The final location of the off-site greenway construction and credits will be determined during the master Subdivision Plan and Construction Drawing review and approval. In the case that the off-site greenway is not constructed, only a fee-in-lieu will be applied for the project.

## **SECTION 13: PUBLIC FACILITIES**

All proposed roadway infrastructure and right-of-way dedications shall be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect at the time of development approval.

**Access:** Access to these two parcels will be from the extension of Kinship Lane as well as the future extension of Hammocks Beach Trail across Beaver Creek from the existing Bella Casa subdivision. Both extensions are Minor Collector roads within a 60' ROW. The Hammocks Beach Trail extension shall be constructed with a 10' wide sidepath. These extensions shall be noted on the Master Subdivision Plan submission as well as the Construction Plan submission. The Hammocks Beach Trail extension and Kinship Lane extension shall be complete per the plan submissions prior to the issuance of the first Master Subdivision Plat.

**Pedestrian Connectivity:** Sidewalks will be constructed on both sides of all internal streets.

**Water and Sewer:** Water will be extended to the project off of Tobacco Farm Drive. A sewer outfall is located adjacent to Beaver Creek within the project limits.

Developer shall construct all water and sewer infrastructure for any specific phase prior to approval of the final plat for that specific phase.

**Road Improvements:** RFK Engineers has completed a traffic study for the project and has recommended that no off-site improvements are needed.

Stub streets shall be provided to land locked properties and in locations that will promote connectivity and access as determined in coordination with staff through the site planning process. General locations are shown on the Layout Plan with arrows.

**Offsite Improvement:** Prior to Master Subdivision Plat, developer shall install sidewalk a minimum of 5-ft in width along the Kinship Lane frontage of REID 0232492 provided sufficient right-of-way exists for such installation. This condition shall not require developer to obtain additional easements from third parties.

## **SECTION 14: PHASING**

The project will be developed in two (2) phases. The first phase will be the +/- 10 lots on the portion of PIN 0721585231 and the second phase will be the +/- 19 lots on PIN 0721572670.

## **SECTION 15: CONSTRUCTION TRAFFIC**

The parcels that are noted in this rezoning application will be accessed for construction via Kinship Lane and Hammocks Beach Trail, either through permanent or temporary means, to be determined at the time of Master Subdivision Plan and/or Construction Drawing submission.

## **SECTION 16: CONSISTENCY**

The 2045 Land Plan identifies this location as Medium Density Residential. The project, as proposed, complies with the objectives by providing townhomes. The proposed designation for Medium Density Residential allows for single-family homes, duplexes, and townhomes with densities no more than seven (7) dwelling units per acre. The projects overall density is 6.95 units/AC. The Town of Apex has already identified this area for both water and sewer service. Both Water and Sewer Infrastructure are nearby.

## **SECTION 17: COMPLIANCE WITH UDO**

The proposed plans for the Project are in compliance with the Town's UDO.

## **SECTION 18: LAND USE NOTES**

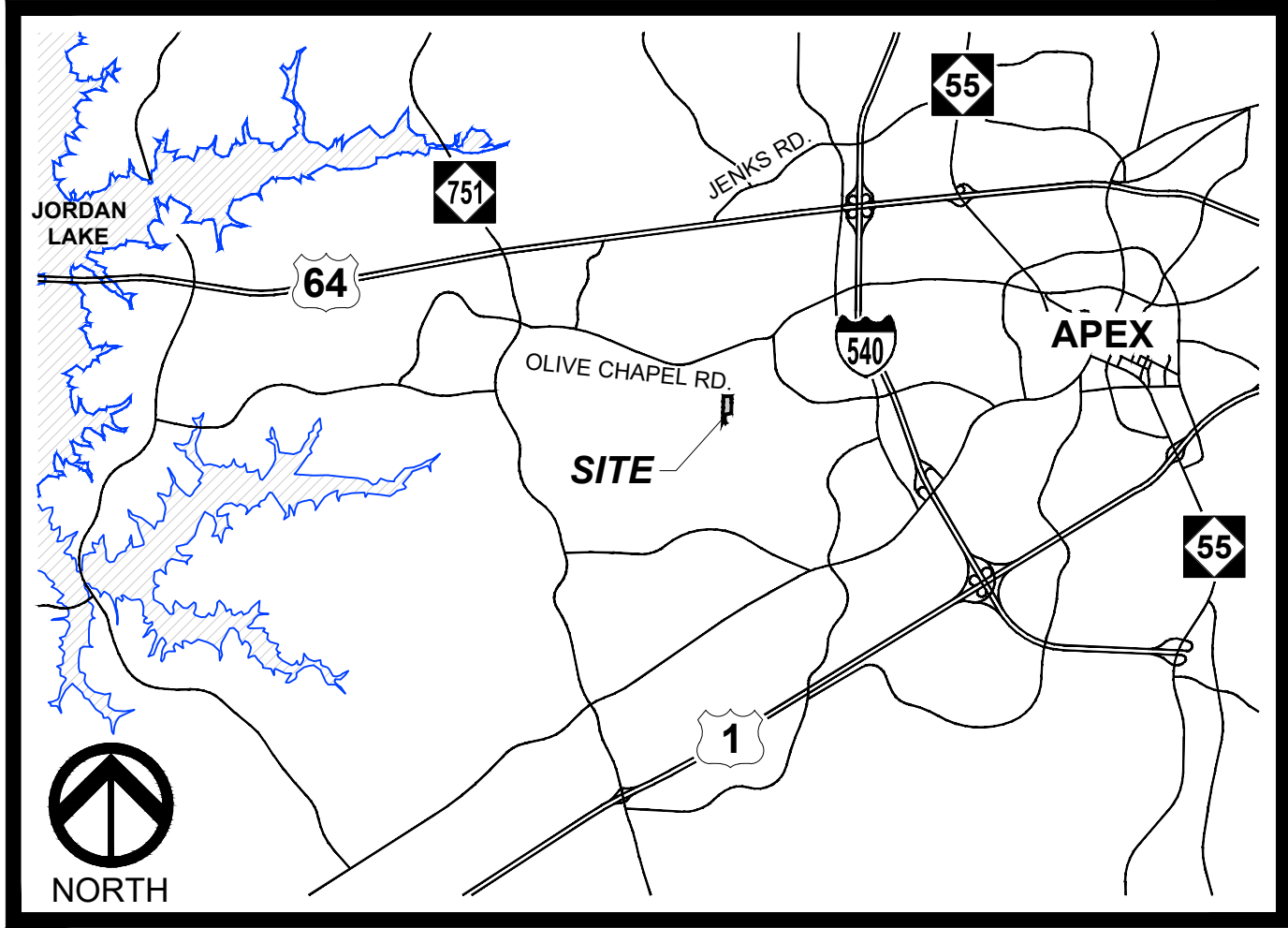
The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, RCA, buffers, recreation facilities, and stormwater quality features.

## **SECTION 19: EAB ZONING CONDITIONS**

1. Install signage near environmentally sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control measure (SCM) drainage areas. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publically accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.

2. Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The project shall preserve a minimum of 30% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to RCA, perimeter landscape buffers, riparian buffers and/or HOA maintained open space.
3. Increase Bio-Diversity. Plant pollinator friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. The project shall ensure that 100% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
4. Increase the the number of native trees and shrubs. The project shall increase biodiversity within the perimeter buffers, common owned open space and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of 100% of the species selected shall be native or a native of North Carolina.
5. Reduce impacts to Resource Conservation Areas (RCAs). The project shall install signage adjacent to wooded or natural condition Resource Conservation Areas. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.
6. Encourage the proper disposal of pet waste to reduce environmental impacts. Numbers shown may be changed based on project. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there fewer than 25 homes, at least one (1) pet waste station shall be installed.
7. Include solar conduit in building design. All homes shall be pre-configured with conduit for a solar energy system.

8. Increase design storm for retention basin in flood-prone areas. The UDO requires that treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. Each option is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option b should not be selected. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance.
9. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity\_centers, sidewalks, greenways, or side paths.



VICINITY MAP  
NTS

OWNER / DEVELOPER

CHARM CITY DEVELOPERS, LLC  
P.O. BOX 5548  
CARY, NC 27512  
PHONE: (919) 703-6203  
CONTACT: ANDREW ROSS  
EMAIL: ANDREW.ROSS@FLOYDDEVELOPMENT.COM

ENGINEER / SURVEYOR

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RALEIGH, NC 27603  
PHONE: (919) 367-8790 EXT. 108  
CONTACT: MITCH CRAIG, PE  
EMAIL: MITCH@CEGROUPINC.COM

LANDSCAPE ARCHITECT

CE GROUP, INC.  
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PHONE: (919) 367-8790 EXT. 102  
CONTACT: JOE FAULKNER, RLA, ASLA  
EMAIL: JOE@CEGROUPINC.COM

# THE TOWNES at PARKSIDE PUD

APEX, NORTH CAROLINA

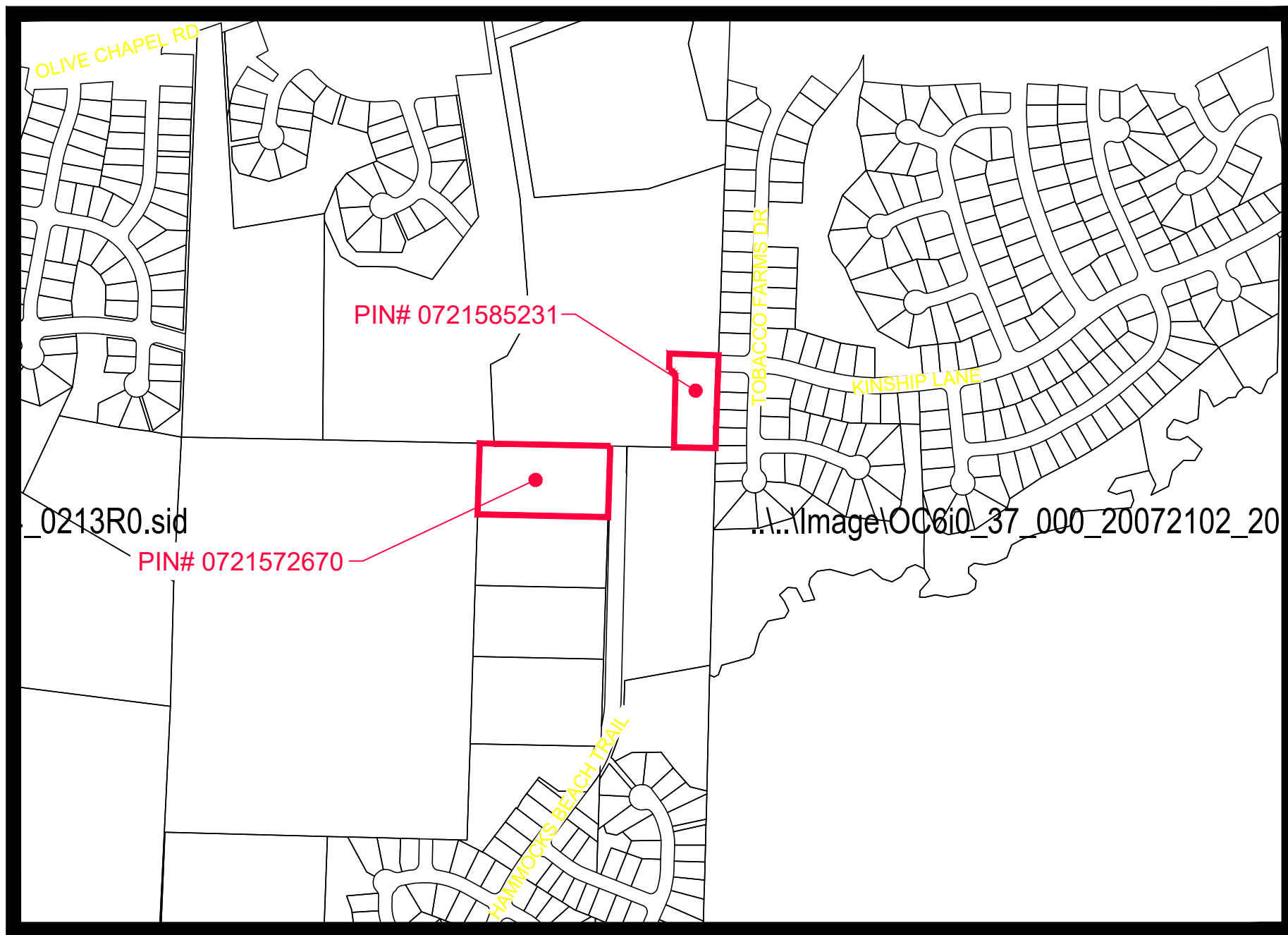
APRIL 1, 2024

REVISED: JUNE 7, 2024

REVISED: JULY 3, 2024

REVISED: JULY 24, 2024

REVISED: JULY 29, 2024



VICINITY MAP  
1" = 500'

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PRELIMINARY OVERALL LAYOUT PLAN
- 4 PRELIMINARY LAYOUT PLAN
- 5 PRELIMINARY UTILITY PLAN
- 6 PRELIMINARY STORMWATER MANAGEMENT PLAN

PROJECT DATA

NAME OF PROJECT	THE TOWNES AT PARKSIDE
PREPARER'S CONTACT INFORMATION	CE GROUP, INC. 301 GLENWOOD AVE. SUITE 220 RALEIGH, NC 27603 PHONE: 919.367.8790 CONTACT: MITCH CRAIG, PE EMAIL: MITCH@CEGROUPINC.COM
OWNERS CONTACT INFORMATION	PIN# 0721585231 FOSTER FARM LLC 2435 OLIVE CHAPEL RD APEX NC 27502-8514  PIN# 0721572670 3 BOYS CAPITAL LLC CHATHAM CAPITAL GROUP LLC 1108 N WELLSBURG PL APEX NC 27502
DEVELOPER'S CONTACT INFORMATION	CHARM CITY DEVELOPERS, LLC PO BOX 5548 CARY, NC 27512 PHONE: (919) 703-6203 CONTACT: ANDY ROSS EMAIL: ANDREW.ROSS@FLOYDDEVELOPMENT.COM
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
PROPOSED 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
AREA OF TRACT(S)	PIN# 0721585231 ±1.26 AC PIN# 0721572670 ±2.91 AC TOTAL AREA: ±4.17 AC
EXISTING ZONING	RR (WAKE COUNTY)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING (PUD-CZ)
PROPOSED USE	RESIDENTIAL
MAXIMUM BUILT UPON AREA (IMPERVIOUS)	65% FOR ENTIRE PROJECT
DENSITY (IN MEDIUM DENSITY)=	<7 DU/ACRE
LOT WIDTH	±22' - ±29' (VARIES PER PRODUCT TYPE)
LOT SIZE (AVERAGE / MINIMUM)	(1,917 SF / NA)
SETBACKS	SEE PUD DOC SECTION 6 SHEET 4
BUILDING HEIGHT	42' MAX , 3 STORY MAX
RESOURCE CONSERVATION AREA (AREA) REQUIRED	UDO SECTION 8.1.2(C)(3)
RESOURCE CONSERVATION AREA (AREA) PROVIDED	±30%
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
HISTORIC STRUCTURES	NONE IDENTIFIED
FEMA FLOODMAP #	3720072100J, DATED: 05/02/2006
INCLUDE THE RECOMMENDATION FROM THE PARKS AND RECREATION ADVISORY BOARD.	-

TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.)
2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY 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 CERTIFICATION 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.

GENERAL NOTES:

1. THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
2. FUTURE ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT THEY MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
4. ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT WITH SIDEWALKS ON BOTH SIDES.
5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
6. 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.
7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
10. WATER AND SEWER IMPROVEMENTS: DEVELOPER SHALL CONSTRUCT ALL WATER AND SEWER INFRASTRUCTURE FOR ANY SPECIFIC PHASE PRIOR TO APPROVAL OF THE FINAL PLAT FOR THAT SPECIFIC PHASE.
11. WETLAND AND BUFFER DELINEATION CALLS PER ACOE FIELD MEETING 11/20/13 AND TOWN OF APEX FIELD REVIEW PROJECT 17-009.

PLAN SHEETS ARE  
INTENDED FOR  
ILLUSTRATIVE USE ONLY

PRELIMINARY DRAWING -  
NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH  
ALL NCDOT STANDARDS AND THE TOWN OF APEX'S  
STANDARDS AND SPECIFICATIONS

NO.	REVISIONS	DATE
4	PHASING REVISION	07-29-2024
3	REVISIONS PER APEX TRC COMMENTS	07-24-2024
2	REVISIONS PER APEX TRC COMMENTS	07-03-2024
1	REVISIONS PER APEX TRC COMMENTS	06-07-2024

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FAX: 919-322-0032

www.cegroupinc.com

License # C-1739



THE TOWNES at PARKSIDE  
REZONING PETITION  
COVER SHEET

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 50'

Drawn: JCH / BWM

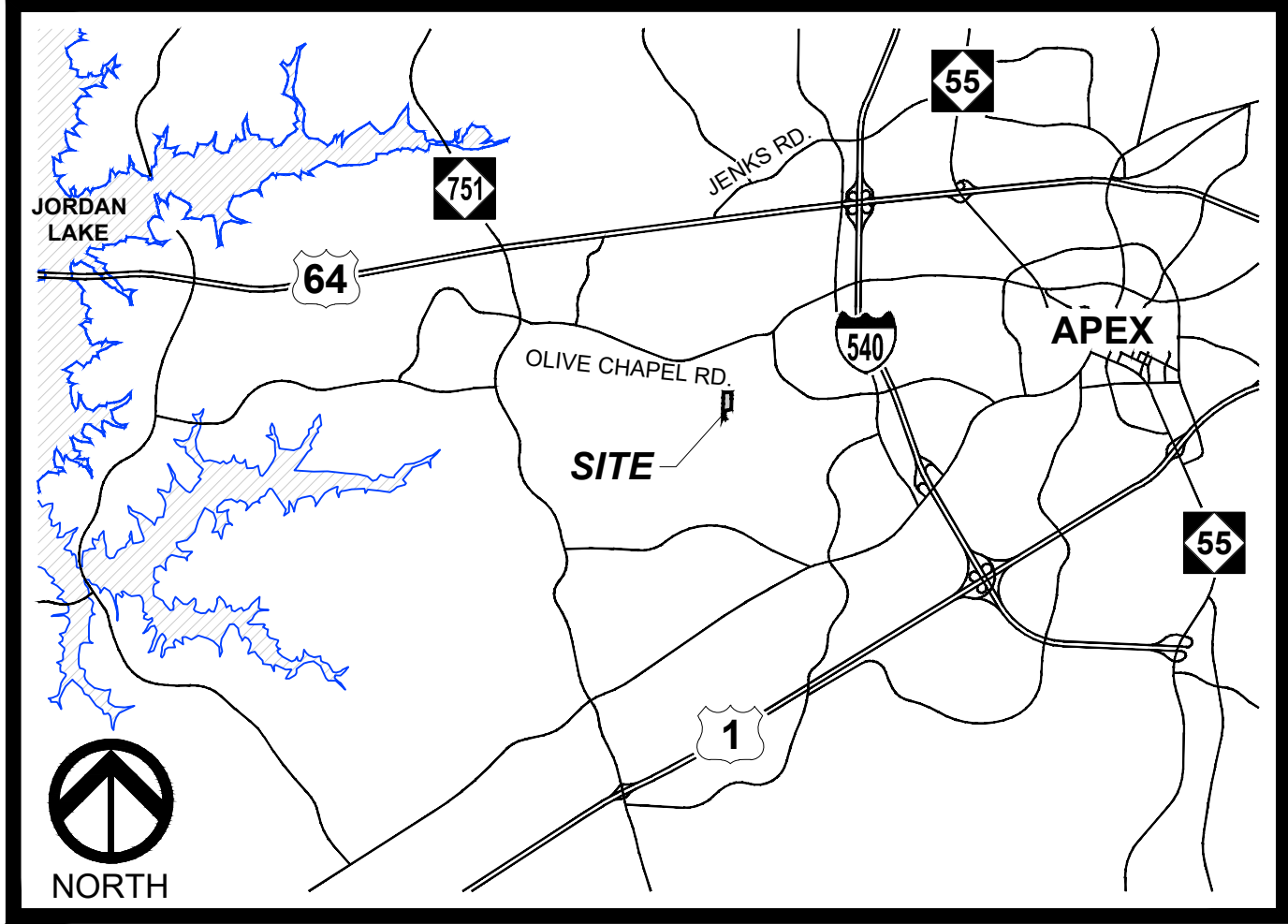
Checked: JMC

Project No: 127-324

Computer Dwg. Name: 127-324 - R2 TB

Sheet No:

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VICINITY MAP  
NTS

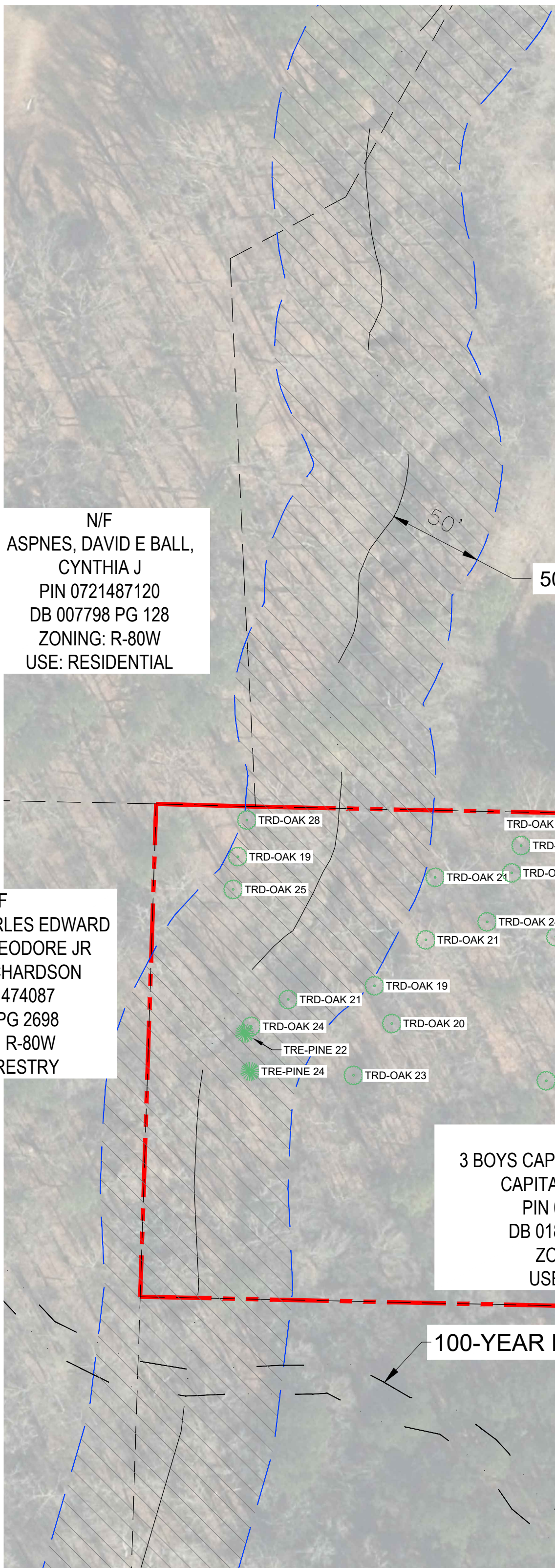
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N/F  
ASPNES, DAVID E BALL,  
CYNTHIA J  
PIN 0721487120  
DB 007798 PG 128  
ZONING: R-80W  
USE: RESIDENTIAL

N/F  
WALDEN, CHARLES EDWARD  
WALDEN, THEODORE JR  
MILTON RICHARDSON  
PIN 0721474087  
DB 14-E PG 2698  
ZONING: R-80W  
USE: FORESTRY

N/F  
3 BOYS CAPITAL LLC CHATHAM  
CAPITAL GROUP LLC  
PIN 0721572670  
DB 018678 PG 2332  
ZONING: RR  
USE: VACANT

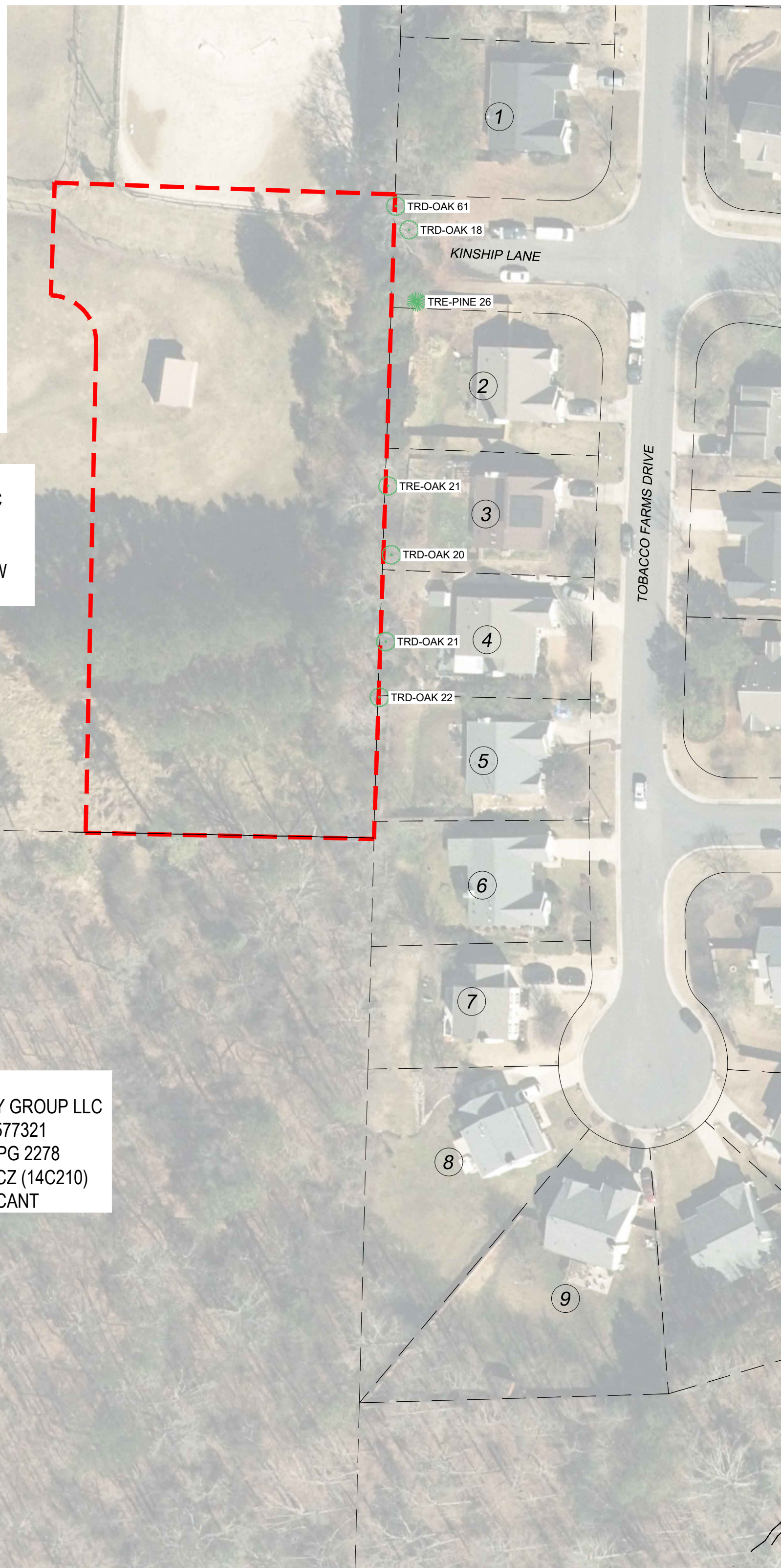
N/F  
HOLLAND, BRUCE T SR  
JOHNSON, SHEILA H  
PIN 0721572354  
DB 21-E PG 1170  
ZONING: RR  
USE: VACANT

N/F  
PEAK PROPERTY GROUP LLC  
PIN 0721577321  
DB 014650 PG 2278  
ZONING: PUD-CZ (14C210)  
USE: VACANT

N/F  
FOSTER FARM LLC  
PIN 0721585231  
DB 012222 PG 727  
ZONING: RR / R-80W  
USE: INDUSTRIAL

ADJOINING PROPERTY OWNERS

- |                                                                                                                         |                                                                                                                               |                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1<br>N/F<br>CORKER, JEFFREY P<br>CORKER, KARI T<br>PIN 0721589173<br>DB 012135 PG 454<br>ZONING: MD<br>USE: RESIDENTIAL | 4<br>N/F<br>CALLAHAN, MICHAEL F<br>CALLAHAN, NANCY M<br>PIN 0721579865<br>DB 014538 PG 2338<br>ZONING: MD<br>USE: RESIDENTIAL | 7<br>N/F<br>FU, ANBANG<br>LI, QIN<br>PIN 0721579666<br>DB 017620 PG 1634<br>ZONING: MD<br>USE: RESIDENTIAL                           |
| 2<br>N/F<br>BRANCH, BONNIE L<br>PIN 0721579979<br>DB 007623 PG 163<br>ZONING: MD<br>USE: RESIDENTIAL                    | 5<br>N/F<br>MILLICAN, MICHELE L<br>PIN 0721579778<br>DB 011222 PG 2524<br>ZONING: MD<br>USE: RESIDENTIAL                      | 8<br>N/F<br>MACKALL, JOHN WILLIAM<br>MACKALL, SARA ELIZABETH<br>PIN 0721579557<br>DB 017846 PG 496<br>ZONING: MD<br>USE: RESIDENTIAL |
| 3<br>N/F<br>ROTH, RYAN<br>ROTH, LISA<br>PIN 0721579972<br>DB 015758 PG 1291<br>ZONING: MD<br>USE: RESIDENTIAL           | 6<br>N/F<br>COSTAIN, ROBERTA A<br>PIN 0721579771<br>DB 015937 PG 1560<br>ZONING: MD<br>USE: RESIDENTIAL                       | 9<br>N/F<br>RODEN, MARY-BETH<br>RODEN, MATTHEW<br>PIN 0721670512<br>DB 017665 PG 139<br>ZONING: MD<br>USE: RESIDENTIAL               |



Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20064	TRD-OAK 48	272.299	717622.6605	2025248.2120
20000	TRD-OAK 61	324.745	718088.4755	2025922.3220
20008	TRD-OAK 22	310.458	717826.8765	2025913.5860
20065	TRD-OAK 23	268.911	717625.5275	2025145.4120
20001	TRD-OAK 18	336.027	718075.9255	2025929.3630
20009	TRD-OAK 23	296.129	717760.5545	2025572.1030
20066	TRD-OAK 24	280.037	717651.6455	2025090.9070
20002	TRE-PINE 26	333.382	718037.6415	2025933.2680
20003	TRE-OAK 21	325.232	717939.4625	2025918.1310
20067	TRE-PINE 22	286.095	717647.9545	2025087.5090
20004	TRD-OAK 20	319.747	717902.7785	2025919.9710
20007	TRD-OAK 21	305.979	717856.5325	2025916.9630
20010	TRD-OAK 19	295.008	717778.5115	2025547.4530
20011	TRD-OAK 33	312.692	717765.0115	2025539.3090

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20012	TRE-PINE 24	309.996	717744.4695	2025490.0490
20013	TRD-OAK 21	315.375	717725.4125	2025498.7450
20014	TRE-OAK 22	318.684	717749.8755	2025492.4800
20015	TRD-OAK 19	311.362	717754.3265	2025486.9690
20016	TRE-OAK 33	322.920	717762.3985	2025459.4900
20017	TRD-OAK 22	307.708	717751.7165	2025452.2060
20018	TRD-OAK 21	306.689	717707.1045	2025489.7940
20019	TRD-OAK 24	316.030	717700.3455	2025499.6850
20020	TRD-OAK 23	309.133	717714.4085	2025460.1460
20021	TRD-OAK 19	303.251	717716.1375	2025454.5830
20022	TRE-PINE 24	326.727	717707.5335	2025446.9050
20023	TRD-OAK 27	327.141	717747.5465	2025446.5530
20024	TRD-OAK 25	328.517	717750.3845	2025414.2080
20025	TRD-OAK 20	316.495	717740.9885	2025373.0040

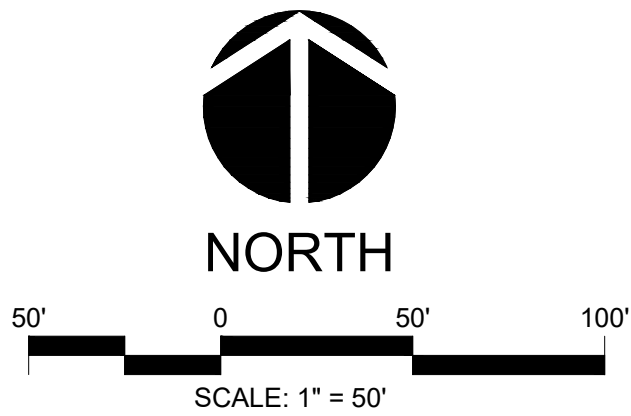
Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20026	TRD-OAK 20	333.568	717738.7245	2025370.0900
20027	TRE-PINE 24	310.825	717759.3545	2025365.1300
20028	TRD-OAK 34	307.915	717758.4585	2025326.3390
20029	TRE-PINE 20	307.253	717758.0285	2025329.3400
20030	TRE-PINE 24	300.728	717758.8605	2025307.8820
20031	TRE-PINE 18	287.700	717744.3755	2025287.8690
20032	TRD-OAK 18	316.239	717756.0375	2025281.6720
20033	TRD-OAK 24	288.165	717747.9355	2025234.8080
20034	TRD-OAK 28	284.494	717761.5215	2025088.6490
20035	TRD-OAK 19	265.870	717742.0135	2025083.7890
20036	TRD-OAK 25	270.667	717724.5625	2025081.3210
20037	TRD-OAK 21	278.468	717730.9835	2025188.9840
20038	TRD-OAK 19	299.639	717733.3875	2025229.7340
20039	TRE-PINE 22	296.976	717748.6155	2025289.0850

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20040	TRD-OAK 19	318.833	717742.3035	2025341.7180
20041	TRD-OAK 23	291.240	717639.9555	2025482.8250
20042	TRD-OAK 60	307.874	717667.3825	2025468.6090
20043	TRD-OAK 20	304.506	717688.7265	2025456.3990
20044	TRD-OAK 19	337.463	717678.9065	2025416.1520
20045	TRD-OAK 24	302.362	717674.2185	2025362.8460
20046	TRD-OAK 23	288.147	717709.1185	2025336.1510
20047	TRD-OAK 21	308.073	717717.6265	2025308.8010
20048	TRD-OAK 26	308.196	717683.5965	2025289.6170
20051	TRD-OAK 25	288.107	717699.3665	2025253.3030
20052	TRD-OAK 24	288.620	717707.3195	2025216.6570
20053	TRD-OAK 19	305.113	717673.2035	2025156.6190
20054	TRD-OAK 21	340.760	717697.7125	2025114.0050
20055	TRD-OAK 21	271.101	717665.9465	2025110.6440

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20056	TRD-OAK 20	289.285	717653.1665	2025165.8530
20057	TRD-OAK 19	291.437	717661.5425	2025338.5690
20058	TRD-OAK 25	311.842	717644.1975	2025383.8820
20059	TRD-OAK 29	292.963	717609.3415	2025422.3410
20060	TRD-OAK 30	311.724	717633.0595	2025375.9530
20061	TRD-OAK 22	295.695	717627.6035	2025360.0790
20062	TRE-PINE 25	310.390	717630.9705	2025261.6010
20063	TRD-OAK 21	288.232	717612.5765	2025264.8180
20068	TRE-PINE 24	297.334	717627.7045	2025090.3330
20069	TRD-OAK 23	308.084	717596.9025	2025466.6160

PRELIMINARY DRAWING -  
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STANDARDS AND SPECIFICATIONS



REVISIONS		DATE
NO.	REVISIONS PER AFD TFC COMMENTS	
4	PHASING REVISION	07-29-2024
3	REVISIONS PER AFD TFC COMMENTS	07-24-2024
2	REVISIONS PER AFD TFC COMMENTS	07-03-2024
1	REVISIONS PER AFD TFC COMMENTS	06-07-2024

**CE GROUP**

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FAX: 919-322-0032

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License # C-1739



THE TOWNES at PARKSIDE  
REZONING PETITION  
EXISTING CONDITIONS

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 50'

Drawn: JCH / BWM

Checked: JMC

Project No: 127-324

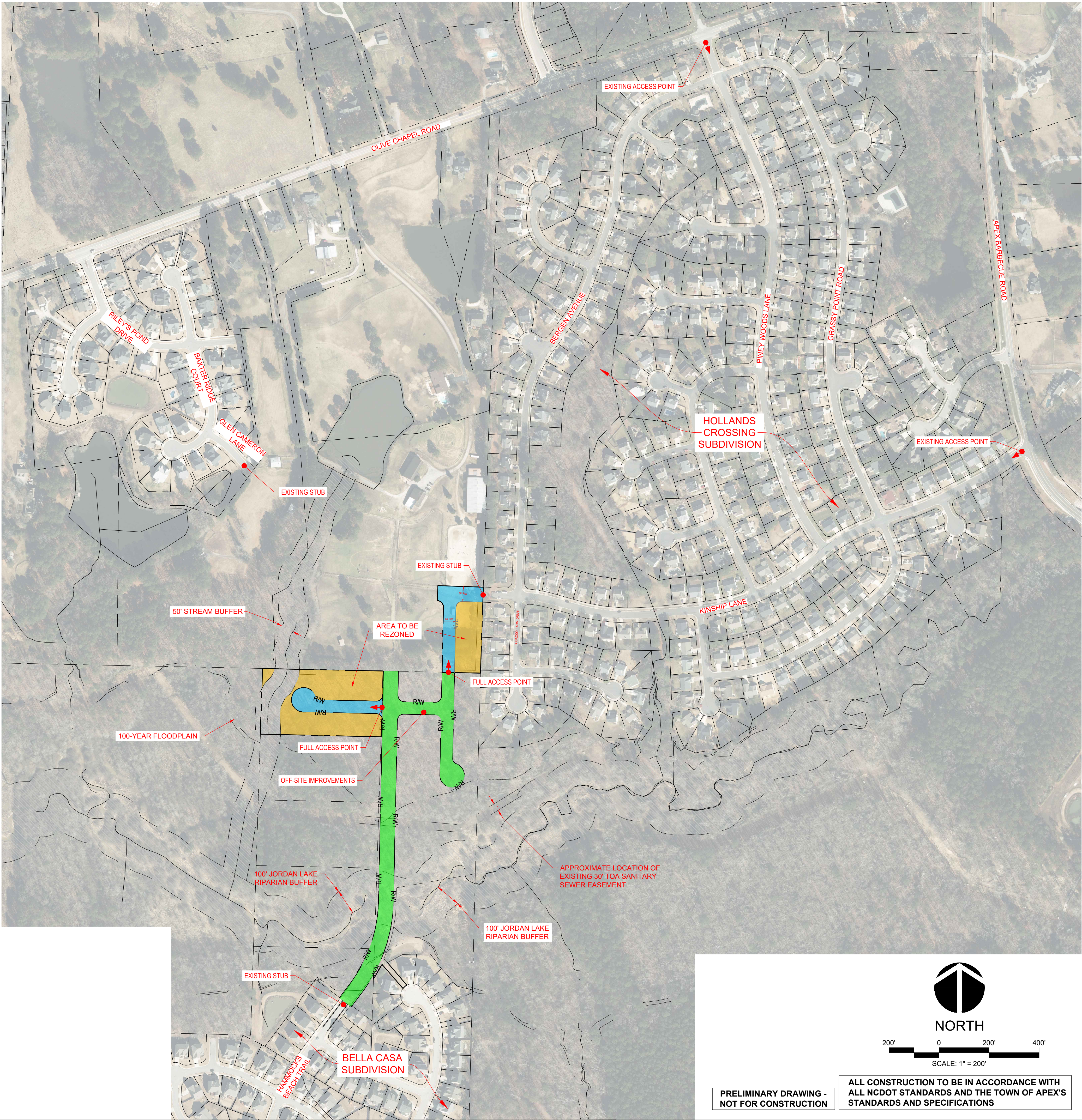
Computer Dwg. Name: 127-324 - RZ TB

TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC)
2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY 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 CERTIFICATION 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.
5. ONCE ANNEXED INTO TOWN LIMITS THE CEMETERY CANNOT BE REMOVED.

GENERAL NOTES:

1. THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
2. FUTURE ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT THEY MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
4. ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT WITH SIDEWALKS ON BOTH SIDES.
5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
6. 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.
7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
10. WATER AND SEWER IMPROVEMENTS: DEVELOPER SHALL CONSTRUCT ALL WATER AND SEWER INFRASTRUCTURE FOR ANY SPECIFIC PHASE PRIOR TO APPROVAL OF THE FINAL PLAT FOR THAT SPECIFIC PHASE.
11. WETLAND AND BUFFER DELINEATION CALLS PER ACOE FIELD MEETING 11/20/13 AND TOWN OF APEX FIELD REVIEW PROJECT 17-009.



PLAN SHEETS ARE  
INTENDED FOR  
ILLUSTRATIVE USE ONLY

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STANDARDS AND SPECIFICATIONS

NO.	REVISIONS	DATE
4	PHASING REVISION	07-29-2024
3	REVISIONS PER AFDX TRC COMMENTS	07-24-2024
2	REVISIONS PER AFDX TRC COMMENTS	07-03-2024
1	REVISIONS PER AFDX TRC COMMENTS	06-07-2024



CE GROUP

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THE TOWNES at PARKSIDE  
REZONING PETITION  
PRELIMINARY OVERALL LAYOUT PLAN

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 200'

Drawn: JCH / BWM

Checked: JMC

Project No. 127-324

Computer Dwg. Name 127-324 - R2 TB

Sheet No:

3

TOWN REQUIRED PUD NOTES:

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N/F  
ASPINES, DAVID E BALL,  
CYNTHIA J  
PIN 0721487120  
DB 007798 PG 128  
ZONING: R-80W  
USE: RESIDENTIAL

N/F  
WALDEN, CHARLES EDWARD  
WALDEN, THEODORE JR  
MILTON RICHARDSON  
PIN 0721474087  
DB 14-E PG 2698  
ZONING: R-80W  
USE: FORESTRY

N/F  
HOLLAND, BRUCE T SR  
JOHNSON, SHEILA H  
PIN 0721572354  
DB 21-E PG 1170  
ZONING: RR  
USE: VACANT

N/F  
FOSTER FARM LLC  
PIN 0721585231  
DB 012222 PG 727  
ZONING: RR / R-80W  
USE: INDUSTRIAL

N/F  
PEAK PROPERTY GROUP LLC  
PIN 0721577321  
DB 014650 PG 2278  
ZONING: PUD-CZ (14C210)  
USE: VACANT

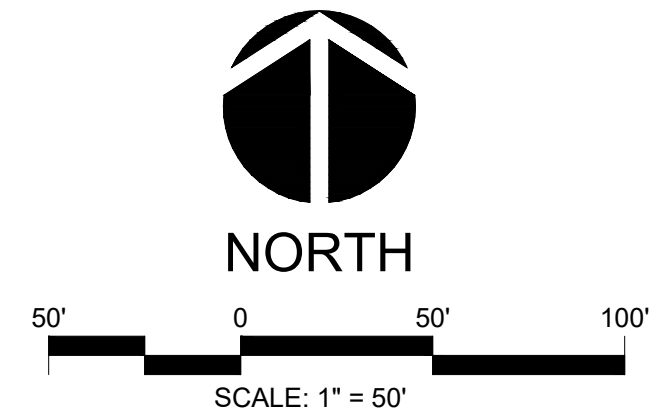
SITE DATA	
TOTAL PROJECT AREA	4.17 ACRES
MAX. DENSITY - RESIDENTIAL SECTIONS	N/A
RCA / LANDSCAPE BUFFER AREA REQUIRED	1.25 ACRES (30%)
RCA / LANDSCAPE BUFFER AREA PROVIDED	1.25 ACRES (30%)
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
DESIGNED 100-YEAR FEMA FLOODPLAIN	NO
PUBLIC RECREATION REQUIREMENT FEE-IN-LIEU	TOWNHOMES

ADJOINING PROPERTY OWNERS

1	N/F CORKER, JEFFREY P CORKER, KARI T PIN 0721589173 DB 012135 PG 454 ZONING: MD USE: RESIDENTIAL	4	N/F CALLAHAM, MICHAEL F CALLAHAM, NANCY M PIN 0721579865 DB 014538 PG 2338 ZONING: MD USE: RESIDENTIAL	7	N/F FU, ANBANG LI, QIN PIN 0721579666 DB 017620 PG 1634 ZONING: MD USE: RESIDENTIAL
2	N/F BRANCH, BONNIE L PIN 0721579878 DB 007623 PG 163 ZONING: MD USE: RESIDENTIAL	5	N/F MILLIGAN, MICHELE L PIN 0721579778 DB 011222 PG 2524 ZONING: MD USE: RESIDENTIAL	8	N/F MACKALL, JOHN WILLIAM MACKALL, SARA ELIZABETH PIN 0721579557 DB 017846 PG 496 ZONING: MD USE: RESIDENTIAL
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RCA AREAS

TOTAL TRACT AREA	4.17 ACRES
RCA REQUIRED	1.25 ACRES (30%)
RCA PROVIDED	
RCA 1 - STREAM BUFFERS	0.57 ACRES
RCA 2 - INDIVIDUAL SIGNIFICANT TREES	0.04 ACRES
RCA 3 - PERIMETER BUFFERS	0.44 ACRES
RCA 4 - OFF-SITE RCA (PIN 0721-57-7321)	0.20 ACRES
TOTAL RCA PROVIDED	1.25 ACRES



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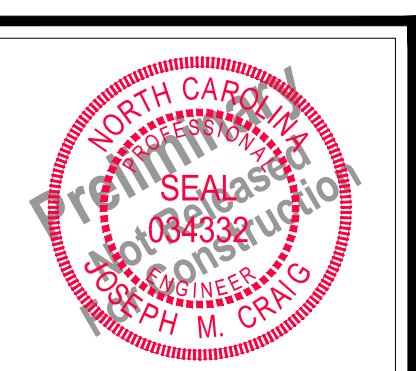
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License # C-1739



THE TOWNES at PARKSIDE  
REZONING PETITION  
PRELIMINARY LAYOUT PLAN

APEX, NORTH CAROLINA

Date:	04/01/2024
Scale:	1" = 50'
Drawn:	JCH / BWM
Checked:	JMC
Project No:	127-324
Computer Dwg. Name:	127-324 - R2 TB

Sheet No:

3

GENERAL NOTES:

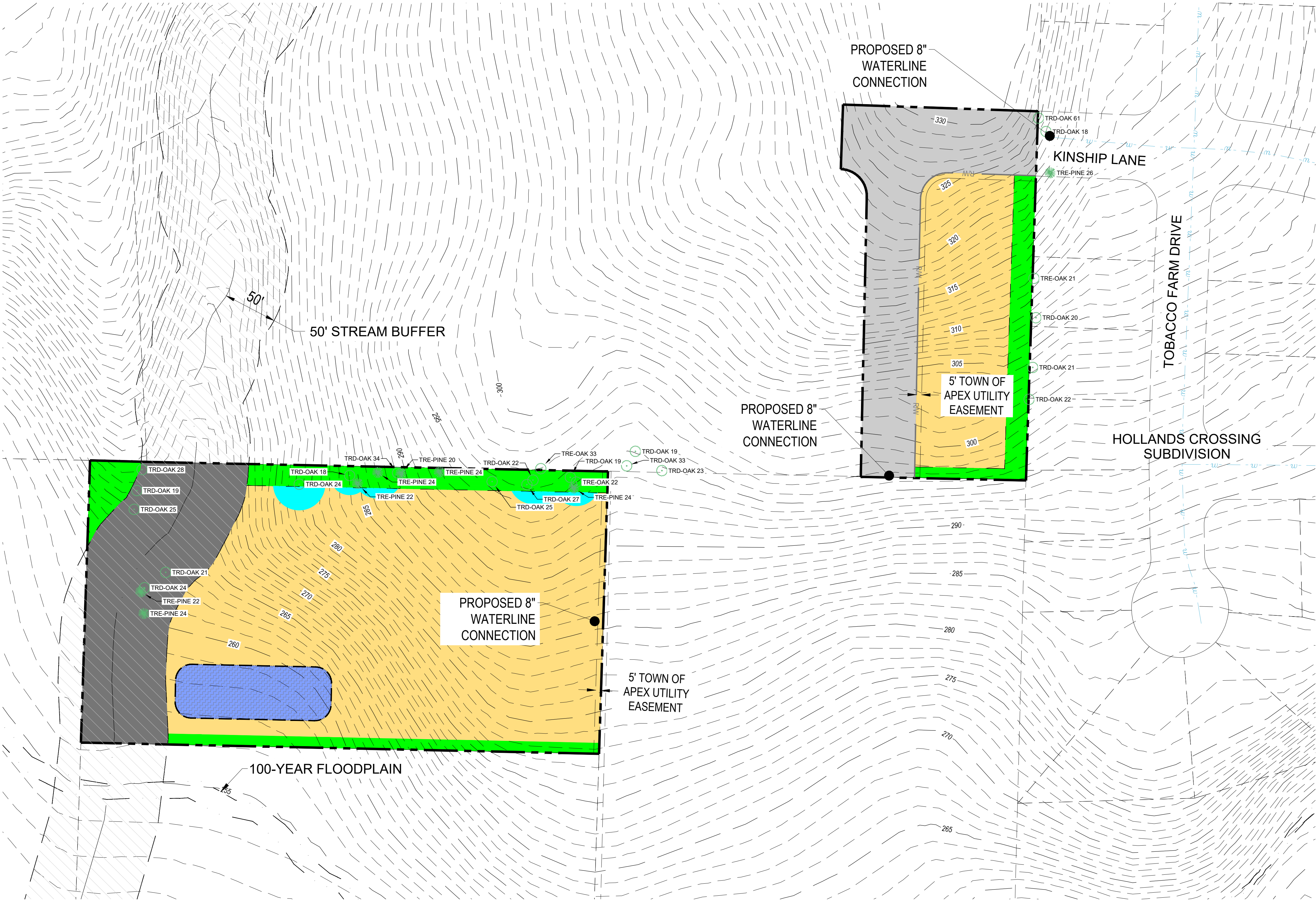
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11. WETLAND AND BUFFER DELINEATION CALLS PER ACOE FIELD MEETING 11/20/13 AND TOWN OF APEX FIELD REVIEW PROJECT 17-009.

TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC)
2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY 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 CERTIFICATION 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.

**Note: All development / rezoning plans must meet the new / current Town of Apex master water and sewer plans. Rezoning plans do not guarantee the utility location, alignments, and design for Town approval. Utility designs will be subject to change until construction designs are approved.**

**PLAN SHEETS ARE  
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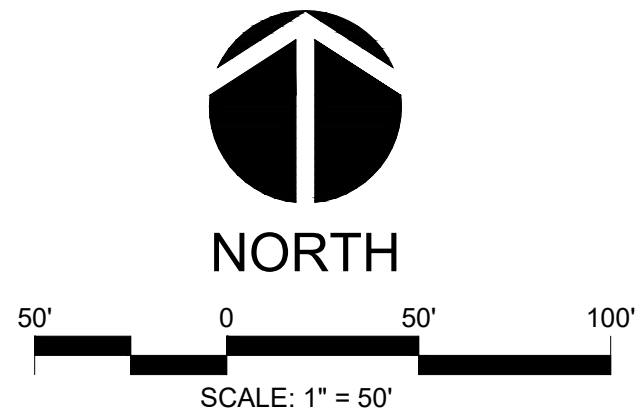


UTILITY NOTES:

ALL DEVELOPMENT/REZONING PLANS MUST MEET THE NEW/CURRENT TOWN OF APEX MASTER WATER AND SEWER PLANS. REZONING PLANS DO NOT GUARANTEE THE FINAL UTILITY LOCATION, ALIGNMENTS, AND DESIGN FOR TOWN APPROVAL. UTILITY DESIGNS WILL BE SUBJECT TO CHANGE UNTIL CONSTRUCTION DESIGNS ARE APPROVED.

WATER AND SANITARY SEWER: THE PROJECT WILL BE SERVED BY EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS OF THE TOWN OF APEX.

ELECTRICITY  
THE PROJECT WILL BE SERVED BY THE ELECTRICAL SYSTEM OF THE TOWN OF APEX.



PRELIMINARY DRAWING -  
NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH  
ALL NCDOT STANDARDS AND THE TOWN OF APEX'S  
STANDARDS AND SPECIFICATIONS

**THE TOWNES at PARKSIDE**  
REZONING PETITION  
PRELIMINARY UTILITY PLAN

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 50'

Drawn: JCH / BWM

Checked: JMC

Project No: 127-324

Computer Dwg. Name: 127-324 - R2 TB

Sheet No:

4

NO.	REVISIONS	DATE
4	PHASING REVISION	07-29-2024
3	REVISIONS PER AFDX TRC COMMENTS	07-24-2024
2	REVISIONS PER AFDX TRC COMMENTS	07-03-2024
1	REVISIONS PER AFDX TRC COMMENTS	06-07-2024



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STORMWATER MANAGEMENT

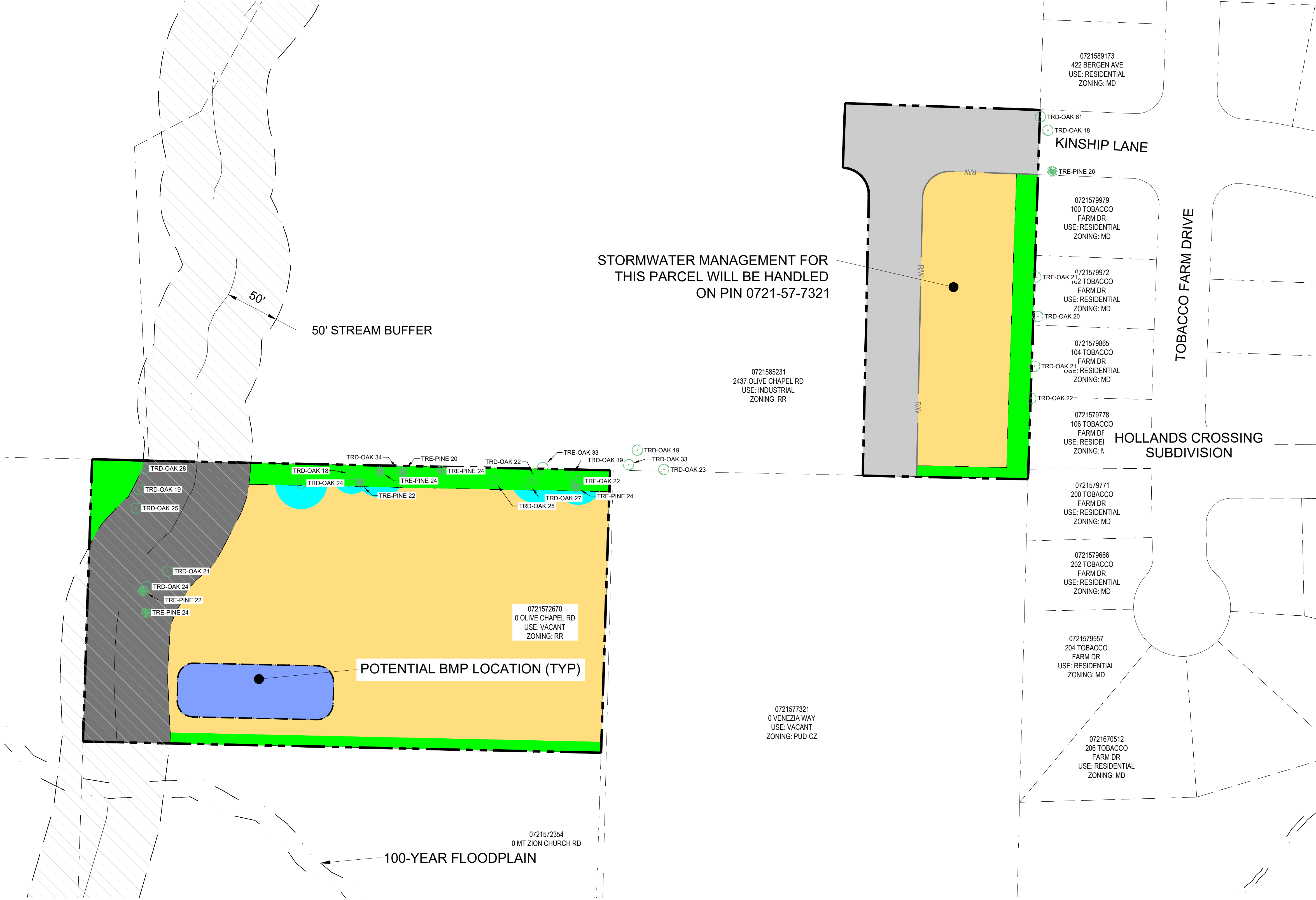
1. THE DEVELOPMENT WILL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF APEX AND NCDOT REGARDING THE TREATMENT OF STORMWATER QUALITY AND RATE OF DISCHARGE. THE PLAN IS PREDICATED UPON THE USE OF WET DETENTION PONDS, CONSTRUCTED WETLANDS, OR OTHER MEASURES IN DWQ's STORMWATER BEST MANAGEMENT PRACTICES (BMP) MANUAL TO ACHIEVE CONFORMITY TO THE APPLICABLE REQUIREMENTS AND STANDARDS. POTENTIAL BMP LOCATIONS ARE IDENTIFIED ON THIS SHEET. INDIVIDUAL BMP's WILL BE DESIGNED, APPROVED, AND CONSTRUCTED PRIOR TO OR CONCURRENTLY WITH THE INFRASTRUCTURE FOR THE PHASE OR SUB-PHASE OF DEVELOPMENT TO BE SERVED BY THE BMP. CONSTRUCTION PLANS FOR THESE FACILITIES, AS WELL AS THE PROJECT INFRASTRUCTURE, WILL INCLUDE MEASURES TO ENSURE COMPLIANCE WITH ALL APPLICABLE SEDIMENTATION AND EROSION CONTROL REGULATIONS.
2. THE PROJECT IS WITHIN THE GREATER CAPE FEAR RIVER BASIN, AND WHEN ANNEXED WILL BE WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT. SOME OF THE STREAMS THAT TRAVERSE THE PROPERTIES COMPRISING THE PROJECT ARE DEPICTED ON AN EXHIBIT ENTITLED " FIELD SKETCH MAP" DATED OCTOBER 31, 2013 AND AN EXHIBIT ENTITLED "SKETCH MAP" DATED MAY 18, 2017 AS PREPARED BY S&EC (APPENDED TO THIS DOCUMENT), AND IS REFLECTED ON THIS SHEET. IN ACCORDANCE WITH THE TOWN'S REQUIREMENTS, NO PORTION OF ANY LOT SHALL BE ALLOWED TO ENCR OACH INTO ANY PORTION OF THE RIPARIAN BUFFERS OR FEMA MAPPED FLOODPLAIN.
3. AS DEVELOPMENT PLANS ARE SUBMITTED FOR INDIVIDUAL PHASES OR SUB-PHASES OF DEVELOPMENT, SUCH DEVELOPMENT PLANS SHALL INCLUDE ALL CALCULATIONS, MEASURES, NECESSARY TO DOCUMENT CONFORMITY TO ALL APPLICABLE WATERSHED, RIPARIAN BUFFER, FLOODPLAIN, WETLAND, AND STORMWATER MANAGEMENT REGULATIONS.

TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC)
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4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

GENERAL NOTES:

1. THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
2. FUTURE ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT THEY MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
4. ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT WITH SIDEWALKS ON BOTH SIDES.
5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
6. 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.
7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
10. WATER AND SEWER IMPROVEMENTS: DEVELOPER SHALL CONSTRUCT ALL WATER AND SEWER INFRASTRUCTURE FOR ANY SPECIFIC PHASE PRIOR TO APPROVAL OF THE FINAL PLAT FOR THAT SPECIFIC PHASE.
11. WETLAND AND BUFFER DELINEATION CALLS PER ACOE FIELD MEETING 11/20/13 AND TOWN OF APEX FIELD REVIEW PROJECT 17-009.



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JOSEPH M. CRAIG  
Professional Engineer  
State of North Carolina  
No. 06433

**THE TOWNES at PARKSIDE**  
REZONING PETITION  
PRELIMINARY STORMWATER  
MANAGEMENT PLAN

APEX, NORTH CAROLINA

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