

Attachment B:

ELEVATE 64 WEST

Planned Unit Development

Apex, North Carolina

November 4, 2022



APPLICANT:

FA Develop, LLC
530 Eugene Ct
Greensboro, NC 27401

CONSULTANT:

CE Group, Inc.
301 Glenwood Ave. Suite 220
Raleigh, NC 27603

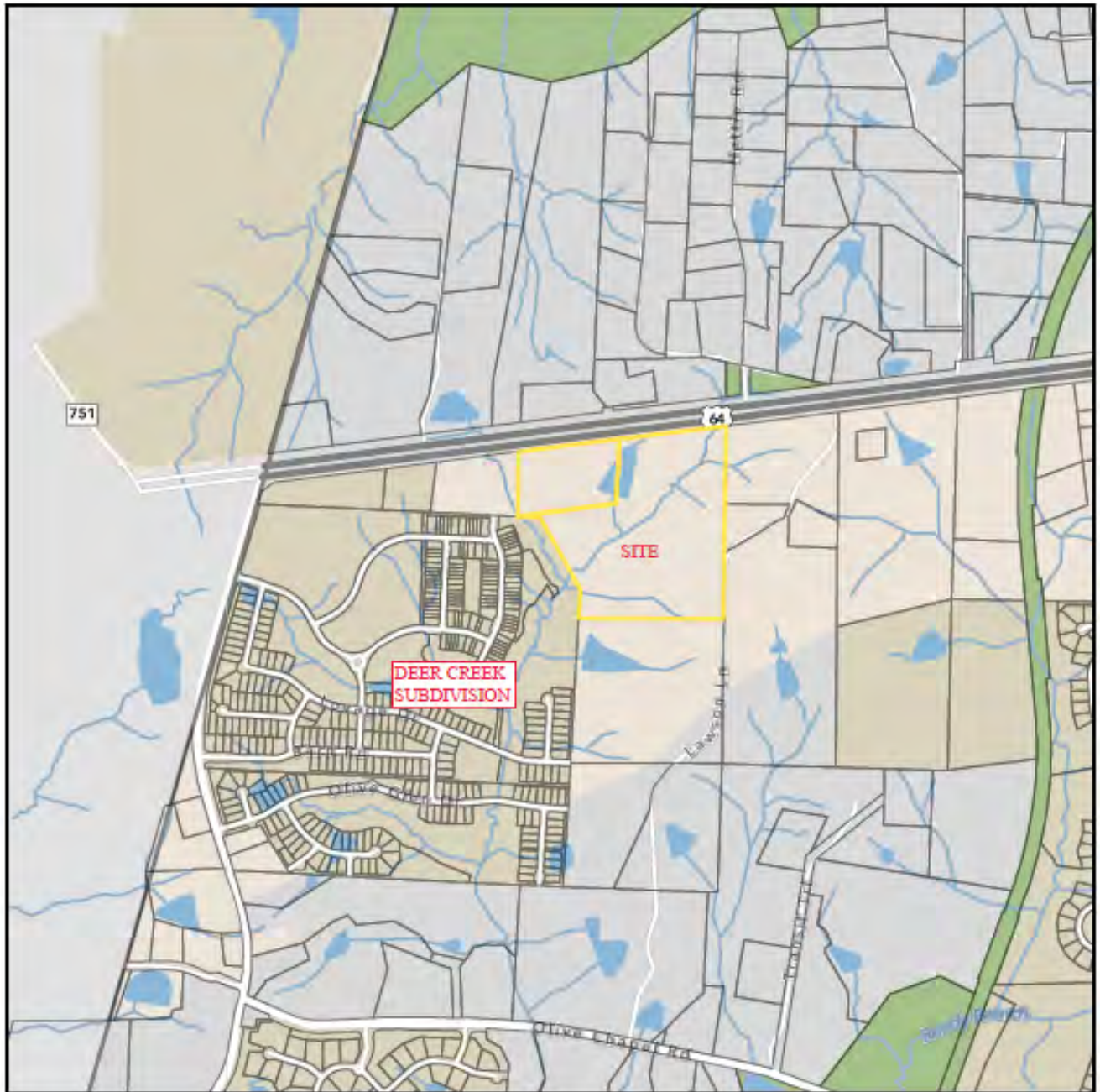
ELEVATE 64 WEST

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ELEVATE 64 WEST

VICINITY MAP



ELEVATE 64 WEST

PROJECT DATA

Name of Project:	Elevate 64 West
Property Owner:	Louvenia Ann S Goodwin 3809 US 64 Hwy West Apex, NC 27523
Developer:	FA Develop, LLC 530 Eugene Ct Greensboro, NC 27401
Prepared by:	CE Group, Inc. 301 Glenwood Avenue Suite 220 Raleigh, NC 27603
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Unit Development Conditional Zoning (PUD-CZ)
Current 2045 Land Use Map Designation:	Mixed Use: Office Employment/Commercial Services/High Density Residential
Site Address:	3805 & 3809 US Hwy 64 West Apex, NC
Property Identification Number:	0712749870 & 071282430
Total Acreage:	+/- 35.15 Acres
Area Designated as Mixed Use on 2045 LUM:	+/-35.15 Acres
Area Proposed as Non-Residential:	30% minimum - 10.545 Acres Minimum (including RCA, Buffers, etc)

ELEVATE 64 WEST

PURPOSE STATEMENT

Elevate 64 West is a proposed mixed-use development consisting of high density residential and non-residential uses. The property is located along the southern side of the US Hwy 64 West corridor and is adjacent to the existing Deer Creek Subdivision to the west and agricultural / residential use land to the south and east. All these surrounding properties are designated as mixed use on the 2045 Land Use Map, which promotes commercial, office, and high-density residential uses.

The proposed development will consist of high-density residential luxury apartments which will be highly amenitized. Amenities will include a pool, clubhouse with fitness area, outdoor grilling kitchen, dog park, and many others. In addition to the high density residential the development will also provide for complimentary non-residential uses in accordance with the 2045 Land Use Map. The total site area is 35.15 acres of which 30% minimum will be dedicated to these non-residential uses. The non-residential use will be located along the US 64 Highway corridor.

The development is compatible with the surrounding areas. This site is within a rapidly developing area of the Town's ETJ with Deer Creek subdivision and Triangle Math and Science Academy located to the west. Agriculture and a single-family residence are located to the east of the site. There is an existing Forestry use to the south which will be partially buffered by an open space/stormwater control measure area which will include a 50-foot buffer as required by UDO section 8.2.6. The remaining portion of the forestry use will be buffered via a new planned local connector roadway (50' right-of-way) which will also provide a 30-foot street front buffer along the property line.

There is also an amendment to the Town's Transportation Plan that will include a future north-south Major Collector that can potentially connect US Highway 64 to Olive Chapel Road. In addition, there is an east-west future local connector being proposed. This development will construct both roads within the boundaries of the project.

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The proposed layout will preserve the existing non-jurisdictional pond in addition to protecting other environmentally sensitive areas on the property and required Resource Conservation Areas as required by the Town's UDO. There is an existing greenway located on the adjacent Deer Creek subdivision which will be extended 730-feet offsite through this development and connected to the internal roadway system. This connection provides further connectivity for the Town's greenway system plan, benefiting current and future residents. In addition, there will be internal sidewalks providing safe connectivity to the proposed uses and to the adjacent properties.

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PERMITTED USES

Below is a list of permitted uses for both the high-density residential use area and non-residential uses. All uses are subject to the limitations and regulations stated in the Town's UDO.

RESIDENTIAL:

Condominium

Multi-family or Apartment

NON-RESIDENTIAL:

Day care facility

Drop-in or short term day care

Government Service

Veterinary clinic or hospital

Botanical garden

Greenway

Park, active

Park, passive

Recreational facility, private

Restaurant, general

Medical or dental office or clinic

Medical or dental laboratory

Office, business or professional

Publishing office

Hotel or motel

Artisan studio

Barber and beauty shop

Book store

Convenience store

Dry cleaners and laundry service

Financial institution

Floral shop

Health/fitness center or spa

Personal Service

Pharmacy

Studio for art

Tailor shop

Pet services

Microbrewery

Microdistillery

Grocery, general

Grocery, specialty

Retail sales, general

Real estate sales

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DESIGN CONTROLS

RESIDENTIAL

MULTI-FAMILY APARTMENT OR CONDOMINIUMS

Acreage: Approximately 24.585 acres

Total Number of Units: 392 units maximum (1- and 2-bedroom units)

Maximum Building Height: 60' 4-stories

Internal Building setbacks per UDO section 5.2.2.F

Building Setback along
Southern Parent Property line
(Forestry Use) 95'

NONRESIDENTIAL

Acreage: Approximately 10.545 acres

Maximum Height: 40' 2-stories

Notwithstanding any contrary UDO provision or language in this PUD, there shall be no minimum setback or buffer requirement along the shared property line between the Residential and Non-residential uses.

BUFFERS/STREETSCAPES/LANDSCAPING

Perimeter Buffers:

Western Buffer: 15-foot Type A

Southern Buffer: 50-foot (along non-roadway frontage section Forestry use) Type A
30-foot Streetfront Type B along local collector south side of roadway
10-foot Streetfront Type A along local collector north side of roadway

Eastern Buffer: 20-foot Type B, except where the Lawson Lane encroaches onto property.
Where the encroachment occurs, there shall be a 10-foot Type B buffer.

Streetscape Buffers:

Along US 64 – 100-feet Type A
Along New Major Collector - 10-feet Type A

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Per UDO 8.2.6.B.5.f.ii.c.: Highway buffers along non-residential uses meeting all of the following criteria shall be reduced to a planted 50' Type A buffer.

- i. No more than 20% of the façades of non-residential buildings facing the highway can use EIFS or other synthetic stucco.
- ii. Pedestrian connections in the form of sidewalks and/or multi-use paths shall be made from non-residential buildings to adjacent residential development and properties with future residential land use. The form of the connection shall be determined by the Director of Planning and Community Development or designee.
- iii. Furthermore, properties that front a limited-controlled access highway with no other access or road frontage shall be allowed to reduce the opacity of no more than 50% of this buffer to a Type E buffer. The remainder of the buffer shall be planted to a Type A standard.

AFFORDABLE HOUSING

At least twenty (20) residential units or, if greater, five percent (5%) of the total residential units (as shown on the first site plan submittal), shall be designated as restricted workforce affordable housing rental units (the "Affordable Units") for a minimum affordability period of ten (10) years starting from the date of issuance of the first residential Certificate of Occupancy (the "Affordable Restriction Period"). The Affordable Units shall be occupied by households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI), adjusted for family size, as most recently published by the U.S. Department of Housing and Urban Development (HUD). The Affordable Units may be either one or two bedroom units and rented during the Affordable Restriction Period at maximum rent limits applicable to households earning eighty percent (80%) of the Raleigh, NC Area Median Income ("AMI"), adjusted for family size, as most recently published by HUD and stipulated by the most recently published North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credit (LIHTC) Multifamily Tax Subsidy Program (MTSP) income and rent limits for the Wake County Metropolitan Area. Prior to issuance of the first residential Certificate of Occupancy, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions. During the Affordable Restriction Period, the property owner shall be responsible for performing all property management and administration duties to ensure compliance with this affordable housing condition and shall submit annual compliance reports to the Town verifying compliance with this affordable housing condition. Following expiration of the Affordable Restriction Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Affordable Units may freely be marketed and leased at market-rate rents.

ARCHITECTURAL STANDARDS

The following architectural controls are offered to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony.

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RESIDENTIAL REQUIREMENTS

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Siding materials shall be varied in type and/or color on 30% of each façade on each building.
3. Windows must vary in size and/or type.
4. Windows that are not recessed must be trimmed.
5. Recesses and projections shall be provided for at least 50% of each façade on each building.
6. Rooflines cannot be a single mass; they must be varied with the use of gables or parapets.
7. Garage doors must have windows, decorative details or carriage-style adornments on them.
8. Four of the following decorative features shall be used on each building:

- Decorative shake
- Board and batten
- Decorative porch railing/posts
- Shutters
- Decorative/functional air vents on roof or foundation
- Recessed windows
- Decorative windows
- Decorative brick/stone
- Decorative gables
- Decorative cornices
- Tin/metal roof

PHYSICAL ACCESSIBILITY

The project shall comply with all applicable accessibility regulations and guidelines issued by the Department of Housing and Urban Development (HUD), the American National Standards Institute (ANSI), and the International Code Council (ICC) including providing braille and approximately 15-20 (final count to be determined at Site Plan) Type A units (the “Accessible Units”) which provide reduced counter heights, door swing limitations, grab bar installation, and bathroom lavatory convertibility. Additionally, the Accessible Units shall include flashing strobe devices to aid in emergency notification for hearing impaired residents.

NON-RESIDENTIAL REQUIREMENTS

1. The predominant exterior building materials shall be high quality materials, including:
 1. Brick masonry
 2. Decorative concrete block (either integrally colored or textured)
 3. Stone accents
 4. Aluminum storefronts with anodized or pre-finished colors.
 5. EIFS cornices, and parapet trim
 6. Precast concrete
2. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
3. The building exterior shall have more than one material color.
4. The building shall have more than one parapet height.
5. The main entrance to the building shall be emphasized.

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6. Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties.

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

REPRESENTATIVE RESIDENTIAL BUILDING ELEVATIONS



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REPRESENTATIVE NON-RESIDENTIAL BUILDING ELEVATIONS



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PARKING AND LOADING

Development in the Residential District shall comply with parking requirements in Section 8.3.2 of the Town of Apex UDO. Any garage units within the residential development will count towards parking requirement. Residential parking will provide a minimum of 5% of total parking with access to EV Charging.

Parking in the Non-Residential area shall comply with parking requirements in Section 8.3.2 of the Town of Apex UDO.

SIGNAGE

Signage shall comply with UDO Section 8.7.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS

This project is located within the Beaver Creek Drainage Basin. Accordingly, the Property is within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.7.

Resource Conservation Areas (RCA)

The Development shall include a minimum of 25% RCA. RCA area shall comply with Section 8.1.2 of the UDO.

Floodplain

The project site does not sit within a designated current or future 100 year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720071200L, dated July 19, 2022.

Historic Structures

The Property is currently vacant and there are no known historic structures present within the project boundary.

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Environmental Commitments Summary

The Applicant met with the Apex Environmental Advisory Board (EAB) on July 20, 2022. The EAB made seven recommendations. These recommendations, and Applicants plan to address them, are set forth below:

1. Existing pond will be retained and protected.
 - a. The existing pond shall be preserved and protected.
2. Install a minimum of 10 pet waste stations.
 - a. The project shall install at least ten (10) pet waste station throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
3. Native flora will be incorporated into landscape plan.
 - a. The project shall increase biodiversity within 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 75% of the species selected shall be native of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.
4. A minimum 7.5-kilowatt (kW) solar PV system for the generation of electricity to partially offset the electric consumption of the common area and pool.
 - a. A solar photovoltaic (PV) system of at least 7.5 KW shall be instated within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The system may be spread across on or more of the buildings, as needed. Any buildings with the solar PV system shall be identified on the Site Plan which may be amended from time to time.
5. Five percent (5%) of the parking spaces have EV charging stations installed.
 - a. The developer shall provide 5% of all parking spaces as EV charging spaces.
6. For stormwater management, post-development peak runoff shall not exceed the pre-development peak runoff for the 25-year and 100-year 24-hour storm events.
 - a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance.
7. SCM and infrastructure shall not be placed in the stream buffer area, with the exception of Apex utility and greenway easements.
 - a. No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure, greenways, roadways, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.

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STORMWATER MANAGEMENT

The Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 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, 25 year, 100 year and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bioretention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure, greenways, roadways, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize the impacts to the riparian buffer.

Existing Pond on-site will have at a minimum 1,500 sf of submerged and/or partially submerged vegetative shelf planted with wetland plantings to aid with water quality and protect the shoreline from erosion. Density of plantings will consist of 50 plants per 200 sf of area. Plant material will be in accordance to the NCDENR BMP manual Chapter C-3.

PARKS AND RECREATION

The Elevate 64 West project was reviewed at the November 30th, 2022 Parks, Recreation and Cultural Resources Advisory Commission meeting. The Advisory Commission unanimously recommended a fee-in-lieu of dedication with credit for the construction of greenway trail within the project boundary as well as off-site into the existing, adjacent Deer Creek Subdivision. The rate of the fees owed will be set at the time of rezoning approval by the Town Council and will run the life of the project for the number and type of units proposed.

GREENWAY TRAILS

The Advisory Commission also recommended the proposal for Elevate 64 West to extend the public Reedy Creek Greenway from the existing Deer Creek subdivision to the western property line of Elevate 64 West. Greenway will also be extended within Elevate 64 West to proposed internal pedestrian network, exact route to be determined at the time of Site Plan approval. All approved greenway trails must be completed prior to the point of 50% of the Total number or residential units in the project being issued a building permit for the Site Plans.

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PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in Town of Apex UDO and shall be designed according to the Town of Apex and NCDOT engineering standards where applicable. Road and utility infrastructure shall be as follows:

GENERAL ROADWAY INFRASTRUCTURE

Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan in effect as of the submission date of this rezoning.

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply and are consistent with the Town's recommendations regarding the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex. All proposed access points to state-maintained roadways including improvements specified in the zoning conditions are ultimately subject to both Apex and NCDOT approval at the time of subdivision and site plan and are subject to change if required based on engineering evaluation at that time.

- US Highway 64 at Site Access 1
 - Construct the access as a left-in, right-in, right-out.
 - Provide a westbound turn lane on US 64 with 150 feet of storage and appropriate deceleration length and taper.
 - Provide an eastbound right turn lane on US 64 with 100 feet of storage and appropriate deceleration length and taper as applicable.
 - Provide a channelization northbound right-out free-flow lane with an eastbound 810-foot acceleration lane plus 240-foot taper on US 64.
 - The site access will be designed in accordance with NCDOT and Town of Apex standards as applicable and is the only access permitted to connect to US 64 as part of the PUD.
 - Site access will be provided via a north-south Major Collector Street to be constructed by the PUD from the US 64 to the southern boundary of the PUD.
- US 64 at Pinefield Road
 - Construct a concrete median diverter island between the westbound U-turn lane and the eastbound left-turn/U-turn lane on US 64 in conjunction with intersection

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widening as needed to accommodate these changes, preventing southbound left turns from Pinefield Road.

- Construct an east-west Local Connector Street starting at the north-south Major Collector Street and stubbing to the eastern boundary of the PUD
- Cross access will be provided via public access easement to adjacent parcel to the east (PIN# 0712-74-2710).
- Cross access will be provided via public access easement to adjacent parcel to the west (PIN# 0712-93-2588).
- Cross Access will be provided via public access easement to adjacent parcel to the south (PIN # 0712-83-4236) off of east/west local connector.

PEDESTRIAN IMPROVEMENTS

This project shall comply with the Town's Bicycle and Pedestrian System Plan Map. Sidewalk shall be provided along both sides of all public streets within this development. Where required, the project shall construct 10-foot wide asphalt side paths in lieu of sidewalk along the public streets.

WATER AND SANITARY SEWER

All lots within the project will be served by Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

OTHER UTILITIES

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the Developer and shall meet UDO standards.

PHASING

The Development will be completed in multiple phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, if the requested Land Use Map Amendment is approved. The Future Land Use Map designates the Property as High Density/Office Employment/Commercial Services.

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COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

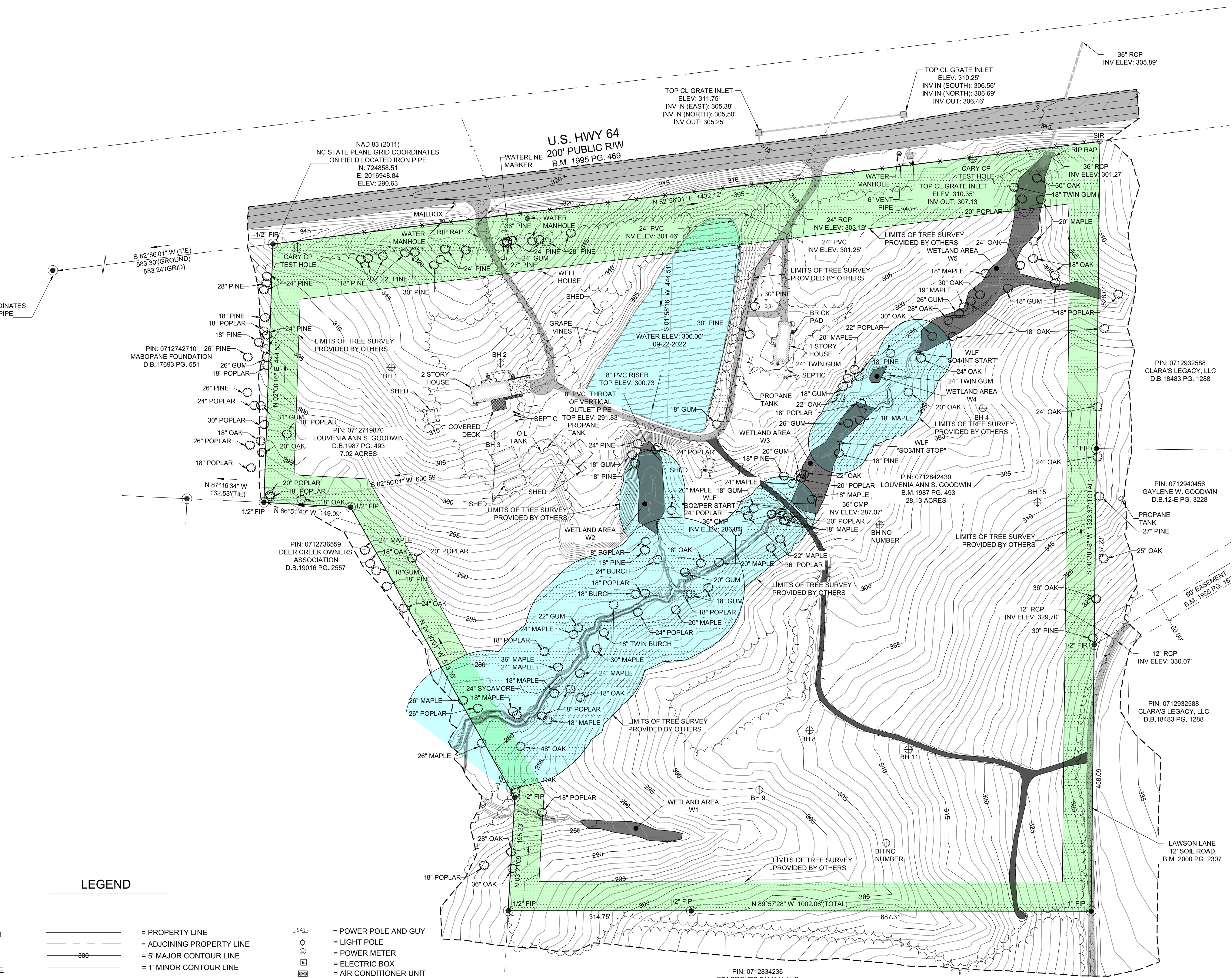
NC GRID
NAD83(2011)

NAD 83 (2011)
NC STATE PLANE GRID COORDINATES
ON FIELD LOCATED IRON PIPE
N: 724330.51
E: 2017527.75
ELEV: 290.63

LEGEND

- | | | | | | |
|--|----------------------|--|--------------------------------|--|----------------------------|
| | = PAVEMENT | | = PROPERTY LINE | | = POWER POLE AND GUY |
| | = GRAVEL | | = ADJOINING PROPERTY LINE | | = LIGHT POLE |
| | = CONCRETE | | = 5' MAJOR CONTOUR LINE | | = POWER METER |
| | = DECK | | = 1' MINOR CONTOUR LINE | | = ELECTRIC BOX |
| | = BRICK | | = LIMITS OF TOPOGRAPHIC SURVEY | | = AIR CONDITIONER UNIT |
| | = RIP RAP | | = RIGHT-OF-WAY LINE | | = VENT PIPE |
| | = WETLANDS AREA | | = EDGE OF GRAVEL | | = WATER MANHOLE |
| | = WATER | | = TREE LINE | | = GRATE INLET |
| | = DIRT ROAD | | = OVERHEAD ELECTRIC | | = BORE HOLE |
| | = DASHED ROAD STRIPE | | = FENCE | | = WATERLINE MARKER |
| | = DASHED ROAD STRIPE | | = STORM | | = MAILBOX |
| | = DASHED ROAD STRIPE | | = WALL | | = SIGN |
| | = DASHED ROAD STRIPE | | = SOLID ROAD STRIPE | | = FOUND IRON PIPE |
| | = DASHED ROAD STRIPE | | = DASHED ROAD STRIPE | | = FOUND IRON REBAR |
| | = DASHED ROAD STRIPE | | = DASHED ROAD STRIPE | | = REINFORCED CONCRETE PIPE |
| | = DASHED ROAD STRIPE | | = DASHED ROAD STRIPE | | = POLYVINYL CHLORIDE |
| | = DASHED ROAD STRIPE | | = DASHED ROAD STRIPE | | = DEED BOOK |
| | = DASHED ROAD STRIPE | | = DASHED ROAD STRIPE | | = BOOK OF MAPS |
| | = DASHED ROAD STRIPE | | = DASHED ROAD STRIPE | | = PAGE |

SCALE 1" = 100'



SITE DATA:

3809 US HWY 64 W
LOUVENIA ANN S. GOODWIN
PIN #: 0712719870
D.B. 18884 PG. 1101
B.M. 1987 PG. 493
AREA: 7.02 ACRES

3905 US 64 HWY W
LOUVENIA ANN S. GOODWIN
PIN #: 0712842430
D.B. 18884 PG. 1101
B.M. 1987 PG. 493
AREA: 28.13 ACRES

TOTAL AREA: 35.15 ACRES

ZONING:
EXISTING ZONING: RR (RURAL RESIDENTIAL)

GENERAL NOTES:

AREA DETERMINED UTILIZING COMPUTER SOFTWARE.

DISTANCES ARE GROUND DISTANCES (US FEET) UNLESS OTHERWISE SHOWN.

NO SUBSURFACE INVESTIGATION PERFORMED BY FLEMING ENGINEERING, INC. UTILITY LOCATION WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND INDICATORS ONLY. UNDERGROUND UTILITIES SHOWN WERE FOUND MARKED AT THE TIME OF SURVEY.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THE SURVEYOR HAS NOT PERFORMED A TITLE INVESTIGATION ON THIS PROPERTY. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A. HORIZONTAL DATUM: NAD83(2011). VERTICAL DATUM: NAVD88(GEOID 18)

THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAPS, (FIRM) MAP NUMBERS 3720071200L, EFFECTIVE DATE JULY 19th, 2022.

THE WETLANDS FLAGS FOUND WERE OFTEN NOT SEQUENTIAL OR MISSING NUMBERS.

LIMITS OF TREE SURVEY WAS PROVIDED BY OTHERS

PURPOSE OF TREE SURVEY WAS TO LOCATE 18" DIAMETER AND LARGER TREES.

NO NGS MONUMENTS WERE RECOVERED WITHIN 2000' OF THE PROPERTY.

I, TOMMY W. WRIGHT CERTIFY THAT THE CONTROL FOR THIS SURVEY IS FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

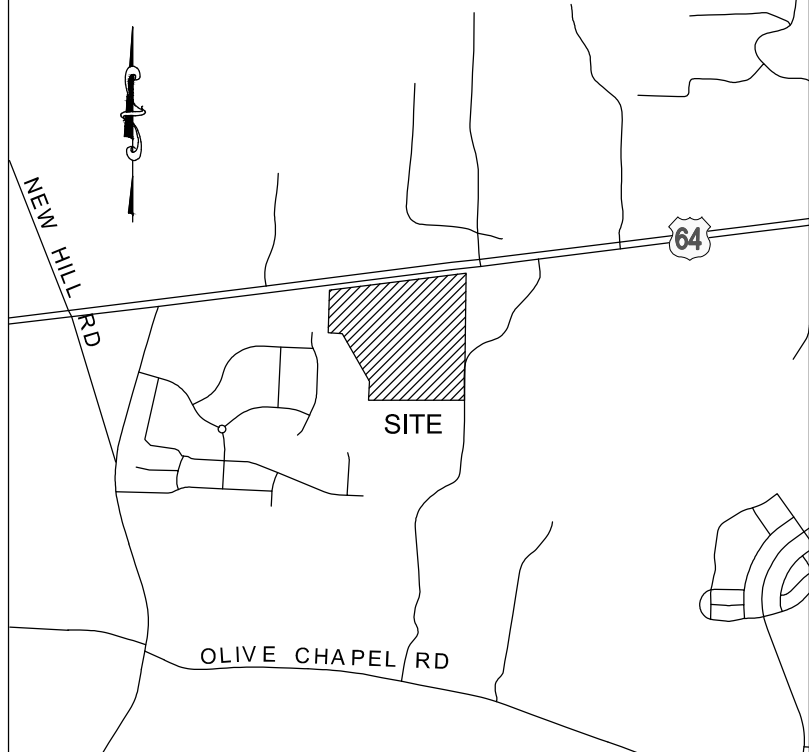
1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: 0.05'
3. TYPE OF GPS FIELD PROCEDURE: STATIC
4. DATES OF SURVEY: 07-29-2022 THROUGH 09-21-2022 AND 11-21-2022
5. DATUM EPOCH: NAD83(2011)EPOCH (2010)
PUBLISHED/FIXED-CONTROL USE: DR4334 NCLL NCLL LILLINGTON
CORS ARP, DL3891 NCJL JORDAN LAKE CORS ARP, DG9328 DURH
DURHAM COOP CORS ARP GEOD MODEL: 2015
MEAN COMBINED GRID FACTOR: 0.99989882(GROUND TO GRID)
6. UNITS: US SURVEY FEET

HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(NSRS (2011)
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID18)

SURVEYORS CERTIFICATION:

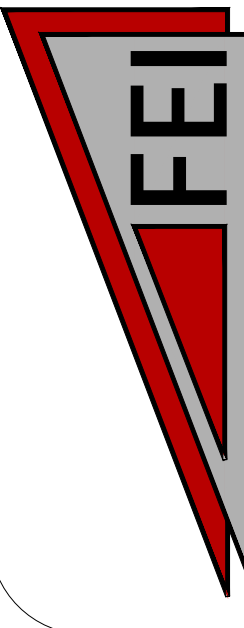
I, TOMMY W. WRIGHT CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 18884, PAGE 1101; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK, PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:29,064.7 (CLASS A), AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 29th DAY OF NOVEMBER, 2022.



VICINITY MAP
1" = 2000'

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950



CLIENT INFORMATION:
SIGNATURE DEVELOPMENT GROUP, LLC
530 EUGENE CT
GREENSBORO, NC 27401

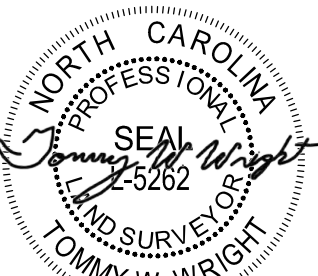
3809 US HWY 64 W
EXISTING CONDITIONS

PROJECT LOCATION:
CITY: APEX
TOWNSHIP: WHITE OAK
COUNTY: FAYETTE
STATE: NORTH CAROLINA

REVISION NOTE

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		






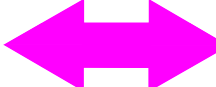

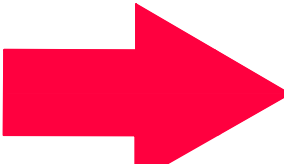
DRAWN BY: JDB/STW
CHECKED BY: TWW
DATE: 11-29-2022
PROJECT NO.: 19008.004
REF. NO.: -
SCALE: 1" = 100'



APEX, NORTH CAROLINA
February 24, 2022

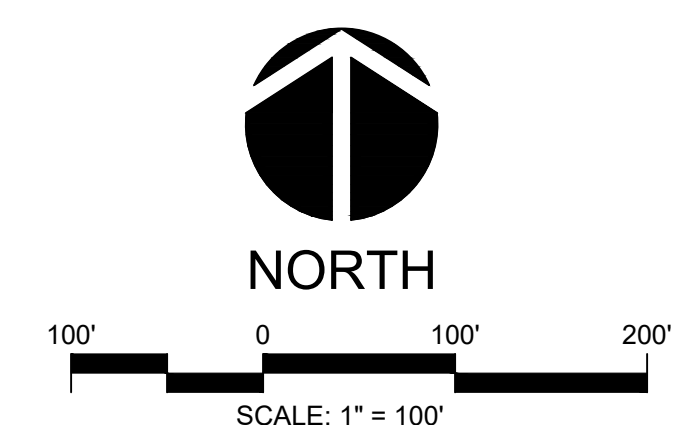
PROPOSED MULTI-FAMILY UNITS = ±392 UNITS
MAIN TRACT AREA= ±35.83 AC
RETAIL/OFFICE MIN. AREA = 10.548 ACRES
WATERSHED: JORDAN LAKE / PRIMARY WATERSHED
PROTECTION OVERLAY

LEGEND

- | | |
|---|--|
|  | APPROXIMATE RCA AREA |
|  | APPROXIMATE GREENWAY TRAIL EXTENSION
FROM EXISTING DEER CREEK SUBDIVISION |
|  | STORMWATER MANAGEMENT DEVICE/OPEN SPACE |
|  | APPROXIMATE MULTI-FAMILY (HIGH DENSITY
RESIDENTIAL) AREA |
|  | APPROXIMATE RETAIL / OFFICE AREA |
|  | APPROXIMATE LOCATION OF PROPOSED ACCESS AND
PUBLIC CROSS ACCESS EASEMENT |
|  | APPROXIMATE LOCATION OF MAJOR COLLECTOR AND
LOCAL COLLECTOR ROADWAYS |
|  | APPROXIMATE PUBLIC ROAD ACCESS |

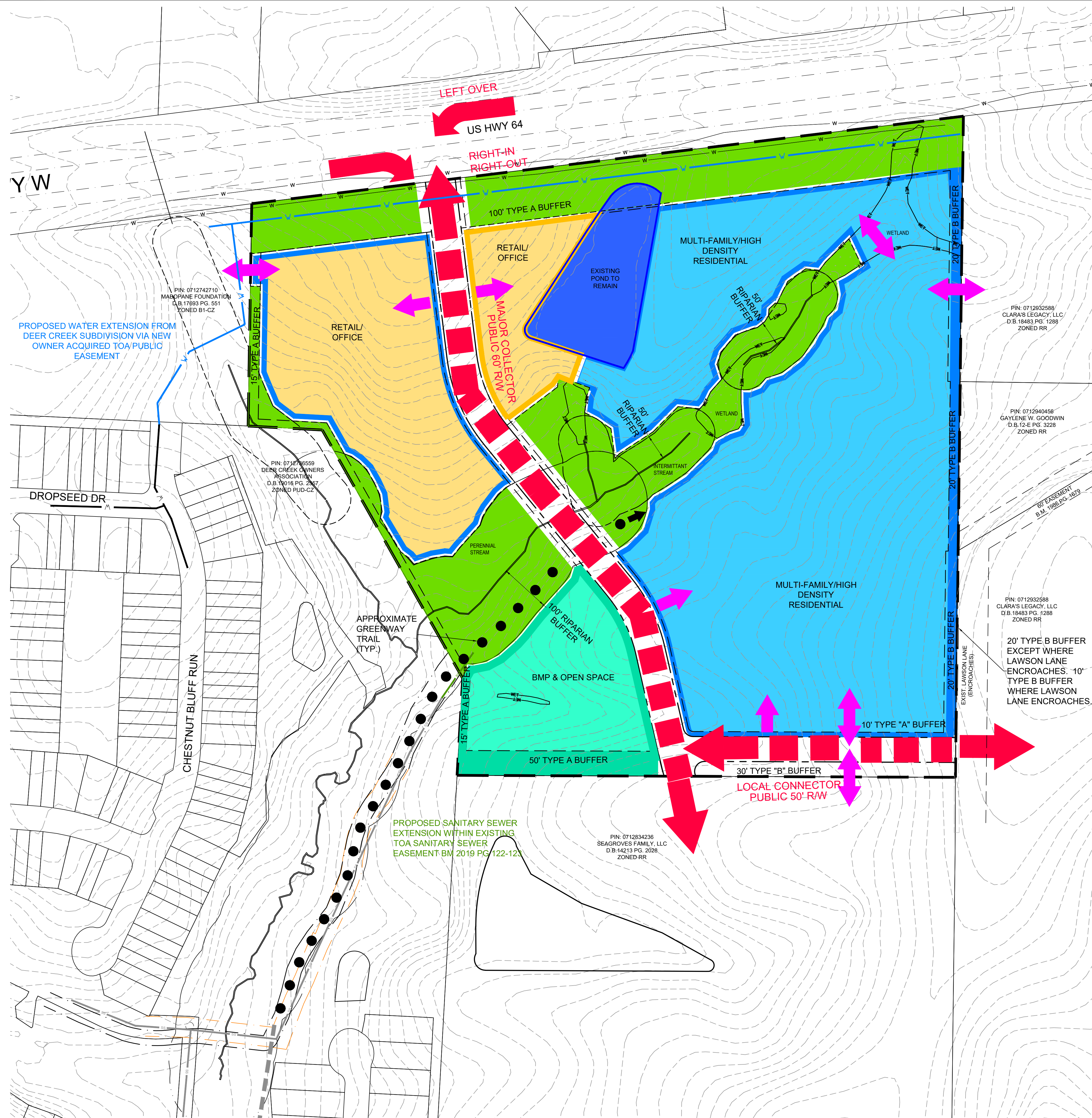
DEVELOPMENT NOTES:

- 1) PLAN SHEET IS INTENDED FOR ILLUSTRATIVE USE ONLY AND IS SUBJECT TO CHANGE.
- 2) PER 2.3.4(F)(1)(F)(II) OF THE UDO, THE PD PLAN FOR THE PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATION AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
- 3) MAJOR COLLECTOR AND LOCAL CONNECTOR ROAD ALIGNMENT LOCATION WILL BE DETERMINED AT THE MAJOR SUBDIVISION PLAN STAGE WITH TOWN STAFF APPROVAL. ANY SUBSTANTIAL CHANGES MAY REQUIRE TRANSPORTATION PLAN AMENDMENTS.
- 4) SITE MUST MEET CURRENT TOWN WATER SYSTEM MASTER PLAN. MUST COORDINATE WITH PROJECT NEXT DOOR AND VERIFY WATER MAIN CONNECTIONS ADJACENT TO US 64.



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RALEIGH, NC 27603
PHONE: 919-367-8790
www.cegroupinc.com
License # C-1739

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION



NOT USED

ELEVATION MATERIAL KEY (CONTINUED):

- 17 6-0 x 6-8 WOOD FRAME FULL LITE GLASS JULIET BALCONY DOOR W/ 12" TRANSOM
• 2" BRICK MOLD BOARD JAMBS & HEAD
• SLOPED BRICK VENEER ROWLOCK SILL, SOLDIER COURSE HEAD
- 18 6-0 x 6-8 WOOD FRAME FULL LITE GLASS JULIET BALCONY DOOR W/ 12" TRANSOM
• 5/4 5.5" FIBER CEMENT BOARD SILL, JAMBS, & HEAD
- 19 PRE-FINISHED 42" ALUMINUM GUARDRAIL
- 20 PRE-FINISHED 42" ALUMINUM JULIET BALCONY GUARDRAIL
- 22 CIRCULATION RAINSCREEN: COMPOSITE DECKING SLATS ON METAL FRAME (SEE STRUCTURAL)
- 23 ONE-LIGHT OUTDOOR CYLINDER ACCENT LIGHT
- 24 TWO-LIGHT OUTDOOR CYLINDER ACCENT LIGHT
- 25 HVAC WALL PLENUM W/ ARCHITECTURAL LOUVER & SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
ONLY REQUIRED ON WALLS ADJACENT TO SUNOOM WITH MECHANICAL UNIT FACING
- 26 HVAC WALL PLENUM W/ ARCHITECTURAL LOUVER & 5/4 2.5" FIBER CEMENT TRIM
ONLY REQUIRED ON WALLS ADJACENT TO SUNOOM WITH MECHANICAL UNIT FACING
- 27 30"x30" HARDIE BOARD ACCENT MEDALLION W/ 5/4 3.5" FIBER CEMENT BOARD TRIM & 4/4 2" FIBER CEMENT BOARD BATTENS
- 28 ALUMINUM FRAME SUNSHADE AWNINGS WITH 8:12 PITCH STANDING SEAM METAL ROOF TO MATCH CIRCULATION ENTRY ROOFS (DESIGN BY OTHERS)

ELEVATION MATERIAL KEY (CONTINUED):

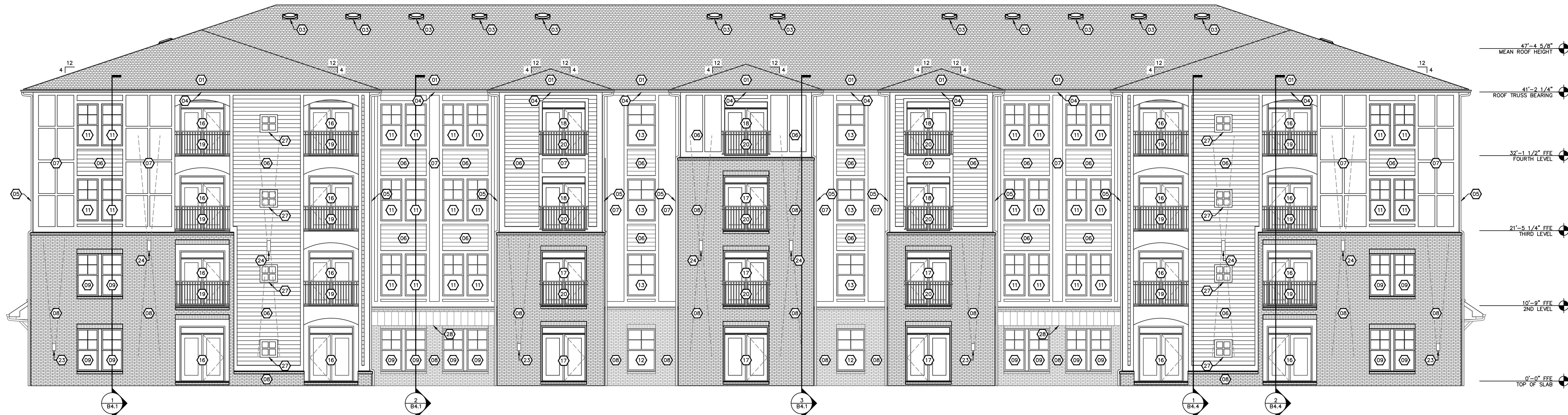
- 09 3-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
• 5/4 5.5" FIBER CEMENT BOARD CENTER MULLION
• SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
- 10 NOT USED
- 11 3-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
• 5/4 5.5" FIBER CEMENT BOARD CENTER MULLION, SILL, JAMBS, & HEAD
- 12 4-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
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- 13 4-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
• 5/4 5.5" FIBER CEMENT BOARD SILL, JAMBS, & HEAD
- 14 2-0 x 2-0 VINYL FRAME PICTURE WINDOW
• SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
- 15 2-0 x 2-0 VINYL FRAME PICTURE WINDOW
• 5/4 5.5" FIBER CEMENT BOARD SILL, JAMBS, & HEAD
- 16 6-0 x 6-8 WOOD FRAME FULL LITE GLASS PORCH DOOR W/ 12" TRANSOM
• 2" BRICK MOLD BOARD JAMBS & HEAD

ELEVATION MATERIAL KEY:

- 01 25 YEAR ARCHITECTURAL SHINGLES OVER #15 ROOFING FELT
- 02 METAL ROOF OVER #15 ROOFING FELT
- 03 METAL DOME ATTIC VENT - SEE BUILDING ROOF PLAN
- 04 PRE-FINISHED 5K ALUMINUM SEAMLESS GUTTER OVER ALUMINUM TRIM COIL FASCIA
- 05 PRE-FINISHED 4"x3" ALUMINUM DOWNSPOUT - CONNECT TO UNDERGROUND STORMWATER SYSTEM (SEE CIVIL DRAWINGS)
- 06 8.25" FIBER CEMENT LAP SIDING (7" EXPOSURE)
• 5/4 5.5" FIBER CEMENT BOARD: FRIEZE BOARD & CLADDING TRANSITIONS
• 5/4 9.25" FIBER CEMENT BOARD: SILL TRIM & WALL CORNER TRIM (RIP WALL CORNER TRIM ADJACENT TO BRICK VENEER AS REQUIRED TO ALIGN WITH TRIM ABOVE)
- 07 FIBER CEMENT PANELS
• 5/4 5.5" FIBER CEMENT BOARD: FRIEZE BOARD & CLADDING TRANSITIONS
• 4/4 3.5" FIBER CEMENT BOARD: VERTICAL & HORIZONTAL BATTEN STRIPS
• 5/4 5.5" FIBER CEMENT BOARD: PORCH OPENING JAMBS
• 5/4 9.25" FIBER CEMENT BOARD: SILL TRIM, WALL CORNER TRIM, CIRCULATION OPENING CORNERS
- 08 BRICK VENEER
• SLOPED ROWLOCK SILL: CLADDING TRANSITIONS & PORCH OPENING SILLS
• SOLDIER COURSE: PORCH OPENING HEAD



1 PARKING LOT ELEVATION
1/8" = 1"



2 STREET ELEVATION
1/8" = 1"

RE

Rehab Engineering, P.C.
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Winston Salem, North Carolina 27101-4171
www.rehab-eng.com
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fax 336 722 9872

NORTH CAROLINA
PROFESSIONAL
SEAL
45543
3/10/22
ENGINEER
OMITIAN A. DREYER
FIRM NO. C-2825

Version Name:	Construction Documents
Date:	2022-03-10
Version:	01

ELEVATIONS - PARKING LOT & STREET

PROJECT NUMBER:
20-15

DRAWN BY:
JAD

SHEET:
BLDG56-1
B3.1

NOT USED

ELEVATION MATERIAL KEY (CONTINUED):

- 17 6-0 x 6-8 WOOD FRAME FULL LITE GLASS JULIET BALCONY DOOR W/ 12" TRANSOM
 - 2" BRICK MOLD BOARD JAMBS & HEAD
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- 18 6-0 x 6-8 WOOD FRAME FULL LITE GLASS JULIET BALCONY DOOR W/ 12" TRANSOM
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 - *ONLY REQUIRED ON WALLS ADJACENT TO SUNOOM WITH MECHANICAL UNIT FACING*
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 - *ONLY REQUIRED ON WALLS ADJACENT TO SUNOOM WITH MECHANICAL UNIT FACING*
- 27 30"x30" HARDIE BOARD ACCENT MEDALLION W/ 5/4 3.5" FIBER CEMENT BOARD TRIM & 4/4 2" FIBER CEMENT BOARD BATTENS
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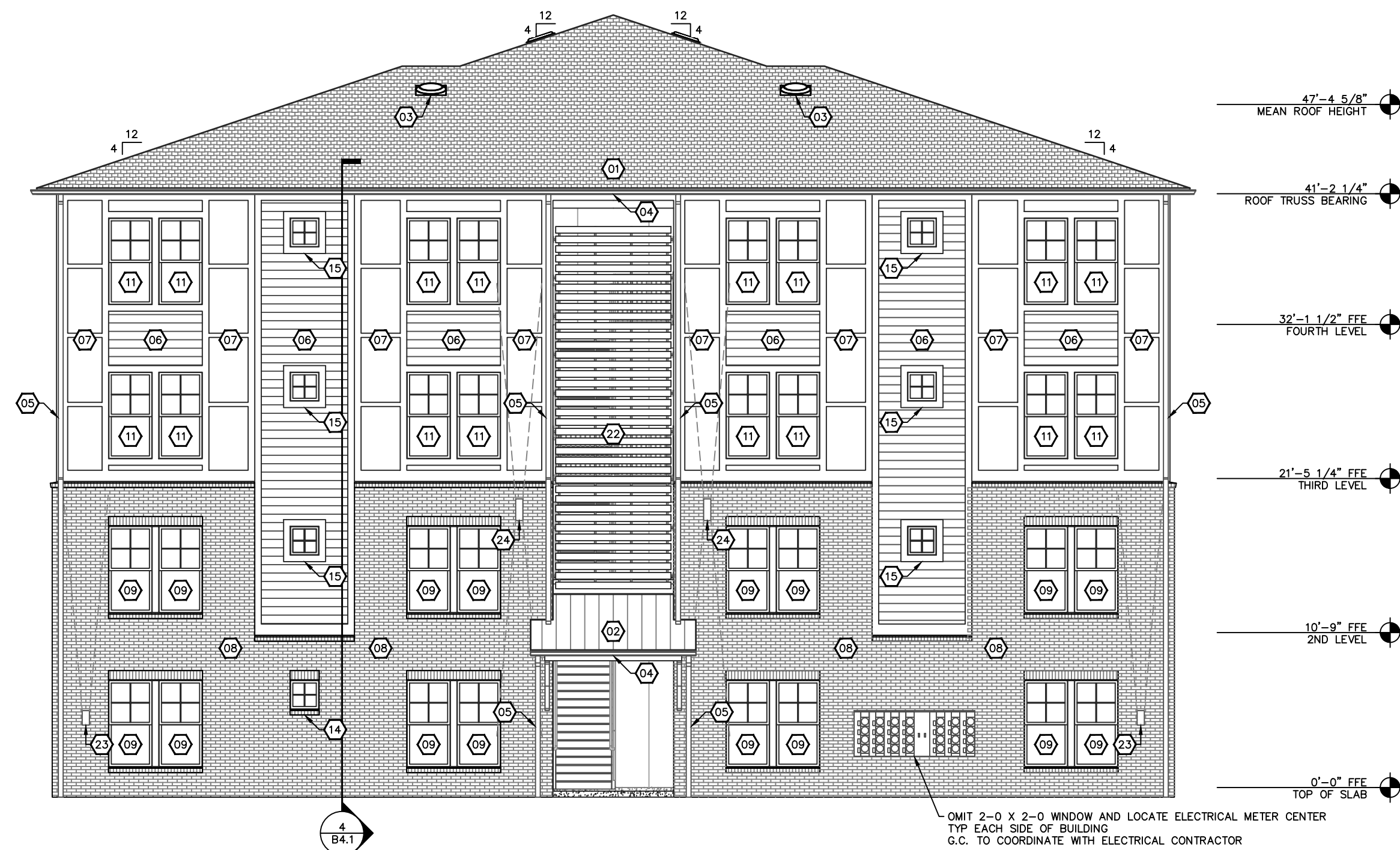
ELEVATION MATERIAL KEY (CONTINUED):

- 09 3-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
 - 5/4 5.5" FIBER CEMENT BOARD CENTER MULLION
 - SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
- 10 NOT USED
- 11 3-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
 - 5/4 5.5" FIBER CEMENT BOARD CENTER MULLION, SILL, JAMBS, & HEAD
- 12 4-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
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- 16 6-0 x 6-8 WOOD FRAME FULL LITE GLASS PORCH DOOR W/ 12" TRANSOM
 - 2" BRICK MOLD BOARD JAMBS & HEAD

ELEVATION MATERIAL KEY:

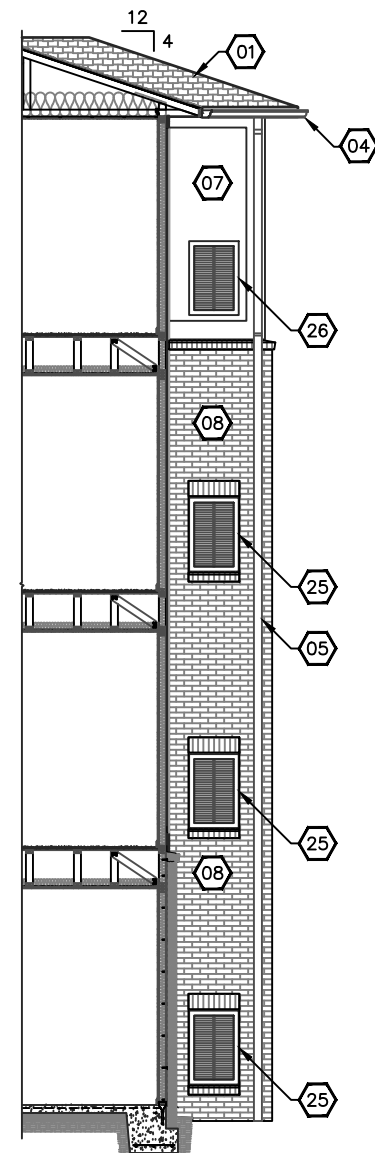
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- 08 BRICK VENEER
 - SLOPED ROWLOCK SILL: CLADDING TRANSITIONS & PORCH OPENING SILLS
 - SOLDIER COURSE: PORCH OPENING HEAD

NOT USED

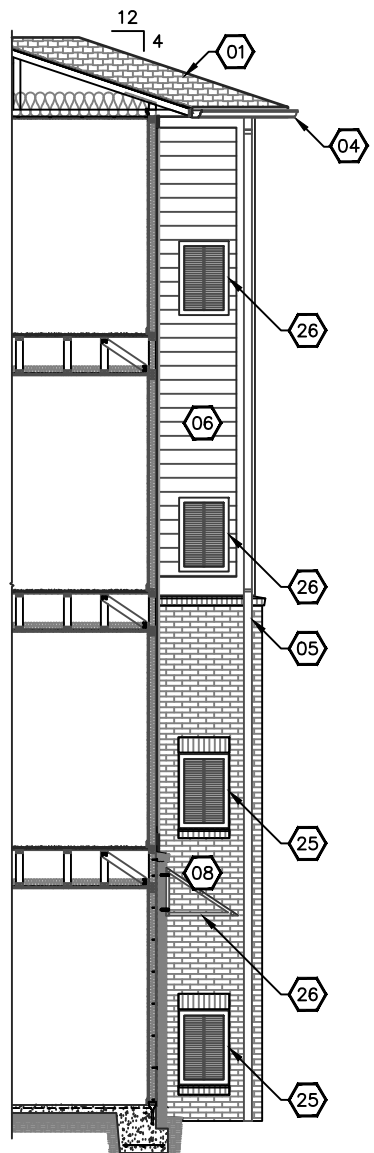


NOT USED

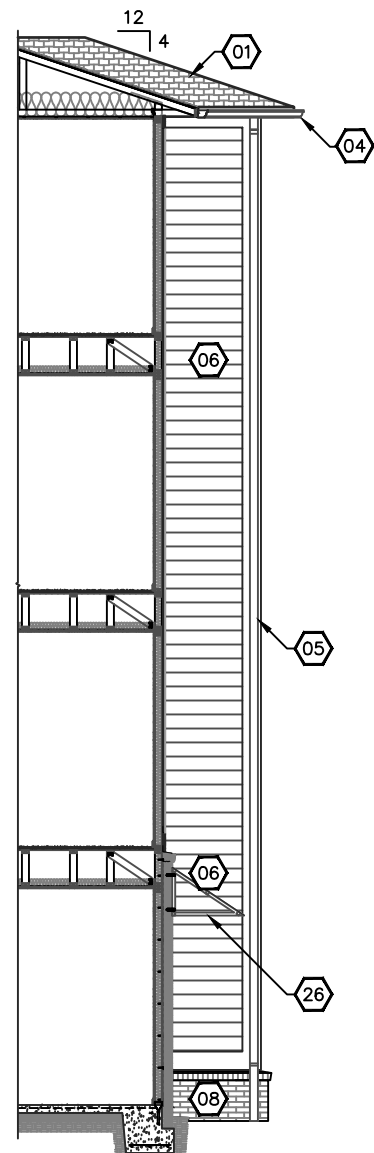
PORCH/SUNROOM
EXTERIOR SIDE WALL
(3 STORY BRICK MAIN
BLDG FACE)



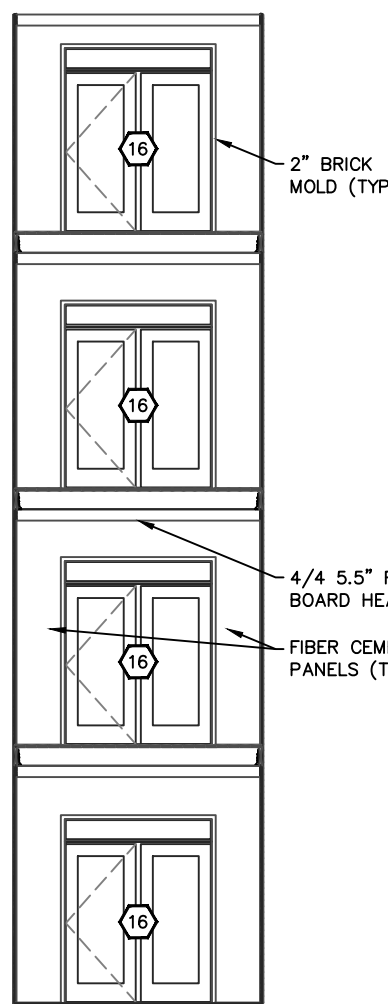
PORCH/SUNROOM
EXTERIOR SIDE WALL
(2 STORY BRICK
MAIN BLDG FACE)



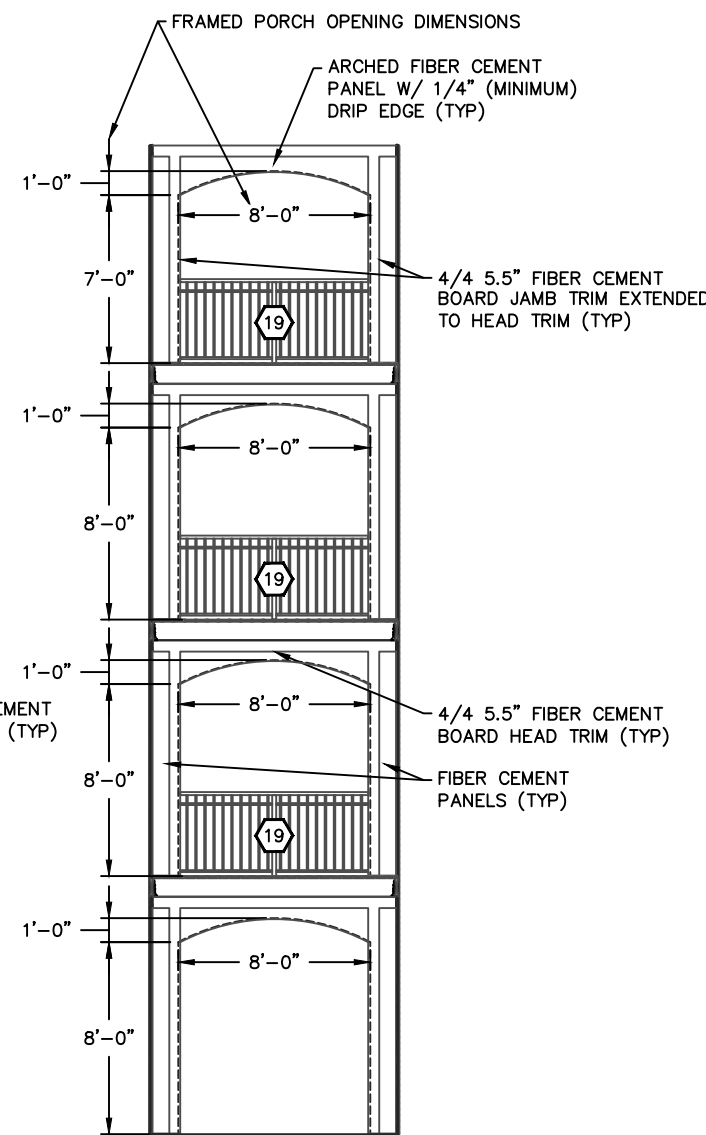
PORCH/SUNROOM
EXTERIOR SIDE WALL
(WINDOW SILL BRICK
MAIN BLDG FACE)



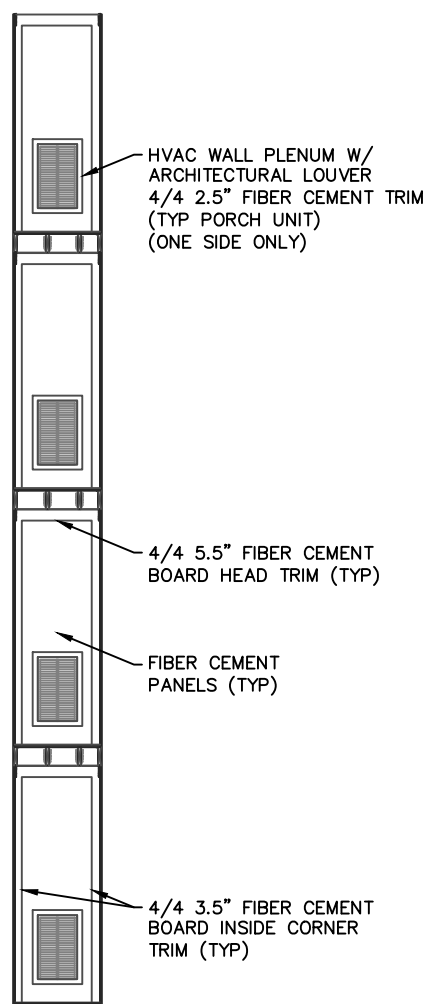
PORCH DOOR WALL
(ALL UNIT SIMILAR)



PORCH OPENING WALL
(ALL UNIT SIMILAR)



PORCH SIDE WALL
(ALL UNIT SIMILAR)
(BOTH SIDES SIMILAR)



2 PORCH & SUNROOM SIDE ELEVATIONS
1/8" = 1"

RE

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Version Name:	Construction Documents
Date:	2022-03-10
Version:	01

ELEVATIONS - SIDE & PORCH & SUNROOM SIDES

PROJECT NUMBER:
20-15

DRAWN BY:
JAD

SHEET:
**BLDG56-1
B3.2**