

Montclair

Phillips Branch St

Elk River Dr

Holt Rd

Kenneth Ridge Ct

Flat Laurel St

The Courtyards
on Holt

Raven Cliff St

Catlette St

Gilwood Dr

Middleton

Kirkstone Way

Rezoning #22CZ20

PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: 22CZ20 Submittal Date: 9/20/2022
Fee Paid: _____

Project Information

Project Name: The Preserve at Holt
Address(es): 1305 Holt Road
PIN(s): 0743-33-1106
Acreage: 4.9263
Current Zoning: RR Proposed Zoning: MD-CZ
Current 2045 LUM Classification(s): Medium Density Residential
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

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:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

Applicant Information

Name: EarthCentric Engineering Inc.
Address: 204 West Clay Street
City: Mebane State: NC Zip: 27302
Phone: 919-563-9041 E-mail: Shawn.Sidener@EarthCentric.com

Owner Information

Name: SRP Signature Homes, LLC
Address: 2025 Kirkhaven Road
City: Morrisville State: NC Zip: 27560-7121
Phone: 919-339-5072 E-mail: bsrajnc@gmail.com

Agent Information

Name: Raj Baksha
Address: 2025 Kirkhaven Road
City: Morrisville State: NC Zip: 27560-7121
Phone: 919-339-5072 E-mail: bsrajnc@gmail.com

Other contacts: Charles P. Koch, Design Engineer, Phil.Koch@EarthCentric.com, 919-563-9041

PETITION INFORMATION

Application #: 22CZ20 Submittal Date: 9/20/2022

An application has been duly filed requesting that the property described in this application be rezoned from RR _____ to MD-CZ _____. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1	<u>Single Family Residential</u>	21	<u>_____</u>
2	<u>Botanical Gardens</u>	22	<u>_____</u>
3	<u>Greenway</u>	23	<u>_____</u>
4	<u>Park, active</u>	24	<u>_____</u>
5	<u>Park, passive</u>	25	<u>_____</u>
6	<u>Recreation facility, private</u>	26	<u>_____</u>
7	<u>_____</u>	27	<u>_____</u>
8	<u>_____</u>	28	<u>_____</u>
9	<u>_____</u>	29	<u>_____</u>
10	<u>_____</u>	30	<u>_____</u>
11	<u>_____</u>	31	<u>_____</u>
12	<u>_____</u>	32	<u>_____</u>
13	<u>_____</u>	33	<u>_____</u>
14	<u>_____</u>	34	<u>_____</u>
15	<u>_____</u>	35	<u>_____</u>
16	<u>_____</u>	36	<u>_____</u>
17	<u>_____</u>	37	<u>_____</u>
18	<u>_____</u>	38	<u>_____</u>
19	<u>_____</u>	39	<u>_____</u>
20	<u>_____</u>	40	<u>_____</u>

PETITION INFORMATION

Application #: 22CZ20 Submittal Date: 9/20/2022

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

See attached sheet for special conditions and waivers.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The project is consistent with the 2045 Land Use Map, no conditions related to this item is proposed.

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

The project is compatible with the Courtyards on Holt neighboring subdivision, in lot size, zoning, and density. See architectural conditions listed on attached sheet.

PETITION INFORMATION

Application #:

22CZ20

Submittal Date:

9/20/2022

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

No supplemental standards apply. This is a single-family detached home subdivision.

No conditions related to this item is proposed.

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

This design already minimizes adverse impacts, the density is well under what is allowed in MD (4 units proposed, 29 units maximum). It has a large are of natural open space area, and buffers against teh adjacent development. No additional conditions related to this item is proposed.

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

The design preserves more open space than is required, including a natural stream buffer. See attached sheet for full list of environmental conditions offered.

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

The design only adds 4 units on an almost 5 acres site. Minimal additional load is added to the roads, utilities, schools, and EMS. No additional conditions related to this item is proposed.

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

The design provides pedestrian sidewalk access to the public system and does not endanger the health, safety and welfare of town residents. No additional conditions related to this item is proposed.

PETITION INFORMATION

Application #: 22CZ20 Submittal Date: 9/20/2022

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

The design is not detrimental to adjacent properties. The zone, would be the same as the Courtyards, with larger lot sizes. Homes to be similar or greater in value. See attached full list of conditions placed on the project, including architectural commitments.

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

With a density far less than allowed and buffering to the adjacent neighborhood the project will not constitute any nuisances or hazards. No additional conditions related to this item is proposed.

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

See attached full list of conditions, with conditions that relate to setbacks, cul-de-sac length, CBU parking, and sidewalk access.



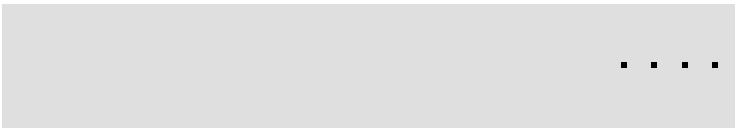
204 West Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
Fax: (919) 304-3234

EarthCentric Engineering, Inc.

November 14, 2022

Additional Proposed Conditions for **The Preserve at Holt** (revised 11/14/2022)

1. The maximum number of single family detached units allowed shall be 4.
2. Front setbacks shall be 20'
3. The project shall extend the existing elk river drive right-of-way. The resulting extension will end in a cul-de-sac greater than 600' in length. (Note: the existing stub road is ~725 lf and if lengthened the cul-de-sac road length will be ~801 lf)
4. This project shall not provide the udo required 1 off-street parking space per cbu. The cbu shall be located outside of the public right-of-way and behind the public sidewalk. A public sidewalk shall connect all lots to the cbu location.
5. A 5' concrete sidewalk shall not be provided to the Holt Rd thoroughfare. Pedestrians will have sidewalk access to Holt Rd through The Courtyards on Holt subdivision & future greenway trail. This also serves to keep impervious surfaces to a min.
6. Developer shall dedicate right-of-way along Holt Road based on the ultimate 3-lane curb and gutter typical section on 80-foot right of way, 40 feet from roadway centerline along the entire property frontage.
7. The project shall provide a 20' type B landscape buffer between this site and The Courtyards on Holt.
8. The development shall provide public greenway easements as reflected on the Parks, Recreation, Greenways, and Open Space Master Plan.
9. The project shall have one (1) pet waste station in the community.
10. The project shall install one (1) sign to reduce pet waste in locations that are publicly accessible, such as adjacent to sidewalks, greenways, or side paths.
11. The project shall preserve a minimum of 50% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.
12. A minimum of 75% of species native to the eastern U.S. shall be used to meet the landscape requirements for section 8.2 of the udo.
13. All single-family detached homes shall be pre-configured with conduit for a solar energy system.
14. A solar PV system with a minimum four-kilowatt (kw) capacity shall be installed on at least two (2) homes within the development. All solar installation required by this condition shall be completed or under construction prior to 75% of the building permits issued for the development. The lots on which these homes are located shall be identified on the master subdivision plat, which may be amended from time to time.
15. Warm season grasses for drought-resistance shall be used.
16. Vinyl siding is not permitted; however, vinyl windows, decorative elements & trim are permitted.
17. Roofs shall be pitched at 5:12 or greater for 75% of the building designs.
18. Eaves shall project at least 12 inches from the wall of the structure.
19. Garage doors shall have windows, decorative details, or carriage-style adornments.
20. 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 complementing the siding color.
21. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
22. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
23. Front porches shall be a minimum of 6 feet deep.



Application #:

22CZ20

Submittal Date:

9/20/2022

Insert legal description below.

**1305 Holt Road
Annexation
Town of Apex**

Beginning at a point, said point being the point and place of beginning and being an iron pipe found having NC Grid Coordinates of N 732793.0113 E 2043233.3030 and being N 88° 10' 25" E 3.95' from an iron pipe set in the right-of-way of Holt Road (State Road 1612), thence with said point of beginning S 86° 27' 23" W 69.61' to an iron pipe found, thence N 47° 29' 25" W 174.02' to an iron pipe found, thence N 79° 23' 17" W 104.24' to an iron pipe set, thence N 10° 32' 20" W 175.06' to an iron pipe found, thence N 37° 12' 27" W 321.25' to an iron pipe set, thence N 60° 36' 35" E 183.83' to an iron pipe found, thence S 57° 52' 21" E 134.27' to an iron pipe found, thence S 89° 48' 52" E 288.81' to an iron pipe set in the right-of-way of Holt Road, thence with said right-of-way S 03° 11' 34" W 579.09' to an iron pipe set in the right-of-way of Holt Road, thence S 88° 10' 25" W 3.95' to the point and place of beginning containing 4.92 acres or 214277 square feet as computed by the coordinate method.

AGENT AUTHORIZATION FORM

Application #: 22CZ20 Submittal Date: 9/20/2022

SRP Signature Homes, LLC is the owner* of the property for which the attached application is being submitted:

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

The property address is: 1305 Holt Road

The agent for this project is: _____

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

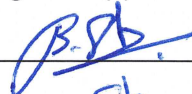
Agent Name: Raj Baksha, SRP Signature Homes, LLC

Address: 2025 Kirkhaven Road, Morrisville NC 27560

Telephone Number: 919-339-5072

E-Mail Address: bsrajnc@gmail.com

Signature(s) of Owner(s)*


Shanmuga RAJ Baksha
 Type or print name

09/29/2022
 Date

 Type or print name

 Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: 22CZ20

Submittal Date: 9/20/2022

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The property address is: 1305 Holt Road

The agent for this project is: _____

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


Agent Name: Charles P. Koch, EarthCentric Engineering Inc.

Address: 204 West Clay Street, Mebane NC 27302

Telephone Number: 919-563-9041

E-Mail Address: Phil.Koch@EarthCentric.com

Signature(s) of Owner(s)*


Shanmugaraj Balasubramanian
 Type or print name

09/29/2022
 Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

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Application #: 22CZ20

Submittal Date: 9/20/2022

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

The property address is: 1305 Holt Road

The agent for this project is: _____

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


Agent Name: Shawn C. Sidener, EarthCentric Engineering Inc.

Address: 204 West Clay Street, Mebane NC 27302

Telephone Number: 919-563-9041

E-Mail Address: Shawn.Sidener@EarthCentric.com

Signature(s) of Owner(s)*



Shanmugaraj Balakrishna
 Type or print name

09/29/2022

 Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

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AFFIDAVIT OF OWNERSHIP

Application #: 22CZ20

Submittal Date: 9/20/2022

The undersigned, Shanmugaraj Baksha (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1305 Holt Road, Apex NC 27523 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 04/13/2022, and recorded in the Wake County Register of Deeds Office on 04/13/2022, in Book 18990 Page 1587.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 04/13/2022, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 04/13/2022, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.
This the 29 day of September, 2022.

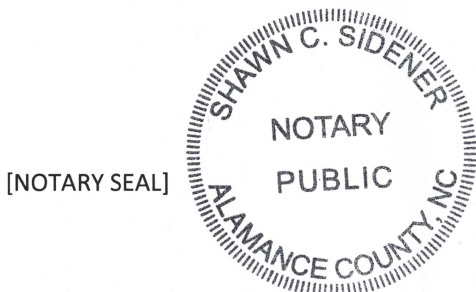
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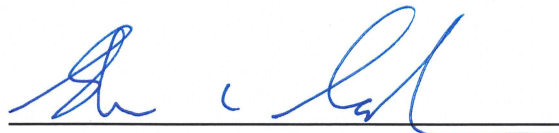
Shanmugaraj Baksha

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, the undersigned, a Notary Public in and for the County of Alamance, hereby certify that Shanmugaraj Baksha, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver's Licence, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.





Notary Public
State of North Carolina
My Commission Expires: June 27th, 2026

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.

08/22/2022

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
1305 Holt Road, Apex NC 27523 0743-33-1106

Address(es)

PIN(s)

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. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. 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 <http://www.apexnc.org/180/Planning-Community-Development>.

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

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

*Quasi-Judicial Public Hearing: The Board of Adjustment 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)):

Rezoning of a 4.9263 acre property with a single dwelling unit on it from the RR zone to the MD-CU zone to allow for the development of a four (4) lot subdivision.

Estimated submittal date: October 1st, 2022

MEETING INFORMATION:

Property Owner(s) name(s): SRP Signature Homes, LLC

Applicant(s): EarthCentric Engineering Inc.

Contact information (email/phone): Shawn.Sidener@EarthCentric.com // 919-563-9041

Meeting Address: Virtual Zoom Meeting (see separate page for joining information)

Date/Time of meeting**: Wednesday, September 14, 2022 from 5:30pm to 7:30 pm

Welcome: ~5:30 pm Project Presentation: ~5:40 pm Question & Answer: ~6:00 pm

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning and Community Development 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-Community-Development>.

Shawn Sidener

Subject: Zoom Meeting: The Preserve at Holt
Location: <https://us02web.zoom.us/j/88112084858>

Start: Wed 9/14/2022 5:30 PM
End: Wed 9/14/2022 7:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Phil Koch
Required Attendees: Shawn Sidener
Optional Attendees: Raj; Randolph Voller

zmMeetingNum: 88112084858

You are invited to a Neighborhood Meeting to discuss the above referenced development. This subdivision, to be constructed at the end of Elk Rive Drive, will consist of 4 single family homes located at the end of a short extension of the existing roadway. This is an informational meeting and will be recorded for use by the Developer and City Staff.

Join Zoom Meeting
<https://us02web.zoom.us/j/88112084858>

Meeting ID: 881 1208 4858
One tap mobile
+13126266799,,88112084858# US (Chicago)
+16469313860,,88112084858# US

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 386 347 5053 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US

Meeting ID: 881 1208 4858
Find your local number: <https://us02web.zoom.us/u/kbviwYqp43>

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: The Preserve at Holt Zoning: MD-CU

Location: 1305 Holt Road, Apex NC 27523

Property PIN(s): 0743-33-1106 Acreage/Square Feet: 4.9263 acres

Property Owner: SRP Signature Homes, LLC

Address: 2025 Kirkhaven Road

City: Morrisville State: NC Zip: 27560

Phone: 919-339-5072 Email: bsrajnc@gmail.com

Developer: SRP Signature Homes, LLC

Address: 2025 Kirkhaven Road

City: Morrisville State: NC Zip: 27560

Phone: 919-339-5072 Fax: _____ Email: bsrajnc@gmail.com

Engineer: EarthCentric Engineering Inc.

Address: 204 West Clay Street

City: Mebane State: NC Zip: 27302

Phone: 919-563-9041 Fax: 919-304-3234 Email: Shawn.Sidener@EarthCentric.com

Builder (if known): Unknown

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning and Community Development Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	James Misciagno	919-372-7470
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

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

Dirt in the Road:	James Misciagno	919-372-7470
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

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

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

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

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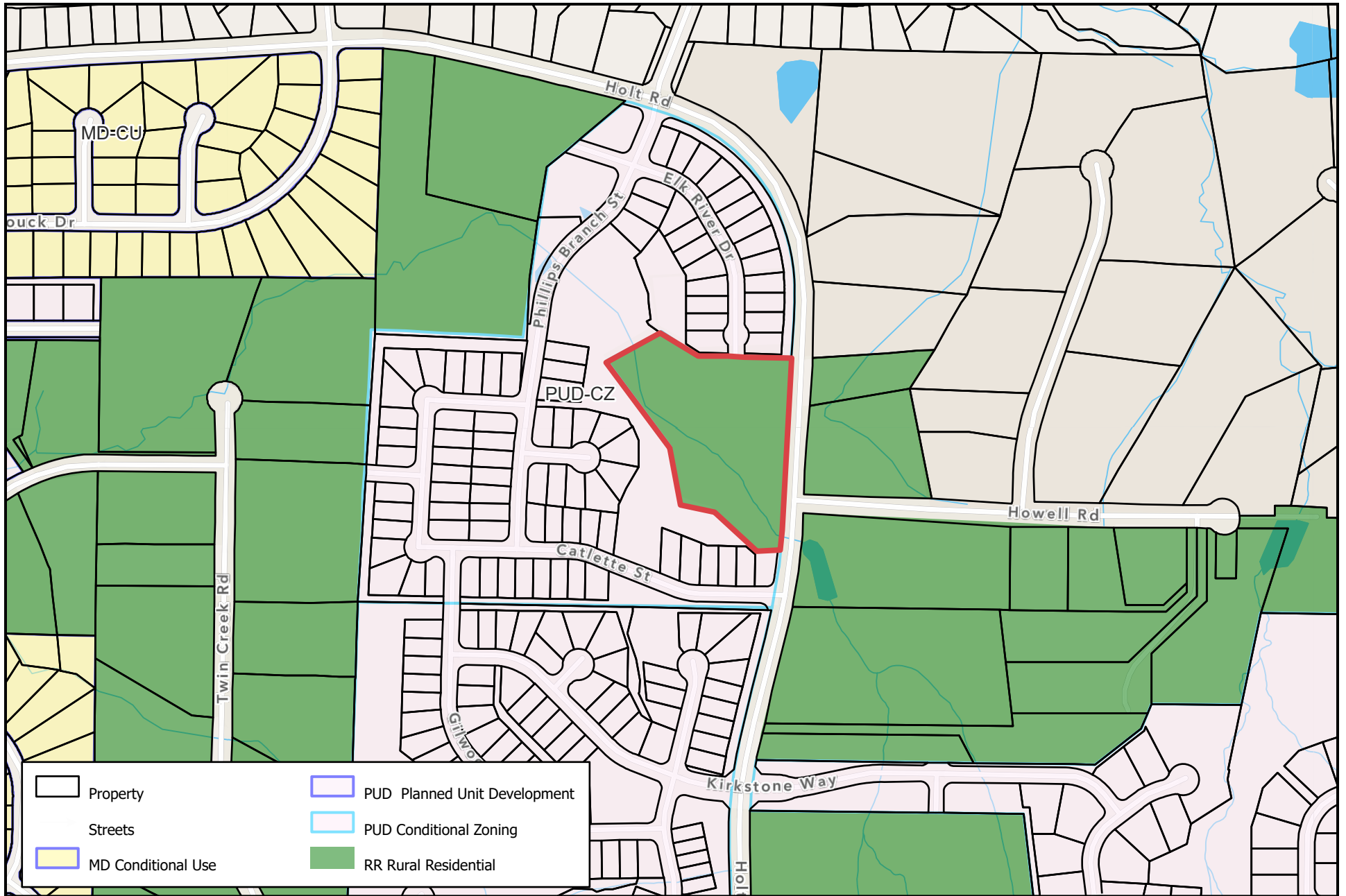
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Jessica Bolin at 919-249-3537.

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



Vicinity & Zoning Map

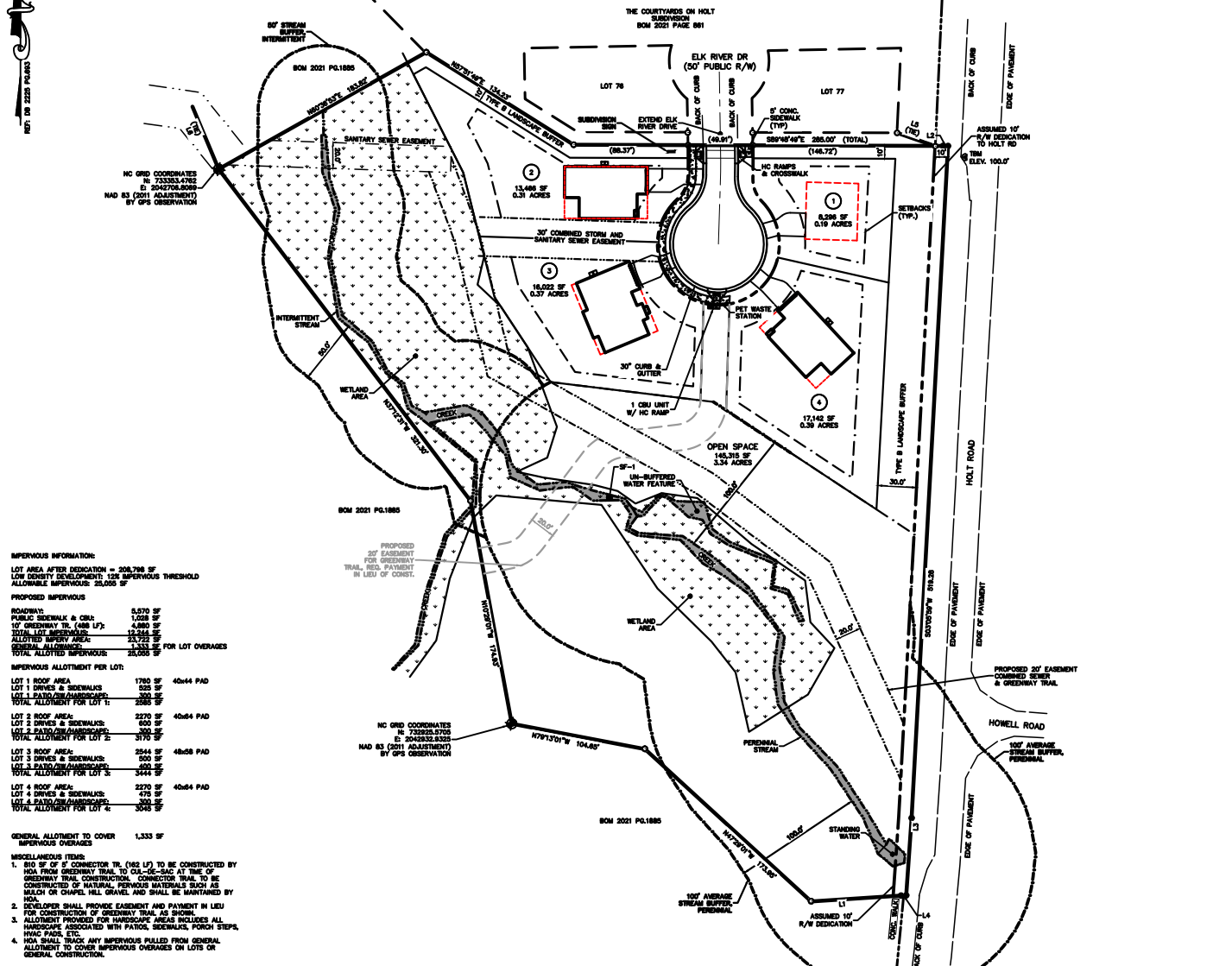


0 200 400 800 ft
1 inch equals 400 feet

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

LINE	BEARING	DISTANCE
L1	S 88°14'22" W	69.47
L2	S 89°48'48" E	3.86'
L3	S 82°58'29" W	69.82'
L4	S 88°14'22" W	4.12'
L5	N 70°51'17" W	31.18'
L6	N 24°42'14" W	62.58'

NOT TO SCALE PLANS



NO GRID COORDINATES
H730333.0
E 5042704.8089
HAD 83 (2011 ADJUSTMENT)
BY GPS OBSERVATION

IMPERVIOUS INFORMATION
LOT AREA AFTER DEDICATION = 508,788 SF
LOW DENSITY DEVELOPMENT: 12% IMPERVIOUS THRESHOLD
ALLOWABLE IMPERVIOUS: 25,000 SF

PROPOSED IMPERVIOUS

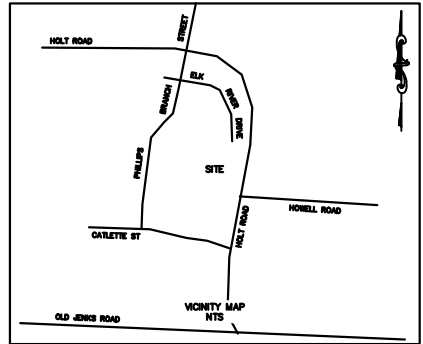
ROADWAYS	5,870 SF
PUBLIC SIDEWALK & CURB	1,028 SF
10' GREENWAY TRAIL (400 LF)	4,800 SF
TOTAL LOT IMPERVIOUS	12,698 SF
ALLOWED IMPERVIOUS	25,000 SF
GENERAL ALLOWANCE	1,333 SF FOR LOT OVERAGES
TOTAL IMPERVIOUS	25,000 SF

IMPERVIOUS ALLOCATION PER LOT:

LOT	ROOF AREA	DRIVES & SIDEWALKS	LANDSCAPE/AMPHIBIOUS	TOTAL	ALLOWANCE
LOT 1	1780 SF	525 SF	500 SF	2805 SF	40x44 PAD
LOT 2	2270 SF	500 SF	500 SF	3270 SF	40x64 PAD
LOT 3	2270 SF	500 SF	500 SF	3270 SF	40x64 PAD
LOT 4	2270 SF	500 SF	500 SF	3270 SF	40x64 PAD

- GENERAL ALLOWANCE TO COVER 1,333 SF IMPERVIOUS OVERAGES
- MISCELLANEOUS ITEMS:
- RIO SF OF 5' CONNECTION TRAIL (142 LF) TO BE CONSTRUCTED BY HOA FROM GREENWAY TRAIL TO CUL-DE-SAC AT TIME OF GREENWAY TRAIL CONSTRUCTION. CONNECTOR TRAIL TO BE CONSTRUCTED OF NATURAL PERVIOUS MATERIALS SUCH AS MULCH OR CHAPEL HILL GRAVEL AND SHALL BE MAINTAINED BY HOA.
 - DEVELOPER SHALL PROVIDE EASEMENT AND PAYMENT IN LIEU FOR CONSTRUCTION OF GREENWAY TRAIL AS SHOWN.
 - ALLOWMENT PROVIDED FOR HARDSCAPE AREAS INCLUDES ALL HARDSCAPE ASSOCIATED WITH PATIOS, SIDEWALKS, PORCH STEPS, PRAIR PADS, ETC.
 - HOA SHALL TRACK ANY IMPERVIOUS CALLED FROM GENERAL ALLOWANCE TO COVER IMPERVIOUS OVERAGES ON LOTS OR GENERAL CONSTRUCTION.

CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL 811 (1-800-432-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING GRADING OR EXCAVATION.
NORTH CAROLINA GENERAL STATUTE ARTICLE 5A, 57-152



PROJECT INFORMATION & NOTES:

OWNER: SHIP SIGNATURE HOMES, LLC
2805 WINDHAM PARK DRIVE
MORRISVILLE, NC 27560-7121
C/O RAJ BASHA (919-338-6072)

1305 HOLT ROAD
WAKE COUNTY, NORTH CAROLINA
7545-1106 / 0004865
BK: 018660, PG: 01867, DATED 04/15/2022

ZONING CODE: EXISTING RR (RURAL RESIDENTIAL)
ZONING CODE, PROPOSED MD-C2 (MEDIUM DENSITY RES.-CONDITIONAL USE)
ADJACENT ZONES RR (EAST ACROSS HOLT), MD-C2 (WEST, WEST & SOUTH)

SIZE: 4.6293 ACRES (214,392 SF) BY SURVEY
4.79 AC (208,798 SF) AFTER HOLT DEDICATION

WATERSHED: UPPER BEAVER CREEK BASIN
JORDAN LAKE WATER SUPPLY (SECONDARY PROT)
CWA # 1601
RMA 2 (2017)
STATE OF NORTH CAROLINA, GREENWOOD-GREEN LANE COMPLEX, HYDROLOGIC GROUP C/D
MAP PANEL: 6770074300L, EFFECTIVE 05/02/06
ZONE 2, NO FLOOD HAZARD PRESENT

CURRENT USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: 4 UNIT SP4 SUBDIVISION

PROPOSED IMPERVIOUS: MAXIMUM 12% (25,000 SF) (LOW-DENSITY DEV.)

DIMENSIONAL STANDARDS FOR MD-C2:
MINIMUM LOT SIZE: 1/4 ACRE
MINIMUM LOT WIDTH: 50'
FRONT SETBACK: 40' REQUESTED (TYPICALLY 25')
SIDE SETBACK: 5' MIN. / 10' TOTAL (COVER 10')
REAR SETBACK: 5'
STREAM BUFFER SETBACK: 10' MIN (5' MIN FOR DRIVEWAY)
MAXIMUM BUILD HEIGHT: 40'
MAXIMUM BUILD ROOF OF LOT
MAXIMUM DENSITY: 6 UNITS/ACER OR 28 UNITS

LANDSCAPING:
BUFFER, HOLT ROAD: 30' TYPE B
BUFFER, PROPERTY LINE: 10' TYPE B
WHERE POSSIBLE NATIVE SPECIES WILL BE USED TO MEET LANDSCAPING REQ.
EACH LOT SHALL INSTALL AT LEAST ONE (1) SMALL ORNAMENTAL TREE AND TWO (2) SHRUBS TO BE LOCATED IN THE FRONT, SIDE, OR REAR YARD.

OPEN SPACE, PLAY LANS, RIO NOT REQUIRED BASED ON SUBDIVISION SIZE

PARKING REQUIREMENT:
2 SPACES FOR HOME VIA INDIVIDUAL DRIVEWAYS AND GARAGES

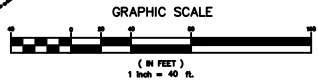
SURVEY DATA DATED 03/25/2022 PROVIDED BY LEONARD H. SULLIVAN JR. (L-2021), SULLIVAN SURVEYING (7-0077), PHONE 919-489-4738, FAX 919-489-8447, 1143-0 EXECUTIVE CIRCLE, CARY NC 27511

EASEMENT PROVIDED FOR PROPOSED GREENWAY TRAIL. PAYMENT-IN-LIEU OF CONSTRUCTION REQUESTED SINCE PROJECT IS <10 HOMES.

LOW DENSITY DEVELOPMENT, STORMWATER RUNOFF SHALL BE TRANSPORTED FROM THE DEVELOPMENT BY VEGATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICAL. TOTAL BUA OF PROJECT SHALL BE A MAXIMUM OF 12%.

NOTE: PROJECT IS EXEMPT FROM THE FRONTAGE IMPROVEMENTS THAT AREA ASSOCIATED WITH THE ADVANCED APPLIC 2014 TRANSPORTATION PLAN AND HOLT ROAD FRONTAGE IMPROVEMENTS ARE PROPOSED.

- SPECIAL CONDITIONS & WARNERS REQUESTED:
- FRONT SETBACKS SHALL BE 30'
 - PROJECT SHALL EXTEND THE EXISTING ELK RIVER DRIVE RIGHT-OF-WAY ENDING IN A CUL-DE-SAC THAT IS GREATER THAN 800'. (NOTE THE EXISTING CUL-DE-SAC IS ~725 LF AND SHALL BE LENGTHENED TO ~800 LF)
 - PROJECT SHALL NOT PROVIDE 1' OFF-STREET PARKING SPACE FOR THE CURB, AN IN-COURT DRIVE, 3' STYLE ACCESSIBLE CURB WITH PARALLEL IN THE CUL-DE-SAC SHALL BE PROVIDED INSTEAD FOR THE FOUR UNITS.
 - A 5' CONCRETE SIDEWALK SHALL NOT BE PROVIDED TO THE HOLT RD THROUGHOFARE. PEDESTRIANS WILL HAVE SIDEWALK ACCESS TO HOLT RD THROUGH THE COURTYARDS ON HOLT SUBDIVISION IN FUTURE DEVELOPMENT TRAIL
 - PROJECT SHALL HAVE ONE (1) PET WASTE STATION IN THE COMMUNITY.
 - PROJECT SHALL PROVIDE 30' BUFFER TO REDUCION PEST WASTE IN LOCATIONS THAT ARE PUBLICLY ACCESSIBLE SUCH AS ADJACENT TO SIDEWALKS, GREENWAYS, OR SIDE PATIOS.
 - PROJECT SHALL PROVIDE 30' BUFFER TO REDUCION PEST WASTE IN LOCATIONS THAT ARE PUBLICLY ACCESSIBLE SUCH AS ADJACENT TO SIDEWALKS, GREENWAYS, OR SIDE PATIOS.
 - HOA CONDOMINIUMS SHALL NOT RESTRICT THE COORDINATE DWELLING UNITS.
 - MINIMUM OF 75% OF SPECIES NATIVE TO THE EASTERN U.S. SHALL BE USED TO MEET THE LANDSCAPING REQUIREMENTS FOR SECTION 8.2 OF THE UDA.
 - ALL SINGLE-FAMILY DETACHED HOMES SHALL BE PRE-CONFIGURED WITH CONDUIT FOR A SOLAR PANEL SYSTEM WITH A MINIMUM FOUR-KILOWATT (KW) CAPACITY SHALL BE INSTALLED ON AT LEAST TWO (2) HOMES WITHIN THE DEVELOPMENT. ALL SOLAR INSTALLATION REQUIRED BY THIS CONCEPT SHALL BE COMPLETED ON LOTS PRIOR TO THE CONSTRUCTION OF THE BUILDING PERMITS ISSUED FOR THE DEVELOPMENT. THE LOTS ON WHICH THESE HOMES ARE LOCATED SHALL BE CONSIDERED AS GREEN ROOFS, WHICH MUST BE MAINTAINED THROUGHOUT THE SUBDIVISION TO INCLUDE A MINIMUM OF THREE COLOR FAMILIES FOR SEASO AND SHALL INCLUDE VARIED TRAIL, WALKWAY, AND ACCESS CONDUIT FOR CONDUIT OF ACCESSORY DWELLING UNITS.
 - MINI, BEING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS & TRIM ARE PERMITTED.
 - ROOFS SHALL BE FINISHED AT 6/12 OR GREATER FOR 75% OF THE BUILDING DECKING.
 - LANDS SHALL PROJECT AT LEAST 12 ACRES FROM THE WALL OF THE STRUCTURE.
 - GARAGE DOORS SHALL HAVE WINDOWS, DECORATIVE DETAILS OR CURTAIN-TYPE ADORNMENTS.
 - VARIED COLOR PALETTE SHALL BE UTILIZED ON HOMES THROUGHOUT THE SUBDIVISION TO INCLUDE A MINIMUM OF THREE COLOR FAMILIES FOR SEASO AND SHALL INCLUDE VARIED TRAIL, WALKWAY, AND ACCESS CONDUIT FOR CONDUIT OF ACCESSORY DWELLING UNITS.
 - HOA CONDOMINIUMS SHALL NOT RESTRICT THE COORDINATE DWELLING UNITS.
 - THE REAR AND SIDE ELEVATIONS OF THE UNITS THAT CAN BE SEEN FROM THE RIGHT-OF-WAY SHALL BE COVERED WITH TREES AND SHRUBS.
 - FRONT PORCHES SHALL BE A MINIMUM OF 6 FEET DEEP.



EarthCentric Engineering, Inc.
License # C-2638

PRELIMINARY NOT FOR CONSTRUCTION

204 W. Clay Street
Mebane, NC 27302
Phone: (919) 291-4041
Fax: (919) 291-3294
E-Mail: Phil.Koch@EarthCentric.com

PRINCIPAL ENGINEER
PHIL KOCH - NCCE #2638

THE PRESERVE AT HOLT
1305 HOLT ROAD, APEX NC 27623

SITE PLAN

REV.	DATE	DESCRIPTION	BY
1	03/25/2022	REDESIGN FROM SETBACK	CPK

PROJECT NO.	DATE
2024-003	03/25/2024

DESIGNER	SCALE	DATE
CPK	1"=40'	03/25/2024

PROJECT MANAGER	DATE
CPK	03/25/2024

DRAWING NAME	DATE
2024-003	03/25/2024

SHEET NO.
C3.0

PRELIMINARY

SHAWN C. SIDENER
401 SHORT STREET
HAW RIVER, NC 27258

ABERNATHY, MICHAEL C
ABERNATHY, JANET K
375 PHILLIPS BRANCH ST
APEX NC 27523-3716

AMICK, ELLIOTT W JR TRUSTEE
AMICK, MARION R TRUSTEE
1325 ELK RIVER DR
APEX NC 27523-3714

ANNAB, LINDA J
OSAMA H ANNAB
1300 TUMBLESTONE CT
APEX NC 27523-3732

ARNOLD, JOHN JOSEPH TRUSTEE
ARNOLD, TINA M DEANG TRUSTEE
1320 HOLT RD
APEX NC 27523-9433

BOTZ, VIRGINIA ANNE TRUSTEE
ADAMS, DONNA BOTZ TRUSTEE
1320 ELK RIVER DR
APEX NC 27523-3714

BRADEN, DONALD
1321 ELK RIVER DR
APEX NC 27523-3714

BRODBECK, HOWARD D TRUSTEE
BRODBECK, CHERYL A TRUSTEE
405 PHILLIPS BRANCH ST
APEX NC 27523-3717

CATTANO, DEBRA A
1312 HOLT RD
APEX NC 27523-9433

COOK, JOE M JR
COOK, GLORIA F
1400 FLAT LAUREL ST
APEX NC 27523-3715

CRADDOCK, CHARLES M
CRADDOCK, MARLEY W
1301 TUMBLESTONE CT
APEX NC 27523-3732

EPCON HOLT ROAD LLC
500 STONEHENGE PKWY
DUBLIN OH 43017-7572

FERSCH, KENNETH E
FERSCH, JUDY H
1220 HOLT RD
APEX NC 27523-5890

FORD, DENNIS CARLTON
FORD, STEPHANIE HITCHCOCK
409 PHILLIPS BRANCH ST
APEX NC 27523-3717

GARR, ARMANDO
GARR, KAREN ANN
1339 ELK RIVER DR
APEX NC 27523-3714

GIBSON, DELORIS LEA
GIBSON, ROBERT ALLEN
1425 HOLT RD
CARY NC 27519-5891

GINSBURG, LAWRENCE J TRUSTEE
GINSBURG, KAREN B TRUSTEE
1324 ELK RIVER DR
APEX NC 27523-3714

HARVEY, TAMMY PASCHAL
1333 ELK RIVER DR
APEX NC 27523-3714

HUANG, SHAOHUA
HUANG, BIYING
201 HOWELL RD
APEX NC 27523-3805

KAZAZIAN, RICHARD
KAZAZIAN, REGINA
204 HOWELL RD
APEX NC 27523-9431

KEEFE, ARTHUR
KEEFE, KERBY
1334 ELK RIVER DR
APEX NC 27523-3714

MARTHINSEN, CONSTANCE J
1314 TUMBLESTONE CT
APEX NC 27523-3732

MATTINA, CHARLES ANTHONY
DORAN, KIM LEVINE
1328 ELK RIVER DR
APEX NC 27523-3714

MIDDLETON OWNERS ASSOCIATION INC
PPM INC
11010 RAVEN RIDGE RD
RALEIGH NC 27614-8837

MITCHELSON, FERNIE
MITCHELSON, JOHN
405 ROWANWOOD WAY
APEX NC 27523-9327

MUTHURAMALINGAM, PRATHESH SANTH
PARTHIBAN, SATHYA SANTHANAM
401 ROWANWOOD WAY
APEX NC 27523-9327

PACCHIOLI, STEPHEN
PACCHIOLI, BEVERLY LULIS
1342 ELK RIVER DR
APEX NC 27523-3714

PALAKODETY, SIVA KUMAR
PALAKODETY, VEENA
1324 HOLT RD
APEX NC 27523-9433

PEARCE, BERNIE P
AGNEW, CHRISTIE J
1305 TUMBLESTONE CT
APEX NC 27523-3732

PURVIS, SANDRA MAGUIRE
PURVIS, JOSEPH DIXON III
1351 ELK RIVER DR
APEX NC 27523-3714

SRP SIGNATURE HOMES LLC
2025 KIRKHAVEN RD
MORRISVILLE NC 27560-7121

TEMPRILE, TONY
TEMPRILE, ALISON
1347 ELK RIVER DR
APEX NC 27523-3714

TENENBAUM, MARTIN
TENENBAUM, ELLEN
1329 ELK RIVER DR
APEX NC 27523-3714

THOMAS, DONALD E
THOMAS, GWEN L
1357 ELK RIVER DR
APEX NC 27523-3714

TOWER, DANA L
1336 CATLETTE ST
APEX NC 27523-3713

VILLANO, GARY
VILLANO, MARY
413 PHILLIPS BRANCH ST
APEX NC 27523-3717

VOORHEIS, JEFFREY FRED
VOORHEIS, LYDIA RUGER
1338 ELK RIVER DR
APEX NC 27523-3714

YXF LLC
SALEM ST REALTY
301 N SALEM ST STE 100
APEX NC 27502-2469

APEX TOWN OF
PO BOX 250
APEX NC 27502-0250

Current Tenant
1305 Holt RD
APEX NC 27523

Current Tenant
1313 Holt RD
APEX NC 27523

Current Tenant
409 Phillips Branch DR
APEX NC 27523

Current Tenant
413 Phillips Brach ST
APEX NC 27523

Current Tenant
400 Rowanwood WAY
APEX NC 27523

Current Tenant
1315 Tumblestone CT
APEX NC 27523

Current Tenant
1308 Tumblestone CT
APEX NC 27523

Current Tenant
1309 Tumblestone CT
APEX NC 27523

Current Tenant
1318 Tumblestone CT
APEX NC 27523

Current Tenant
1304 Tumblestone CT
APEX NC 27523

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: Zoom Meeting
 Date of meeting: 09/14/2022 Time of meeting: 5:30 PM - 7:30 PM
 Property Owner(s) name(s): SRP Signature Homes, LLC
 Applicant(s): EarthCentric Engineering Inc.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Charles P. Koch, EarthCentric Engineering Inc.	204 West Clay Street, Mebane NC 27302			
2.	Shawn C. Sidener, EarthCentric Engineering Inc.	204 West Clay Street, Mebane NC 27302			
3.	John Fitzgerald	426 Phillips Branch Street, Apex NC 27523			
4.	Joe & Sandy Purvis	1351 Elk River Dr			
5.	Mary& Gary Villano	413 Phillips Branch St, Apex NC 27523			
6.	Donald Braden	1321 Elk River Dr (lot 76)			
7.	Stephen & Beverly Pacchiolo	1342 Elk River Dr			
8.	Sharon & Jim Berenson				
9.	Steve & Carrie Roberts	501 W Williams St, #2287, Apex NC 27502			
10.	Donald Thomas	1357 Elk River Dr			
11.	Donald & Mary Perlmutter	1362 Elk River Dr			
12.	Karen & Armando Garr	1339 Elk River Dr, Apex NC 27523			
13.	Tony & Alison Temprile	1347 Elk River Dr, Apex NC 27523			
14.	Janice & Don Azevedo	1358 Elk River Dr			

Use additional sheets, if necessary.

NEIGHBORHOOD MEETING SIGN-IN SHEET

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	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
15.	Larry & Karen Ginsburg	1324 Elk River Dr.			
16.	Ellen & Martin Tenenbaum	1329 Elk River Dr, Apex			
17.	Tony Bugel	1315 Tumblestone Ct, Apex			
18.	Jeremy Reynolds	Advisor for 76/1321 Elk River Dr			
19.	Charles & Marley Craddock	1301 Tumblestone Ct			
20.	Bonnie Barefoot	1350 Elk River Dr			
21.	Randolph Voller	Developers Consultant			
22.	Meredith				
23.	Chuck Ma				
24.	Gwen				
25.	Raj Baksha	Developer			
26.	Joe Cook				
27.	User Ms S21				
28.	Steven Lamb				

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE 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.

Property Owner(s) name(s): SRP Signature Homes, LLC

Applicant(s): EarthCentric Engineering Inc.

Contact information (email/phone): Shawn.Sidener@EarthCentric.com 919-563-9041

Meeting Address: Zoom Meeting

Date of meeting: 09/14/2022 Time of meeting: 5:30PM - 7:30PM

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

Question/Concern #1:

Construction Damage Concern.

Applicant's Response:

Take pictures prior to construction, if contractors damage they will be responsible to fix. Talk with City about any damage that occurs. Please refer to the list of common construction problems that was included in your meeting invite. The town and developer will work out how construction damage is repaired.

Question/Concern #2:

Can the sewer easement between lots 2 & 3 be moved to run under the greenway, & allow the housing development on 2 to provide more buffer to lot 76 of COH? Lot 76 paid a significant premium for this lot to not have a house directly beside it.

Applicant's Response:

Sewer is run in a manner that best works for the City. We looked at that earlier in the project and it didn't work out well, but we will take another look at it. Additionally storm is going to be running down this path as well. We will look at trying to create more space on lot 2.

Question/Concern #3:

Please describe the 4 structures.

Applicant's Response:

Single family homes, elevation drawings are still be finalized. They could be sent out at a later date. Two car garages are what is currently being considered. Homes should be complimentary to the Courtyards.

Question/Concern #4:

Concerned about construction traffic & completion of final paving of Elk River Dr. Will this cause a delay in that?

Applicant's Response:

We doubt it would effect that timing, but can't answer that for certain. Check with Epcon.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): SRP Signature Homes, LLC

Applicant(s): EarthCentric Engineering Inc.

Contact information (email/phone): Shawn.Sidener@EarthCentric.com 919-563-9041

Meeting Address: Zoom Meeting

Date of meeting: 09/14/2022 Time of meeting: 5:30PM - 7:30PM

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

Question/Concern #5:

Are the green dotted lines inside of each property line just the setback, or does that represent the "yard" space (meaning, every tree will be cut down inside of these green dashed lines)?

Applicant's Response:

All trees will not necessarily be cleared within the setbacks, but they would be at risk. We will save all the trees we can.

Question/Concern #6:

What is the projected timeline for the infrastructure?

Applicant's Response:

Would like to start next summer, but hard to say, since we are real early in the process.

Question/Concern #7:

Who will maintain the right of way?

Applicant's Response:

After construction the right-of-ways will belong to the city.

Question/Concern #8:

Will there be more trees planted as a buffer from existing houses on Elk river?

Applicant's Response:

The buffers will require planting if existing trees can't be preserved.

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Question/Concern #9:

Who would be responsible for all potential damages from construction?

Applicant's Response:

Report any damage concerns to the City and they will handle responsibilities.

Question/Concern #10:

Can you identify who is on the Council that makes the final approval?

Applicant's Response:

City council members can be found on the cities website.

Question/Concern #11:

Why not just connect to existing greenway via courtyard at Holt.

Applicant's Response:

The city gave us the location of the greenway trail. For some reason the Courtyards greenway does not connect to the property line. Please check with the city on how to tie these together.

Question/Concern #12:

Once houses are occupied, will Elk River Drive become a school bus route?

Applicant's Response:

Unknown, but with only 4 new houses, I would think these children would have to go to the nearest current bus stop.

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Question/Concern #13:

A packet of info was NOT sent to everyone.

Most of us heard about this from others in the community.

Applicant's Response:

Information packets were sent to everyone on the list provided by the city. If you heard about this meeting from others in the community, you would not have gotten a packet. If you would like a package please indicate so in the chat.

Question/Concern #14:

What is the proposal about the water drainage behind the properties?

Applicant's Response:

Drainage will have to run between lots 2 and 3 and discharge to the stream.

Question/Concern #15:

Prior to development of COH and POH, there were at least 4 driveways with direct access to Holt.

Why not use the existing driveway as access to the four houses?

Applicant's Response:

Driveway access and roadway access are not equivalent. DOT does not want another road access at this location. Elk River was always intended to be extended, you can see that in the way it was constructed to the property line. If connected to Holt it would likely loop from Elk River to Holt.

Question/Concern #16:

It will be very important to get storm water management right.

Applicant's Response:

That is why we want to do a low impact development. It reduces the impervious, reduces the stormwater runoff, and preserves more trees.

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Question/Concern #17:

Who decided not to build the greenway at this time?

Applicant's Response:

The developer has been working with the Town on the greenway plan & has agreed to pay the fee in lieu & dedicate the area. The Town will then use the funds and land to make the improvements. By working together the community and the developer can potentially get Apex to commit to a timeframe to make any improvements to the greenway.

Question/Concern #18:

Is it correct that replacement trees will be a 1.5" caliper to replace the large trees 12" that are cut down ?

Applicant's Response:

That was a recommendation from the Environmental Review Board, but we have not committed to that standard yet. It is not a requirement.

Question/Concern #19:

Is it Apex decision not to build a sidewalk along Holt Rd at this time, and is there a timeframe for this ?

Applicant's Response:

Because we are a small development, we typically do not have to construct road frontage improvements. The sidewalk really needs to be built at the same time as the roadway improvements to avoid a grading discrepancy. Both HOAs should work with the City to see if they have a timeline for Holt Road improvements.

Question/Concern #20:

How many trees will be cut down in the stream buffer protected area to put in the long greenway and sewer ?

Applicant's Response:

A number of trees will be removed for the sewer easement, but the greenway easement is snaked around the existing trees.

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Question/Concern #21:

Where has this builder built before?

Applicant's Response:

This is the first community for this developer. Tee developer intends to live in one of these houses.

Question/Concern #22:

What are the plans to provide street cleaning for Elk River?

Applicant's Response:

There are no plans that we are aware of for regular street cleaning. If you want to report excessive dirt on the roads refer to your city notification list that mailed out for this meeting. Unfortunately there will be some dirt and dust as this is the nature of construction. We plan to do the best we can with the Erosion Control measures.

Question/Concern #23:

I was lead to believe from Raj several month ago that only 3 homes were going to be built to help protect the environment.

Applicant's Response:

Raj stated that he intends to build 3 homes ASAP and the 4th one may take longer ... as of now.

Question/Concern #24:

On the information we received it mentions rezoning What is it zoned for now and what is the new zoneing going to be?

Applicant's Response:

Current zone is RR (Residential Rural) and we are seeking a rezoning to MD (Medium Density) which is the same zone as the Courtyards. Note due to the overall size of the lot, out density would be similar to RR, even though the lot sizes are closer to MD.

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Question/Concern #25:

Raj, I am very concerned about keeping as much space / privacy between our homes as possible.

Applicant's Response:

Raj indicated that he will try to address it as much as he can through landscaping.

Additionally, we will look at getting as much separation as possible between the houses.

Question/Concern #26:

From Petition, A premium was paid by residents to live in a 55+ community. Benefits will be lost by having another community access the same roads. Desire a connection to Holt.

Applicant's Response:

Elk River is a public street with public access. Directly connection to Holt is against the wishes of the NCDOT

and would be a more dangerous access point than through Elk River. Elk River was always supposed to

extend to this property, as it was built to the property line with a temporary cul-de-sac instead of permanent design.

Question/Concern #27:

From Petition, Sidewalk traffic through the Courtyards would negatively effect the 55+ community. Why not build a direct connect to Holt.

Applicant's Response:

Sidewalks through the Courtyards are public. Adding just 80' of road and 4 homes will not greatly effect the

amount of pedestrian traffic throug the Courtyards. Once the greenway trail is constructed it will access Holt

and the Courtyard residences will want to use that then. Less sidewalk is also less impervious.

Question/Concern #28:

From Petition, Request for more buffer between the properties.

Applicant's Response:

10' buffer is required and provided + the 10' buffer already on the Courtyards for a combined vegetative

buffer of 20'

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Question/Concern #29:

From Petition, Accessory dwelling units may impact property values.

Applicant's Response:

We are not showing any ADU, and do not want them. This condition was a recommendation from the City.

No ADUs means less impervious and this project does not have a very high impervious limit. Developer will remove this condition from the plan, but neighbors need to be aware that it might come back in discussions with the City.

Question/Concern #30:

From petition, Concern about construction traffic. Can construction traffic come off Holt Road

Applicant's Response:

We think the infrastructure traffic might be able to come from Holt Road and we will design it that way initially.

During home construction though the construction traffic will be accessing from Elk River. Do note that this is subject to review and approval from the City though.

Question/Concern #31:

From petition, Dimensional Standards concern.

Applicant's Response:

We will meet the City standards for MDR.

Question/Concern #32:

From petition, Clarify why the Holt Road improvements are not required.

Applicant's Response:

Subdivisions of 4 lots or less are not required to provide frontage improvements. We do not anticipate doing any frontage improvements, other than the dedication of right-of-way.

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Question/Concern #33:

From petition, Tree canopy concern that too many trees are being removed.

Applicant's Response:

We are committing more than what was recommended by the environmental review board. Environmental review board recommended 40%, we committed to 50%, but will likely preserve even more than that.

Question/Concern #34:

From petition, concern about loss of privacy fence.

Applicant's Response:

You will maintain your privacy fence, except in the area of the right-of-way.

Question/Concern #35:

Recommend making a connection between the two HOAs to discuss concerns. Further communication is desired.

Applicant's Response:

We will recommend the developer will reach out and form a small group of people for on-going communication.

Question/Concern #36:

Rain water concern about the current ponds filling up.

Applicant's Response:

All of the storm from even beyond this site drains through the stream and goes into that system. We will be staying under 12% impervious to limit how much stormwater gets to down stream problem areas.

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Question/Concern #37:

We have a 55+ community, what guarantee do we have that kids won't be in our neighborhood.

Will you have age restrictions on your neighborhood.

Applicant's Response:

You live on public streets with public sidewalks. This is only 4 homes. It is unlikely there will be lots of kids running around. We are not planning any age restrictions. Grandkids are already in the neighborhood, they just don't live there. Note that anyone can be on those public streets and sidewalks now.

Question/Concern #38:

We have height concerns. Is there a variance for 40'?

Applicant's Response:

We are not asking for any height variances. 40' is maximum allowed for structures in the MD zone.

We are intending to do 2 stories with possible basements. The typical heights for 1, 2, and 3 story homes was entered into the chat. We do not have elevation views to show at this time.

Question/Concern #39:

Applicant's Response:

Question/Concern #40:

Applicant's Response:

Shawn Sidener

From: Shawn Sidener
Sent: Friday, August 26, 2022 10:32 AM
To: Phil Koch
Subject: FW: Preserve at Holt project

See below from Holt Road Neighbors

Shawn C. Sidener
Office Manager, CAD Drafter
EarthCentric Engineering, Inc.

204 West Clay Street
Mebane, NC 27302-2436

Office: 919-563-9041
Fax: 919-304-3234

From: Dennis and Stephanie Ford <ford409@spectrum.net>
Sent: Friday, August 26, 2022 10:20 AM
To: 'Charles Craddock' <sascec@gmail.com>
Cc: 'John Fitzgerald' <john.fitzgerald4440@gmail.com>; 'Vincent Iamunno' <viamunno33@gmail.com>; 'Voorheis Lydia' <jeff.voorheis@gmail.com>; Shawn Sidener <Shawn.Sidener@EarthCentric.com>
Subject: RE: Preserve at Holt project

Hello Charles:

I received my packet this morning and reviewed the information. I feel for those folks on Elk River Drive that thought they would be finished with construction traffic and messy roads. I hope that at least that part of our community goes to the meeting or is part of it through zoom. The problems I see you have already mentioned but the road is another. When Epcon finishes I think that they will be required to place the 2nd and final layer of asphalt on all of our roads. That last layer of asphalt should be completed before all of the approvals are granted for construction to begin. Once that is done, I assume the bond they posted would be released by the Town of Apex. Will the new developer be required to not only post bond for his new roads, but will they be required to post a bond to fix our community roads if damage occurs. With the weight of these trucks, you have to expect damage so who makes those repairs - the Town of Apex or the developer?

Also, with dust flying during construction our HOA power washes homes - or at least we are scheduling that power washing. Should we consider that expense to be compensated? What is Epcon's view of this project since I understand they originally thought about this project area as being part of our community. Will the developer want to place a sign (Preserve at Holt) at the entrance off of Holt Road near our signs or does he plan to place one near the dead end of Elk River?

A lot to be concerned with since we all were hoping that we would have some peace and quiet from construction after the end of the year. Here we go again with red clay dust and noise and the disturbing of natural areas that causes critters to move about - specifically snakes. Tuesday and Wednesday night - each night - while walking my dog toward the causeway 2 snakes each night were crossing the concrete walk just down from my neighbor's home - Howard. All of the construction and the time of year where snakes give birth has them moving about at night. Now more ground shaking.

Dennis Ford

From: "Charles Craddock"

To: "John Fitzgerald", "Vincent Iamunno", "Dennis and Stephanie Ford", "Voorheis Lydia"

Cc:

Sent: Friday August 26 2022 7:03:14AM

Subject: Preserve at Holt project

Shawn, we received the info packet about the upcoming construction project, The Preserve at Holt and wanted to know a few things before we meet as a community to discuss.

- 1) Can you provide the plot plan for the subdivision in pdf form? The printout sent is difficult to read as it is very small,
- 2) Can you provide the report for the environmental impact of the stream buffer affected by the project or the contact info for the engineer to perform that study?
- 3) Can you tell us what, if any, service utilities would be extended from the adjacent Epcor development? It appears that the sewer connection uses the same line that services our neighborhood; does the storm water runoff also feed our BMP structures?
- 4) What is the status of the proposed greenway spur that connects this new project to our existing greenway system? Can you explain the notation about that on the plans?

Thank you for your assistance.

--

Charles Craddock

1301 Tumblestone Court

Shawn Sidener

From: Shawn Sidener
Sent: Tuesday, September 6, 2022 10:43 AM
To: Charles Craddock
Subject: RE: Preserve at Holt project

We do not, The NCDOT does not want access to Holt Road, since there is a safer public alternative.

Shawn C. Sidener
Office Manager, CAD Drafter
EarthCentric Engineering, Inc.

204 West Clay Street
Mebane, NC 27302-2436

Office: 919-563-9041
Fax: 919-304-3234

From: Charles Craddock <sascec@gmail.com>
Sent: Tuesday, September 6, 2022 10:37 AM
To: Shawn Sidener <Shawn.Sidener@EarthCentric.com>
Subject: Re: Preserve at Holt project

Shawn one last question. Do you have an alternate plot plan showing an exit onto Holt Road?

On Mon, Aug 29, 2022 at 9:52 AM Shawn Sidener <Shawn.Sidener@earthcentric.com> wrote:

Note this project is in the very beginning stages of design and all elements have not fully been fleshed out yet. Note that as this project proceeds through review and approvals with the city, the layout shown here could change in response to comments received. In response to your specific questions.

1. The construction entrance for this project will likely be from Elk River Drive. It is possible we could use the existing driveway on Holt Road for infrastructure construction, but I imagine the city would prefer it being off Elk River Drive, because that is safer. That said all construction materials and equipment could be delivered without damage to the road. Existing conditions and post construction conditions would have to be documented and if damage occurs the City would likely require it to be repaired. As the subdivision designers, we really are not involved in that aspect of the construction. The city will require the same thing they require of all construction projects that are accessed from public city roads.
2. I do not have an estimate on start of construction. There are still a lot of steps ahead before approval. This neighborhood meeting is required before we can even make the first official submittal. You can ask this at the neighborhood meeting and maybe the developer will have another answer for you.
3. The only subdivision sign will be on the property at the end of Elk River Drive. There will not be signage off Holt Road. The City does not allow it to be placed in the right-of-way and we do not own any property or easements at the entrance to the subdivision to the north.
4. A mail kiosk will be used at the end of the cul-de-sac. The post office does not allow individual mailboxes anymore.
5. There will be covenants in place, though our office has nothing to do with setting those up.

6. We are proposing a payment to the city in lieu of construction a sidewalk down Holt Road. This is something that will be worked out with the city during review.
7. There will be a required 10' buffer between the subdivision. The design for this has not been fleshed out yet as it is very early in design.

Shawn C. Sidener

Office Manager, CAD Drafter

EarthCentric Engineering, Inc.

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

From: Charles Craddock <sascec@gmail.com>

Sent: Saturday, August 27, 2022 11:53 AM

To: Shawn Sidener <Shawn.Sidener@EarthCentric.com>; Vincent Iamunno <viamunno33@gmail.com>

Subject: Re: Preserve at Holt project

Hey Shawn, several more questions.

Will heavy construction equipment be directed off of Holt Road during this development? There is some concern about damage and construction traffic coming down Elk River Drive. If Elk River Drive will be used for the construction, will a bond be posted for repaving of the street after construction? We plan on repaving the whole neighborhood after construction concludes early next year but would not want to do that road if construction vehicles will just tear it up again at the entrance and Elk River.

Do you have any ideas regarding the timing for construction? Our neighborhood has an annual exterior power washing and we would not want to do that just prior to construction start.

Regarding signage, will the only sign for your neighborhood be at what is the end of Elk River Drive now? Will there be any signage for the neighborhood off of Holt Road? Will each house have a mailbox? Is there a covenant for the development? Is there a sidewalk planned along Holt Road? Are there any plans available for the buffer planned between this neighborhood and Holt Road?

On Fri, Aug 26, 2022 at 9:02 AM Charles Craddock <> wrote:

thanks for the quick response! I will share with our community.

On Fri, Aug 26, 2022 at 8:38 AM Shawn Sidener <Shawn.Sidener@earthcentric.com> wrote:

1. Yeah, the sheet size for these is typically 24"x36" so if shrunk it does become hard to read. Attached is a full-size site plan sheet.
2. We are at the very beginning stages of design and submittal. An environmental Impact report has not yet been performed. We have gotten a Surface Water identification done by Pilot Engineering to determine the stream buffers and are only disturbing the stream buffers for the town required improvements of the sanitary sewer line and greenway trail.
3. The sanitary sewer will connect to the city system at a manhole that is on the subject property. We are also required by the city to construct the sanitary sewer along the stream to the south for other future developments to use. The water will connect to the north in the dead end of Elk River Drive. The storm water has not yet been designed but we are not allowed to send it to the adjacent Stormwater Control Measures. We are designing this as a low impact development so the storm will likely be directed through vegetated swales that discharge at the stream.
4. The City has a proposed greenway trail that runs through this property. Since we are such a small development, they are not requiring us to construct it, however, we will make a payment to the city in lieu of building the trail. The proposed routing is from Holt Road near the intersection of Holt Road and Howell Road, up through the provided sewer easement, then it turns south crossing the stream and ending at the property line to the west. The city gave us the start and end points of the path and will be responsible for the actual construction at some unknown time in the future.

I hope this helps and if you have any further questions before the meeting just let me know. Thank you.

Shawn C. Sidener

Office Manager, CAD Drafter

EarthCentric Engineering, Inc.

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

From: Charles Craddock <sascec@gmail.com>

Sent: Friday, August 26, 2022 7:03 AM

To: John Fitzgerald <john.fitzgerald4440@gmail.com>; Vincent Iamunno <viamunno33@gmail.com>; Dennis and Stephanie Ford <ford409@spectrum.net>; Voorheis Lydia <jeff.voorheis@gmail.com>; Shawn Sidener <Shawn.Sidener@EarthCentric.com>

Subject: Preserve at Holt project

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Thank you for your assistance.

--

Charles Craddock

1301 Tumblestone Court

Shawn Sidener

From: Shawn Sidener
Sent: Tuesday, September 13, 2022 11:31 AM
To: 'Armando'
Subject: RE: Preserve at Holt project

See below response in red. Any of this can be discussed further with the project engineer during the neighborhood meeting.

Shawn C. Sidener

Office Manager, CAD Drafter

EarthCentric Engineering, Inc.

204 West Clay Street
Mebane, NC 27302-2436

Office: 919-563-9041
Fax: 919-304-3234

From: Armando <mail4armando@yahoo.com>
Sent: Tuesday, September 13, 2022 10:51 AM
To: Shawn Sidener <Shawn.Sidener@EarthCentric.com>
Cc: Armando Garr <mail4armando@yahoo.com>
Subject: Re: Preserve at Holt project

Shawn:

Thanks for the information sent.

I have some questions, which am sending to you in advance to make sure they can be addressed tomorrow during the scheduled Zoom Meeting.

1. Greenway

There is mention of a 162' x 5' connector trail to be constructed by HOA from Greenway Trail to Cul-de-Sac at time of greenway construction. There is also mention of a 488' x 10' greenway trail. The site map shows a 20' easement for sewer and greenway that starts on Holt Rd. in front of Howell Rd. for a greenway that will actually not be built but a payment will be made to the Town of Apex. Can you please clarify which trail or trails will actually be built at this point and their location ?

No trails will be constructed at the time that the roadway and homes are constructed. The developer will make a payment to the city at the time of plan approval and the city will construct the greenway trail at a time of their choosing in the future. The greenway trail that this payment will cover starts at the intersection of Howell Road and Holt Road, runs in the proposed sewer easement, then turns south and crosses the stream in the provided greenway easement to end on the western property line. When the city constructs the greenway, the HOA for this project will be required to construct a connection from the mailbox units in the cul-de-sac to the greenway trail, in the provided easement.

2. Sidewalk

Will a sidewalk be built along Holt Rd.?

We are not proposing a sidewalk along Holt Road, since the town does not require small developments (4 or less, single family lots) to construct any frontage improvements which includes the frontage sidewalk. This sidewalk will be constructed by the town when they decide to widen Holt Road.

3. Access to Holt Rd.

The site map mentions that a 5' sidewalk will *not* be provided to Holt Rd., and that pedestrians will use the Courtyards on Holt for pedestrian access. If the greenway that leads to Holt Rd. won't be built at this time, why wouldn't a 5' sidewalk between lots 1 & 4 be built for access ?

Elk River is a public road with public sidewalks, and we are only extending it by less than 80' with only 4 additional houses. With these factors considered it just does not make sense to alter the current pedestrian traffic paths.

4. Mailboxes

Where will the mailboxes for the 4 proposed houses be located ?

There is a proposed cluster mailbox unit at the end of the cul-de-sac.

5. Tree Replacements

I understand a tree will be planted for any tree greater than 12" that is removed, but can you indicate what size trees these would be ?

This was mentioned as a recommendation by the environmental review board, but we have not yet made that commitment. If this condition is added to the plans the environmental recommendation would to replace with a 1.5" caliper native tree.

6. Tree Canopy

What process will be followed to determine which trees to cut down ? Will the Town of Apex oversee or supervise the tree-cutting ?

Any tree that is include within the limits of disturbance (to be determined with construction plan design) will be removed. This would be in the areas or the lots, roadway, and sewer easement. Generally speaking, the trees in the buffer areas, stream buffers, wetlands, and areas south of the stream will be left undisturbed except as required for the sewer outfall and greenway trail. I do not know what Apex's requirements are for supervision of the actual demolition process.

7. Parking

Can you clarify what is meant by a NCDOT figure 3 style accessible CBU parking means ?

This is in reference to a standard detail published by the NCDOT. It just shows how to place a cluster mailbox unit in a cul-de-sac. This standard is reflected in the current site plan drawing.

8. SRG

Can you share the name of similar developments built by SRG Signature Homes in the past ?

I don't have this information readily available. The developer will be present at the Neighborhood Meeting, and you can ask this question there.

Please keep in mind this neighborhood meeting is one of the very first steps in the design process. No actual official submittal has been made yet, and many elements of design can change throughout the review and approval process with Apex. There is still a lot of design work to be done before anything is final and everything is worked out.

Thanks !
Armando Garr

On Friday, August 26, 2022 at 08:39:28 AM EDT, Shawn Sidener <shawn.sidener@earthcentric.com> wrote:

Amanda,

I also sent the email below in response to some questions by other neighbors. I thought you might like to have this as well.

Shawn C. Sidener

Office Manager, CAD Drafter

EarthCentric Engineering, Inc.

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

From: Shawn Sidener

Sent: Friday, August 26, 2022 8:38 AM

To: Charles Craddock <sascec@gmail.com>; John Fitzgerald <john.fitzgerald4440@gmail.com>; Vincent Iamunno <viamunno33@gmail.com>; Dennis and Stephanie Ford <ford409@spectrum.net>; Voorheis Lydia <jeff.voorheis@gmail.com>

Subject: RE: Preserve at Holt project

1. Yeah, the sheet size for these is typically 24"x36" so if shrunk it does become hard to read. Attached is a full-size site plan sheet.
2. We are at the very beginning stages of design and submittal. An environmental Impact report has not yet been performed. We have gotten a Surface Water identification done by Pilot Engineering to determine the stream buffers and are only disturbing the stream buffers for the town required improvements of the sanitary sewer line and greenway trail.
3. The sanitary sewer will connect to the city system at a manhole that is on the subject property. We are also required by the city to construct the sanitary sewer along the stream to the south for other future developments to use. The water will connect to the north in the dead end of Elk River Drive. The storm water has not yet been designed but we are not allowed to send it to the adjacent Stormwater Control Measures. We are designing this as a low impact development so the storm will likely be directed through vegetated swales that discharge at the stream.
4. The City has a proposed greenway trail that runs through this property. Since we are such a small development, they are not requiring us to construct it, however, we will make a payment to the city in lieu of building the trail. The proposed routing is from Holt Road near the intersection of Holt Road and Howell Road, up through the provided sewer easement, then it turns south crossing the stream and ending at the property line to the west. The city gave us the start and end points of the path and will be responsible for the actual construction at some unknown time in the future.

I hope this helps and if you have any further questions before the meeting just let me know. Thank you.

Shawn C. Sidener

Office Manager, CAD Drafter

EarthCentric Engineering, Inc.

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

From: Charles Craddock <sascec@gmail.com>

Sent: Friday, August 26, 2022 7:03 AM

To: John Fitzgerald <john.fitzgerald4440@gmail.com>; Vincent Iamunno <viamunno33@gmail.com>; Dennis and Stephanie Ford <ford409@spectrum.net>; Voorheis Lydia <jeff.voorheis@gmail.com>; Shawn Sidener

<Shawn.Sidener@EarthCentric.com>

Subject: Preserve at Holt project

Shawn, we received the info packet about the upcoming construction project, The Preserve at Holt and wanted to know a few things before we meet as a community to discuss.

- 1) Can you provide the plot plan for the subdivision in pdf form? The printout sent is difficult to read as it is very small,
- 2) Can you provide the report for the environmental impact of the stream buffer affected by the project or the contact info for the engineer to perform that study?
- 3) Can you tell us what, if any, service utilities would be extended from the adjacent Epcon development? It appears that the sewer connection uses the same line that services our neighborhood; does the storm water runoff also feed our BMP structures?
- 4) What is the status of the proposed greenway spur that connects this new project to our existing greenway system? Can you explain the notation about that on the plans?

Thank you for your assistance.

--

Charles Craddock

1301 Tumblestone Court



This petition has collected
55 signatures
using the online tools at www.ipetitions.com

Printed on 2022-09-14

Petition to a Proposal to Develop Preserve at Holt

About this petition

The proposal for the extended sub-division Preserve at Holt to connect and extend The Courtyards on Holt (COH) draws a number of significant concerns for the existing homeowners in COH. The people of COH generally reject the proposal as written and planned, given a number of inconsistencies that appear in the proposal relative to the existing neighborhood.

COH is a planned 55+ small community with consistent housing, managed landscaping, a planned community center, shared mailboxes, and similarly situated people (i.e., generally 55+, retired or near retirement, with few to no children in the neighborhood on a consistent basis). The proposal impacts the promise of the COH as planned and represents a departure in what the residents of COH bought into and expected.

We, the undersigned of COH, reject the proposal for the Preserve at Holt as written. If the proposal is approved by the Town of Apex, we ask for strong consideration from the Council to address the requests of the existing COH homeowners to ensure the development does not destroy the value, structure, community, benefits, and expectations of our community.

If the proposal is not rejected as written, see below concerns and requests.

1. SPECIAL CONDITIONS, RIGHT-OF-WAY: Project shall extend existing Elk River right-of-way
 1. Concern: A premium was paid by residents of the Ctyds. at Holt to live in a 55+ community for some benefits that would be lost by having Elk River Dr. and Phillips Branch Rd. as the only vehicular access for the proposed development.
 2. Request: Provide street access for the Preserve at Holt directly to Holt Rd.
2. SPECIAL CONDITIONS, CONCRETE SIDEWALK: A 5' concrete sidewalk won't be provided to Holt Rd., pedestrians will have access via COH
 1. Concern: To have residents of The Preserve at Holt walk through COH for access to Holt Rd. not only seems unnecessary as their houses would already be very close to Holt Rd., but will also negatively affect some of the reasons to live in a 55+ community.
 2. Request: Provide a short sidewalk to Holt Rd. between proposed lots 1 and 4.
3. PROJECT INFORMATION, LANDSCAPING: Buffer, property line of 10'
 1. Concern: A 10' landscape buffer between both developments is not sufficient.
 2. Request: Provide a 30' buffer between existing COH property lines and proposed houses 1 & 2.
4. SPECIAL CONDITIONS, ACCESSORY DWELLING UNITS: Covenants shall not restrict the construction of accessory dwelling units
 1. Concern: Clarify what is considered an accessory dwelling units, as they may impact property values at COH due to the close proximity to such proposed dwelling units.
 2. Request: Do not allow accessory dwelling units.
5. GENERAL CONCERN, CONSTUCTION TRAFFIC:
 1. Concern: The construction entrance with gravel as requested by the Town of Apex will reduce but not eliminate dirt and mud from getting on the street and garages, in addition to the constant traffic of trucks and heavy equipment that has already been experienced by COH homeowners, in some cases for almost a year.

2. Request: Provide construction access to Holt Rd.
6. PROJECT INFORMATION, DIMENSIONAL STANDARDS FOR MDR:
1. Concern: Requested is a zoning change to Medium Density Residential which typically includes duplexes and townhomes. It also mentions a maximum built height of 40' and house entrances with single-car garages. If Elk River Dr. were to be extended, the proposed houses need to have a consistent appearance with the rest of the street.
 1. Request: Provide drawings of proposed residences and clarify if single family, size and number of levels and make necessary changes to maintain consistency with the rest of Elk River Dr. homes if this street will be used for access. Homes should be required to match the same size/level/sq footage (on average) as homes in COH. Landscaping materials and density should meet the existing requirements in COH to maintain consistency.
7. PROJECT INFORMATION NOTE: No Holt Rd., frontage improvements are proposed
1. Concern: Clarify which improvements are exempt and why. A number of pedestrians use Holt Rd., but the lack of sidewalk in front of this proposed development is a safety hazard that can easily be resolved with a sidewalk.
 2. Request: Provide sidewalk along Holt Rd. if not currently planned.
8. SPECIAL CONDITIONS, TREE CANOPY: Project shall preserve a minimum of 50% of the existing tree canopy.
1. Concern: All or most of the trees to be protected are in the protected wetland area. Some builders tend to cut down everything in the construction area, while others flag some existing trees to avoid their removal. A 50% tree removal is excessive considering the land available
 2. Request: Mark individual trees to be protected in the construction area to preserve as many as possible and preserve the existing trees along the property line between both developments at a minimum of 30' from property line.
9. GENERAL CONCERN, EXISTING FENCE:
1. Concern: Loss of privacy if the wooden fence along the houses at the end of Elk River Dr. is removed.
 2. Request: Keep the privacy fence the way it is and extend it along the full property line of COH that runs alongside the Preserve property line.

Signatures

1. Name: Donald Braden on 2022-09-07 03:53:58
Comments: I agree with this petition! The proposal should be rejected as written or our demands should be met.

2. Name: Armando Garr on 2022-09-07 12:07:47
Comments: I do have a number of questions and concerns.

3. Name: Joe Cook on 2022-09-07 12:28:08
Comments: Reject proposal as submitted. Reject re-zoning to medium density without dedicated road off Holt and improvements of storm drains and sidewalks on Holt.

4. Name: Gloria Cook on 2022-09-07 12:35:31
Comments: Thanks for taking initiative for doing this petition.

5. Name: Tony Bugel on 2022-09-07 13:16:54
Comments:

6. Name: Susan Bugel on 2022-09-07 13:19:06
Comments:

7. Name: Carolyn Pace on 2022-09-07 13:35:22
Comments:

8. Name: Ellen Tenenbaum on 2022-09-07 13:48:16
Comments: There are a number of concerns that need to be addressed.

9. Name: Meredith Ford on 2022-09-07 13:49:35
Comments:

10. Name: Ian Small on 2022-09-07 13:59:37
Comments:

11. Name: Alison Temprile on 2022-09-07 14:10:37
Comments:

12. Name: Charles Craddock on 2022-09-07 14:11:58
Comments:

13. Name: James Jesserer on 2022-09-07 14:15:10
Comments: We specifically moved to live on a cul de sac street in a COMMUNITY of 55+ people. The Town of Apex needs to respect our decision as we could have relocated to

any town in the area.

14. Name: Marley Craddock on 2022-09-07 14:17:12
Comments:

15. Name: Tony Temprile on 2022-09-07 14:19:37
Comments:

16. Name: Marion Dyllick-Brenzinger on 2022-09-07 14:22:24
Comments:

17. Name: Donald Perlmutter on 2022-09-07 14:29:38
Comments:

18. Name: Erica Henderson on 2022-09-07 14:41:38
Comments:

19. Name: Jim on 2022-09-07 14:43:12
Comments: The Preserve on Holt has an existing direct access from Holt Road that should be maintained which would eliminate the need to open Elk River for access.

20. Name: Bonnie Barefoot on 2022-09-07 14:50:01
Comments:

21. Name: Virginia Bitz on 2022-09-07 15:18:52
Comments: All my concerns have been addressed and I appreciate, to those who posted this online, for giving us the opportunity to have a vote.

22. Name: Mary Perlmutter on 2022-09-07 15:26:13
Comments:

23. Name: Marion Amick on 2022-09-07 15:44:10
Comments:

24. Name: Elliott Amick on 2022-09-07 15:49:21
Comments:

25. Name: Beverly Pacchioli on 2022-09-07 16:45:42
Comments:

26. Name: Gwen Thomas on 2022-09-07 16:57:48
Comments:

-
27. Name: Karen Garr on 2022-09-07 17:09:10
Comments:
-
28. Name: Dennis Ford on 2022-09-07 17:15:16
Comments:
-
29. Name: Don Fernando Azevedo on 2022-09-07 18:56:38
Comments: Reject the proposal as written and have the developer resubmit a new proposal that addresses the concerns listed.
-
30. Name: Martin Tenenbaum on 2022-09-07 19:03:53
Comments:
-
31. Name: Christine Schlachter on 2022-09-07 19:13:36
Comments:
-
32. Name: Tammy Harvey on 2022-09-07 21:50:25
Comments: I have the concerns listed in this petition especially how it affects our private, dead end Elk River Drive that currently exists. A separate "new neighborhood" warrants a new entrance off Holt Rd., and their residences should not be routed through our COH 55+ specific community.
-
33. Name: Bradley Averette on 2022-09-07 22:22:16
Comments: I think this community should join directly into Holt road as in the past for the single house.
-
34. Name: Janice Azevedo on 2022-09-08 01:33:33
Comments:
-
35. Name: Gary Brunnengraeber on 2022-09-08 01:40:55
Comments:
-
36. Name: Gary Schlachter on 2022-09-08 01:52:04
Comments:
-
37. Name: Donna Adams on 2022-09-08 02:30:45
Comments:
-
38. Name: Jeffrey Voorheis on 2022-09-08 11:40:51
Comments:
-

39. Name: Donald Thomas on 2022-09-08 12:30:11
Comments:
-
40. Name: Vincent lamunno on 2022-09-08 12:56:49
Comments:
-
41. Name: Karen Ginsburg on 2022-09-08 13:58:59
Comments:
-
42. Name: Camille on 2022-09-08 15:00:43
Comments:
-
43. Name: Linda Annab on 2022-09-08 15:37:02
Comments:
-
44. Name: Sally Zenick on 2022-09-08 16:14:07
Comments:
-
45. Name: Hal Zenick on 2022-09-08 16:25:22
Comments:
-
46. Name: Larry Ginsburg on 2022-09-08 17:42:46
Comments:
-
47. Name: Joseph Purvis on 2022-09-08 18:47:18
Comments: I agree entirely with the concerns that are described in this proposal. In addition, I would note that much of the land in question is low-lying and adjacent to the watershed that the EPCON builders have worked to protect. Any proposal for building on this site should be submitted with a detailed description of planned water management and potential impact on this watershed.
-
48. Name: Dana L Tower on 2022-09-08 22:47:01
Comments: Need at minimum Holt Rd. construction access. Also need sidewalk to Holt, and on Holt contingent with the new development area. Need similar look if joined to COH, specifically, 2 car garages, single family homes and lifestyle 55+. Ideally, wold have direct Holt access rather than vi Elk River only.
-
49. Name: John Friedline on 2022-09-09 14:28:57
Comments:
-
50. Name: Charles Adams on 2022-09-09 16:56:55
Comments:
-

51. Name: Laura Averette on 2022-09-09 17:08:21
Comments:

52. Name: Carol Casten on 2022-09-09 21:51:29
Comments:

53. Name: Howard Brodbeck on 2022-09-10 10:05:26
Comments:

54. Name: Sharon Berenson on 2022-09-10 23:15:13
Comments:

55. Name: Stephen Pacchioli on 2022-09-12 04:03:08
Comments:

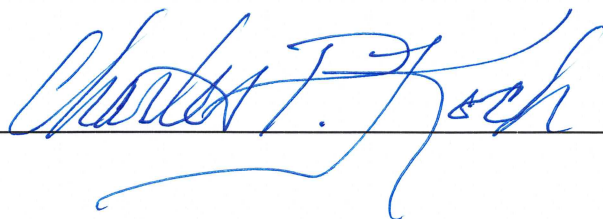
AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, Charles P. Koch, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom virtual meeting (location/address) on 09/14/2022 (date) from 5:30 PM (start time) to 7:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

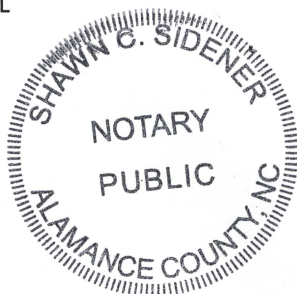
09/22/2022
Date


By: 

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

Sworn and subscribed before me, Shawn C. Sidener, a Notary Public for the above State and County, on this the 22nd day of September, 2022.

SEAL




Notary Public
Shawn C. Sidener
Print Name

My Commission Expires: June 27th 2026

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

Developer Company Information	
Company Name	SRP Signature Homes, LLC
Company Phone Number	919-339-5072
Developer Representative Name	Raj Baksha
Developer Representative Phone Number	919-339-5072
Developer Representative Email	bsrajnc@gmail.com

New Residential Subdivision Information	
Date of Application for Subdivision	10/03/2022
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	The Preserve at Holt
Address of Subdivision (if unknown enter nearest cross streets)	1305 Holt Road, Apex NC 27523
REID(s)	0004955
PIN(s)	0743-33-1106

Projected Dates Information	
Subdivision Completion Date	June 2024
Subdivision Projected First Occupancy Date	September 2023

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	4						4	3,100	4,500	\$899,000	\$1,200,000	2023	3	2024	1		
Townhomes																	
Condos																	
Apartments																	
Other																	