



## HOPSON GATEWAY PUD

Planned Unit Development

Apex, North Carolina

### **Submittal Dates**

First Submittal: November 1, 2024  
Second Submittal: February 7, 2025  
Third Submittal: August 8, 2025  
Fourth Submittal: September 5, 2025  
Fifth Submittal: October 3, 2025  
Sixth Submittal: October 20, 2025  
Seventh Submittal: October 27, 2025  
Approved: November 13, 2025

### **Developer**

ACRE  
252 NW 29<sup>th</sup> Street, 9<sup>th</sup> Floor  
Miami, FL 33127

### **Civil Engineer**

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1125 Apex Peakway  
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### **Land Use Attorney**

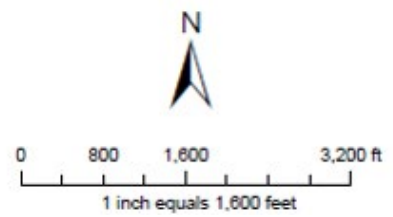
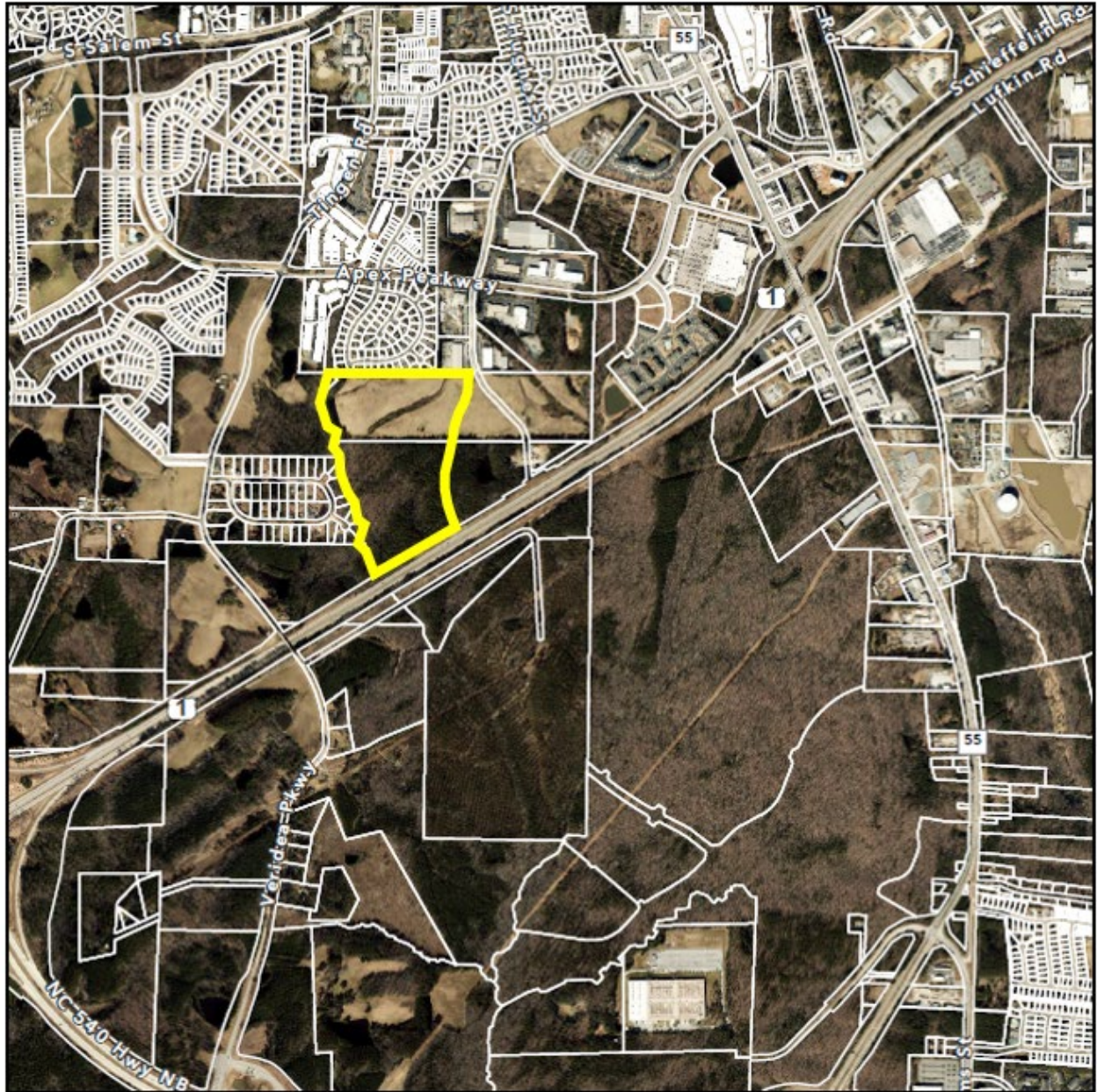
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## VICINITY MAP



## PROJECT DATA

<b>Name of Project:</b>	Hopson Gateway PUD
<b>Property Owners:</b>	SURE & STEADFAST PROPERTIES LIMITED PARTNERSHIP; Town of Apex
<b>Developer:</b>	ACRE 252 NW 29 <sup>th</sup> Street, 9 <sup>th</sup> Floor Miami, FL 33127
<b>Prepared by:</b>	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601  Peak Engineering & Design 1125 Apex Peakway Apex, NC 27502
<b>Current Zoning:</b>	portion of PIN 0741331566: Residential Agricultural (RA); portion of PIN 0741326706: Light Industrial Conditional (LI-CZ)
<b>Proposed Zoning:</b>	Planned Unit Development Conditional Zoning (PUD-CZ)
<b>Current 2045 LUM Designations:</b>	Office Employment & Office Employment/Industrial Employment
<b>Proposed 2045 LUM Designations:</b>	Medium-High Density Residential; Commercial Services
<b>Site Address:</b>	0 Tingen Road; 1341 Perry Road
<b>Property Identification Number:</b>	portion of 0741331566; portion of 0741326706
<b>Total Acreage of PUD:</b>	58.54 acres as described in <b><u>Exhibit A</u></b> attached hereto
<b>Area Designated as Mixed Use on LUM:</b>	None
<b>Area Proposed as Non-Residential:</b>	None



## PURPOSE STATEMENT

This Planned Unit Development is part of a collaboration between ACRE and the Town of Apex (the “Town”). The Town is owner of a 54.16-acre tract of land (Wake County PINs 0741326706 and 0741427922) and ACRE is under contract to purchase a 47.01-acre tract of land (PIN 0741331566). The properties are adjacent and ACRE and the Town have entered a land exchange agreement (the “Land Exchange”), approved by the Apex Town Council October 8, 2024, to reconfigure the properties to create more developable sites for the Town and ACRE. Following the exchange, ACRE will own an approximately 58.54-acre parcel west of Perry Road described in Exhibit A attached hereto (the “ACRE Tract” and the “Property”) and the Town will own an approximately 39.62-acre parcel east of Perry Road (the “Town Tract”). This PUD addresses development of the ACRE Tract. A separate rezoning application has been filed to rezone the Town Tract to Light Industrial Conditional (LI-CZ). Although the Town Tract is not part of this PUD, its redevelopment is discussed as it relates to comprehensive planning efforts.

The PUD includes two districts to facilitate the development of market rate and affordable housing units. District A permits single-family homes and townhomes at a density and scale compatible with existing and planned adjacent neighborhoods. Live/work townhomes are permitted along Perry Road as an amenity for residents who work from home. District B will facilitate the development of a minimum of 300 apartments with 20% of the apartment units set aside as income restricted affordable housing units, double the recommendation of the Affordable Housing Policy. Together, the districts allow a mix of single-family homes, rear loaded townhouses, front loaded townhouses, and apartments to provide a transition between existing industrial uses to the east and established neighborhoods to the north and west. The mix of housing types will serve residents with varying budgets, backgrounds, and family needs. The community will be conveniently located to existing goods and services and have access to highways and existing infrastructure.

The Town of Apex 2045 Land Use Map (the “LUM”) designates the Property as Office Employment & Office Employment/Industrial Employment. Although the proposed residential uses are inconsistent with the office and industrial designations, the PUD is in the public interest for several reasons:

- It will facilitate the Land Exchange which will allow the Town of Apex to develop a public works facility on the Town Tract, improving the efficiency of Town operations.
- Development of the Town Tract will provide the office and industrial uses recommended by the LUM.
- The location of residential, office, and industrial uses under the PUD and Land Exchange is preferred to the location of uses recommended by the LUM. The Property is adjacent to existing or planned residential neighborhoods on three sides (Iron Gate and Seymour PUD to the west and Lexington to the North) and current LUM designations would place office and industrial uses directly adjacent. In contrast, the proposed PUD places residential

uses adjacent to existing neighborhoods and utilizes Perry Road to separate residential uses from the Town's planned office and industrial uses.

- The PUD provides for a minimum of 60, and up to 80 (20% of total apartment units), income restricted affordable apartment units at 80% AMI for 30 years.
- The PUD will provide a mix of housing types at different price points for residents of different ages and income levels.
- The PUD provides for realignment and construction of the full Perry Road extension as shown on the Thoroughfare and Collector Street Plan (the "Transportation Plan").
- The PUD will help facilitate a permanent sewer solution for the Property and adjacent properties.

#### **CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS**

**(i) *The uses proposed to be developed in the PD plan for PUD-CZ are those uses permitted in Sec. 4.2.2 Use Table***

**RESPONSE:** The uses permitted within this PUD are permitted within this designation in the UDO Section 4.2.2 Use Table.

**(ii) *The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of the uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.***

**RESPONSE:** The Hopson Gateway PUD is a mixed-use community with a mix of housing types. None of the parcels in the PUD have three stripes on the LUM. Accordingly, this PUD is not required to designate 30% of the property as non-residential.

**(iii) *The dimensional standards in Sec. 5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.***

**RESPONSE:** This PUD specifies intensity and dimensional standards for the project. The proposed PUD is consistent with the UDO Planned Unit Development standards – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, the development will comply with all requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code.

- (iv) ***The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Advance Apex: The 2045 Transportation Plan and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.***

**RESPONSE:** The development has been designed to prioritize pedestrians and will include construction of sidewalks, side paths, and greenways. In total, the PUD includes 1.2 miles of pedestrian paths and greenways.

- (v) ***The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.***

**RESPONSE:** The proposed street layout will be designed to enhance pedestrian and vehicular connectivity while protecting sensitive environmental features and being mindful of existing residential development. The development will facilitate the vision of the Transportation Plan by realigning and constructing the full Perry Road extension. The project proposes a Transportation Plan Amendment to shift the east/west collector south to avoid spacing issues between the collector street and existing driveways to the north.

- (vi) ***The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.***

**RESPONSE:** The proposed development is compatible with the character of the existing and planned uses in the surrounding area. Adjacent properties are largely residential subdivisions and include Iron Gate, Lexington, and the planned Seymour PUD neighborhood. Iron Gate and Lexington are single-family subdivisions and the Seymour PUD permits townhomes, single-family homes, apartments, and non-residential uses. As discussed above, the property to the east is the Town Tract which is owned by the Town of Apex and will be redeveloped for a public works headquarters. The proposed PUD includes a mix of housing types compatible with adjacent neighborhoods and will offer a transition between existing lower density residential uses to the west and commercial and industrial uses to the east. The existing stream and associated stream buffers along the western property line of the property will serve as a natural buffer between the project and the Iron Gate neighborhood.

- (vii) ***The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments.***

***All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.***

**RESPONSE:** The development will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

**CONSISTENCY WITH CONDITIONAL ZONING STANDARDS**

Hopson Gateway PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Please see the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

## PERMITTED USES

The Property may be used for the uses listed below. The permitted uses are subject to the limitations and regulations in the UDO and any additional limitations or regulations below. For convenience, some relevant sections of the UDO are referenced; such references do not imply other sections of the UDO do not apply. Homeowners Association covenants shall not restrict the construction of accessory dwelling units.

The following uses shall be permitted:

	<i><b>District A</b></i>	<i><b>District B</b></i>
<b>Residential</b>		
Single-family	P	
Townhouse	P	P
Live/Work Townhouse*	P	
Small-scale multi-family**	P	P
Multi-family or apartment		P
Accessory apartment	P	P
<b>Recreational Uses</b>		
Park, active	P	P
Greenway	P	P
Park, passive	P	P
Recreation facility, private	P	P
Utility, minor	P	P

\*In District A, Live/Work Townhouse shall only be permitted along Perry Road. Live/Work Townhouse shall be defined as a townhouse with a first floor business/office space and a second and/or third floor residence, each with a separate street front entrance. The only permitted non-residential principal use in a Live/Work Townhouse shall be office, business or professional.

\*\*Small scale multi-family shall be defined as a building constructed to accommodate between two and ten dwelling units that are vertically or horizontally integrated. Multiple small-scale multi-family buildings may be located on one Lot.



## AFFORDABLE HOUSING

The following affordable housing commitment shall apply to apartments in District B (but shall not apply to Small-Scale Multifamily units):

A minimum of twenty percent (20%) of the total apartment units (as shown on the first site plan submittal for apartments) shall be affordable housing units. Final affordable housing unit floor plan selection which includes unit size and bedroom size is at the discretion of the developer. If the affordable units calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

The affordable units shall be subject to the following terms and conditions:

- The affordable units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, adjusted for family size, as most recently published by the U.S. Department of Housing and Urban Development (HUD)(the “AMI”) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).
- Prior to issuance of the first residential Certificate of Occupancy for apartments in District B, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.
- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the affordable units may be freely marketed and leased at market-rate rents.
- Townhouse and/or small-scale multi-family units may be developed and constructed in District B before any apartment units are developed, provided sufficient land in District B is reserved to accommodate the future construction of 300 apartment units.

## DESIGN CONTROLS

Acres for each district are approximate and may increase or decrease by up to 20% based on updated surveys at Master Subdivision Plan/Site Plan.

Development shall comply with the following minimum design controls:

	DISTRICT A	DISTRICT B
Approximate Acreage	24.8	33.74
Maximum Total Units	220	400
Minimum Apartment Units	N/A	300*
Maximum Built-Up Area	70%	70%

	Single-Family	Small Scale Multi-family	Townhouses & Live/Work Townhouses	Multi-Family	Private Recreation Facility
Minimum Lot Size	5,000 sf	N/A	None	None	None
Minimum Lot Width	50 ft.	20 ft.	20 ft.	None	None
<b>Minimum Setbacks</b>					
Front	20 ft.	10 ft.	Rear loaded and parking lot style: 10 ft. Front Loaded: 20 ft.	10 ft.	20 ft.
Side	5 ft.	0 ft. (3 ft. for end units)	0 ft. (3 ft. for end units)	20 ft.	20 ft.
Rear	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.
Corner Side	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.
Minimum from Buffer/RCA	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.
Maximum Building Height	3 stories; 45 ft.	3 stories; 45 ft.	3 stories; 45 ft.	4 stories; 60 ft.	4 stories; 48 ft.
Minimum Building Separation	N/A	10 ft.	10 ft.	15 ft.	N/A

\*Townhouse and/or small-scale multi-family units may be developed and constructed in District B before any apartment units are developed, provided sufficient land in District B is reserved to accommodate the future construction of 300 apartment units.

### **LANDSCAPING, BUFFERING, AND SCREENING**

Perimeter buffers shall be built and planted to the following lot width and planting standards:

<b>Location:</b>	<b>Buffer Size &amp; Type:</b>
Adjacent to PIN 0741243405 and existing lots in the Lexington subdivision	20 ft. Type B*
Adjacent to PIN 0741346113	40 ft. Type A
Along the west side of Perry Road adjacent to District A and District B	30 ft. Type B
Along both sides of the east/west collector street	10 ft. Type B
Along US-1	80 ft. Type A
Along the eastern boundary of the Town of Apex Greenway and Utility Easement along the western property line	0 ft.

\*There is a 20-foot Town of Apex sewer easement along the property line. The 20-foot Type B buffer may overlap with the easement, provided there is a planting area outside the easement with a minimum width of 10 feet.

## ARCHITECTURAL STANDARDS

Hopson Gateway PUD offers the following architectural controls to ensure consistency of character throughout the development, but allow variety to create interest and avoid monotony. Included elevations are conceptual examples only. Final elevations may differ from the conceptual elevations, but must comply with these written architectural standards. Further details may be provided at the time of Residential Master Subdivision Plan submittal.

### RESIDENTIAL DESIGN GUIDELINES

#### *Single-Family:*

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The garage shall not protrude more than 1 foot out from the front façade and/or front porch. However, the garage may protrude beyond 1 foot out from the front façade and front porch if the garage is accessed from the side via a J-driveway.
4. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows
  - Bay window
  - Recessed window
  - Decorative window
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick/stone
  - Decorative trim
  - Decorative shake
  - Decorative air vents on gable
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer

5. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
7. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
8. All single-family garages will be wired with a 220/240-volt electric outlet.

***Townhouses (front and rear loaded), Live/Work Townhouses, & Small-Scale Multi-Family***

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline for townhouses and small-scale multi-family cannot be a single mass; it must be broken up horizontally and vertically between every other unit.
3. Front facing garage doors must have windows, decorative details or carriage-style adornments on them.
4. The project shall include a minimum of two (2) or more garage door styles for the front-loaded townhouses.
5. Entrances shall have a covered porch/stoop area leading to the front door.
6. Side entry townhouses that do not have a front elevation door shall have a covered porch/stoop area leading to the main entry side door. In addition, the side entry townhomes shall include windows on the front elevation adjacent to the garage.
7. The garage cannot protrude more than 1 foot out from the front façade or front porch.
8. The visible side of a townhome or small-scale multi-family building on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows
  - Bay window
  - Recessed window
  - Decorative window
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick/stone
  - Decorative trim
  - Decorative shake
  - Decorative air vents on gable
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer



9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units facing public right-of-way shall have trim around the windows.
11. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.
12. Townhouse buildings shall have no more than one unadorned side-gabled roof in a row within a single building.

***Multi-Family/Apartments:***

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. All elevations shall have either recessed windows or trim around the windows.
3. A minimum of four of the following decorative features shall be used on each building:
  - a. Decorative shake
  - b. Board and batten
  - c. Decorative porch railing/posts
  - d. Shutters
  - e. Decorative/functional air vents on roof or foundation
  - f. Recessed windows
  - g. Decorative windows
  - h. Decorative brick/stone
  - i. Decorative gables
  - j. Decorative cornices
  - k. Tin/metal roof
4. Garage doors must have windows, decorative details, or carriage-style adornments on them.
5. Siding materials shall be varied in type and/or color on at least 30% of each façade on each building.
6. Windows must vary in size and/or type.
7. To reduce the Urban Heat Island Effect and conserve energy, for multi-family and accessory buildings, all flat roofs shall be light or white colored or utilize a cool roof material.

## **PARKING AND LOADING**

Multi-Family and Small-Scale Multi-family buildings shall provide the following minimum parking spaces per dwelling unit based on the number of bedrooms:

<b>Bedrooms per unit</b>	<b>Minimum ratio</b>
1 or 2	1.3 spaces per dwelling unit
3	1.8 spaces per dwelling unit

## **SIGNAGE**

Signage shall comply with UDO Section 8.7.

## **NATURAL RESOURCES AND ENVIRONMENTAL DATA**

### **RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS**

The property is in the Secondary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. Except as set forth herein, the development will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

### **Resource Conservation Areas (RCA)**

The project shall dedicate RCA as required by UDO Section 8.1.2. Designated RCAs will be consistent with UDO Section 8.1.2(B). Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the Property. Additional RCA may include portions of the stormwater control measures permitted by the UDO, multi-use paths, and perimeter buffers.

No clearing or land disturbance shall be permitted within the state of North Carolina required riparian buffer, except the minimum necessary to install required utility infrastructure, SCM outlets, and greenway trails. The SCM water storage and treatment area shall not be permitted in the riparian buffer. Grading and location of SCMs in the Town of Apex Zone 3 buffer shall be governed by the UDO. Zone 3 may be averaged as permitted in the UDO.

### **Floodplain**

The project site is not located within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720072200J dated May 2, 2006 does not include a floodplain within the property boundary.

### **Historic Structures**

There are no known historic structures present on the Property.

### **Environmental Commitments Summary**

As shown elsewhere in the PUD, the following environmental conditions shall apply to the Development:

- 70% of landscaping in common areas shall be native or nativar species. This requirement shall not apply to landscaping on individual residential lots.

- No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
- The project shall plant/include warm season grasses.
- Apartment buildings (but not small-scale multi-family buildings) shall be designed to meet the requirements for one of the following green building certifications: LEED, Energy Star, BREEAM, Green Globes, NGBS Green, NAHB, or GreenGuard. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted. The application shall be submitted prior to the issuance of a certificate of occupancy for the multi-family building.
- The project shall install at least one (1) pet waste station per 25 units (single-family or townhome units) and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there fewer than 25 homes, at least one (1) pet waste station shall be installed.
- A 220-volt outlet shall be provided in the garage of each townhome unit.

## **STORMWATER MANAGEMENT**

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, and 10-year storm events. Otherwise, the Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1 of the UDO.

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

## **PARKS AND RECREATION**

Hopson Gateway PUD, #24CZ20, was reviewed at the February 26, 2025 PRCR Advisory Commission meeting. The Commission recommended a fee-in-lieu of dedication with credit for construction of greenway for a maximum combination of 220 single-family detached and single-family attached, and a maximum of 400 multi-family residential units. The fee in lieu rate will be set at the time of Town Council action on the Rezoning and run for the life of the project. The total fee-in-lieu (based on the final unit count) will be calculated at Major Site Plan/Master Subdivision Plan and Construction Document review.

The greenway in District A shall be completed prior to issuance of building permits for 25% of the total residential units in District A. The greenway in District B shall be completed prior to issuance of building permits for 50% of the total residential units in District B. Final greenway alignment shall be determined at Major Site Plan/Master Subdivision Plan and shall be generally consistent with the Parks, Recreation, Greenways, and Open Space Master Plan and the Bicycle and Pedestrian System Plan Map.

## **PUBLIC FACILITIES**

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. Road and utility infrastructure shall be as follows:

### **TRANSPORTATION IMPROVEMENTS**

The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analyses performed for this rezoning, which are on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval. Proposed modifications to turn lanes noted below based on constraints identified at the time of Major Site Plan/Master Subdivision are subject to review and approval by the Director of Transportation and Infrastructure Development and shall not require a PUD amendment. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan.

1. **Apex Peakway/Perry Road Intersection.** Developer shall make the following improvements to the intersection of Apex Peakway and Perry Road:
  - a. Restripe northbound and southbound left turn lanes on Perry Road, each with 100 feet of storage plus 50 feet of deceleration and 100 feet of taper.
  - b. Restripe an eastbound left turn lane on Apex Peakway with 50 feet of storage plus 50 feet of deceleration and 150 feet of taper.
  - c. Construct a westbound left turn lane on Apex Peakway with 100 feet of storage plus 50 feet of deceleration and 100 feet of taper.
  - d. Install a metal strain pole traffic signal (or design as otherwise required by NCDOT) with signalized crosswalks (the "Perry Signal"). If at the time of construction drawing approval for the Perry Signal, the fee in lieu required for the Perry Signal by the Seymour PUD (ORD-2024-007)(the "Seymour FIL") has been paid, the Seymour FIL shall be available to the Hopson Gateway PUD developer to construct the Perry Signal. A warrant study shall be performed prior to platting 50 single-family or townhouse residential units or site plan final plat for up to 300 apartment dwelling units. If NCDOT does not permit a traffic

signal at that time, developer shall provide an engineer's estimate for the cost of design and installation of the Perry Signal plus 15% contingency for review and approval by Apex staff and pay a fee in lieu in that amount, less the amount of any fee in lieu payments made or pending as part of approved construction plans toward the Perry Signal by others (the "Hopson FIL"). If the Seymour FIL has not been paid at the time the Hopson FIL is due, developer shall pay the full Hopson FIL but be entitled to the Seymour FIL when it is collected by the Town.

2. **Apex Peakway/Tingen Road Intersection.** Developer shall pay a fee in lieu equal to 10% of the estimated costs to design and install a metal strain pole traffic signal, a westbound left turn lane with 150 feet of storage plus 50 feet of deceleration and 100 feet of taper on Apex Peakway, and northbound and southbound left turn lanes each with 150 feet of storage plus 50 feet of deceleration and 100 feet of taper on Tingen Road at the intersection of Apex Peakway and Tingen Road.
  
3. **East-West Collector.** Developer shall construct an east-west collector street across the property in the approximate location shown on the Concept Plan (the "East-West Collector") as a 35-foot wide back-to-back curb and gutter Major Collector Street with bicycle lanes, a 10-foot wide side path on the north side, and a 5-foot side sidewalk on the south side, in a 60-foot wide public right of way. If the Army Corps of Engineers, or other applicable permitting body, does not permit the construction of the road through the existing stream buffer along the western property line, Developer shall pay a fee in lieu based on estimated construction costs of the remaining extension plus permitting and design fees for half the stream crossing. The final location of the East-West Collector may be modified at Major Site Plan/Master Subdivision, provided the modified location is approved by the Developer and Town staff. Developer shall construct the following improvements along the East-West Collector:
  - a. Extend Shackleton Road to intersect with the East-West Collector.
  - b. A full movement intersection between Shackleton Road and Perry Road accessing District A and District B.
  - c. A full movement intersection aligned with Shackleton Road accessing District B.
  - d. Turnouts in the right of way for the future Town driveway at the intersection of the East-West Collector and Perry Road.
  
4. **Perry Road.** Developer shall design, construct, and realign Perry Road as a 71-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare with a 10-foot side path on the west side and 5-foot sidewalk on the east side and dedicate half of a 110-foot wide public right of way (the "Perry Road Section"). Completion of the Perry Road Section is subject to agreement with the Town of Apex for dedication of right of way and easements on property owned by the Town required to construct the Perry Road Section. The southern terminus of Perry Road shall accommodate the anticipated



future bridge elevation over US 1 based on a preliminary profile to be provided by the developer. Developer shall construct the following improvements along Perry Road:

- a. A right-in/right-out driveway to District B.
  - b. Northbound and southbound left turn bays, each with 100 feet of storage plus 50 feet of deceleration and 100 feet of taper where the median divided section is constructed through the full-movement intersection with the East-West Collector and future Town driveway.
  - c. Southbound left turn bay with 100 feet of deceleration and 100 feet of taper along with turnouts in the right of way serving a future secondary Town driveway south of the East-West Collector.
5. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the "Offsite ROW"), Developer shall make good faith efforts to acquire the Offsite ROW. If Developer is unable to acquire any Offsite ROW through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement that cannot be completed.
  6. The project shall dedicate 6-foot by 30-foot Permanent Transit Easements (together, the "Transit Easements," and, each, a "Transit Easement") at the intersection of extended Shackleton Road and the major collector street and along Perry Road near its intersection with the major collector. The Transit Easements shall be shown on the Master Subdivision Plan and/or Site Plan applications and dedicated on the Final Plat. The final locations of the Transit Easements shall be determined by the developer and Town during plan review. Provided, however, that if the Planning Director, or her designee, determines during plan review that the Transit Easements are no longer consistent with the Town's long range transit plans, the Planning Director, or her designee, may waive this requirement to dedicate the Transit Easements.
  7. Developer shall dedicate temporary construction easements adjacent to US 1 for future construction of the bridge over US 1 by others. Final locations of the easements shall be determined by developer and Town during plan review. The easements may intersect and overlap with required perimeter buffers.
  8. No construction traffic shall be permitted on Shackleton Road.

#### **PEDESTRIAN AND BICYCLE IMPROVEMENTS**

Per the Town of Apex Bicycle and Pedestrian System Plan Map and UDO requirements, the developer shall construct sidewalks, side paths, and bike lanes as follows:

- Sidewalks shall be provided along both sides of all streets other than Perry Road and the Major Collector street which will have 10-foot Side Paths on one side of the road/street.

- Perry Road shall include a 10-foot Side Path consistent with the Perry Road streetscape recommended by the Transportation Plan as shown on the Concept Plan.
- The Major Collector shall include a 10-foot Side Path and marked and signed bike lanes recommended by the Transportation Plan as shown on the Concept Plan.

## **WATER AND SANITARY SEWER**

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision Plan or Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan is included in the PUD Concept Plan for reference.

## **OTHER UTILITIES**

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

## **PHASING**

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

## **CONSISTENCY WITH LAND USE PLAN**

The Town of Apex 2045 Land Use Map (the “LUM”) designates the Property as Office Employment & Office Employment/Industrial Employment. Although the proposed residential uses are inconsistent with the office and industrial designations, the PUD is in the public interest for several reasons:

- It will facilitate the Land Exchange which will allow the Town of Apex to develop a public works facility on the Town Tract, improving the efficiency of Town operations.
- Development of the Town Tract will provide the office and industrial uses recommended by the LUM.
- The location of residential, office, and industrial uses under the PUD and Land Exchange is preferred to the location of uses recommended by the LUM. The Property is adjacent to existing or planned residential neighborhoods on three sides (Iron Gate and Seymour PUD to the west and Lexington to the North) and current LUM designations would place office and industrial uses directly adjacent. In contrast, the proposed PUD places residential uses adjacent to existing neighborhoods and utilizes Perry Road to separate residential uses from the Town’s planned office and industrial uses.

- The PUD provides for a minimum of 60, and up to 80 (20% of total apartment units), income restricted affordable apartment units at 80% AMI for 30 years.
- The PUD will provide a mix of housing types at different price points for residents of different ages and income levels.
- The PUD provides for realignment and construction of the full Perry Road extension as shown on the Thoroughfare and Collector Street Plan (the “Transportation Plan”).
- The PUD will help facilitate a permanent sewer solution for the Property and adjacent properties.

## **COMPLIANCE WITH UDO**

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

**EXHIBIT A**  
**Legal Description**  
**The Property**

**TRACT 1**

BEING A PORTION OF THAT 48.786 ACRE TRACT OF LAND SHOWN ON THE SURVEY FOR MYRTLE S. HOPSON DATED MAY 2, 1997, DRAWN BY SMITH AND SMITH SURVEYORS AND RECORDED AT BOOK OF MAPS 1997, PAGE 835, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 30IN WHITE OAK TREE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED SURVEY, DESCRIBED AT THAT TIME AS A 24IN WHITE OAK TREE WITH STATE PLAN COORDINATES N 713,917.474 E 2,045,176.348; THENCE SOUTH 89°52'59" WEST, PASSING OVER A REFERENCE IRON PIN AT 3.45 FEET AND AN IRON PIN FOUND ON THE WESTERLY RIGHT-OF-WAY (ROW) OF EXISTING PERRY ROAD (60.0' R.O.W.) AT 1305.43 FEET, FOR A TOTAL DISTANCE OF 1329.28 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF A PROPOSED 110' ROW (PROPOSED PERRY ROAD);

THENCE ALONG SAID PROPOSED CENTERLINE THE FOLLOWING THREE COURSES:

- A CURVE FROM SAID POINT OF BEGINNING SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 419.85 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,202.781 FEET WITH A CHORD ANGLE SOUTH 10°46'12" WEST FOR 417.72 FEET TO A COMPUTED POINT;
- A TANGENT SOUTH 22°30'45" WEST FOR 110.19 FEET TO A COMPUTED POINT IN THE FUTURE CENTERLINE OF THE PERRY ROAD RIGHT-OF-WAY;
- A CURVE FROM SAID TANGENT POINT SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 197.22 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,310.34 FEET WITH A CHORD ANGLE SOUTH 16°35'32" WEST FOR 197.03 FEET TO A COMPUTED POINT;

THENCE LEAVING SAID FUTURE ROW NORTH 88°08'27" WEST ALONG THE NORTHERN BOUNDARY OF THE TOWN OF APEX PROPERTY SHOWN AS TRACT C-1 OF A DIVISION OF TRACT "C" AS SHOWN ON THE SURVEY FOR THE TOWN OF APEX DATED JAN 3, 1989, ASHLEY ELKINS, RLS AND RECORDED AT BOOK OF MAPS 1989, PAGE 59, WAKE COUNTY, ALONG SAID LINE A DISTANCE OF 1,329.42 FEET TO THE CENTERLINE OF REEDY BRANCH;

THENCE ALONG SAID BRANCH THE FOLLOWING EIGHTY-ONE (81) COURSES:

NORTH 05°25'47" WEST, A DISTANCE OF 1.31 FEET;  
NORTH 50°01'02" EAST, A DISTANCE OF 10.31 FEET;  
NORTH 03°35'38" EAST, A DISTANCE OF 10.02 FEET;  
SOUTH 86°01'00" WEST, A DISTANCE OF 8.68 FEET;  
NORTH 85°49'45" WEST, A DISTANCE OF 9.59 FEET;  
NORTH 09°06'26" WEST, A DISTANCE OF 14.90 FEET;  
NORTH 51°11'31" WEST, A DISTANCE OF 18.15 FEET;  
SOUTH 84°17'27" WEST, A DISTANCE OF 19.61 FEET;  
SOUTH 73°46'34" WEST, A DISTANCE OF 15.65 FEET;  
NORTH 25°54'11" WEST, A DISTANCE OF 11.70 FEET;  
NORTH 54°01'02" WEST, A DISTANCE OF 12.51 FEET;  
NORTH 23°30'12" WEST, A DISTANCE OF 7.85 FEET;  
NORTH 53°15'06" WEST, A DISTANCE OF 17.96 FEET;  
NORTH 38°05'48" EAST, A DISTANCE OF 13.16 FEET;  
NORTH 03°36'55" WEST, A DISTANCE OF 18.53 FEET;

NORTH 85°34'24" WEST, A DISTANCE OF 11.66 FEET;  
 NORTH 22°48'47" WEST, A DISTANCE OF 18.07 FEET;  
 NORTH 41°18'00" EAST, A DISTANCE OF 17.82 FEET;  
 NORTH 16°01'24" WEST, A DISTANCE OF 10.52 FEET;  
 NORTH 49°00'38" WEST, A DISTANCE OF 16.20 FEET;  
 NORTH 26°16'07" EAST, A DISTANCE OF 17.98 FEET;  
 NORTH 43°38'42" WEST, A DISTANCE OF 20.40 FEET;  
 NORTH 30°35'24" EAST, A DISTANCE OF 11.55 FEET;  
 NORTH 36°18'13" WEST, A DISTANCE OF 11.34 FEET;  
 NORTH 68°50'56" WEST, A DISTANCE OF 16.19 FEET;  
 NORTH 32°05'29" EAST, A DISTANCE OF 19.07 FEET;  
 NORTH 12°55'07" WEST, A DISTANCE OF 21.22 FEET;  
 NORTH 81°36'19" WEST, A DISTANCE OF 14.59 FEET;  
 SOUTH 39°51'36" WEST, A DISTANCE OF 11.16 FEET;  
 SOUTH 14°02'17" WEST, A DISTANCE OF 13.00 FEET;  
 NORTH 60°58'47" WEST, A DISTANCE OF 24.24 FEET;  
 NORTH 19°43'42" WEST, A DISTANCE OF 8.99 FEET;  
 NORTH 61°53'30" EAST, A DISTANCE OF 12.57 FEET;  
 NORTH 20°19'31" WEST, A DISTANCE OF 19.81 FEET;  
 NORTH 19°34'26" WEST, A DISTANCE OF 15.29 FEET;  
 NORTH 12°22'57" EAST, A DISTANCE OF 11.35 FEET;  
 NORTH 70°51'42" EAST, A DISTANCE OF 15.30 FEET;  
 NORTH 21°04'48" EAST, A DISTANCE OF 8.34 FEET;  
 NORTH 48°02'59" WEST, A DISTANCE OF 8.86 FEET;  
 NORTH 10°31'36" WEST, A DISTANCE OF 7.95 FEET;  
 NORTH 16°10'12" EAST, A DISTANCE OF 10.49 FEET;  
 NORTH 16°17'00" WEST, A DISTANCE OF 9.42 FEET;  
 NORTH 35°18'22" EAST, A DISTANCE OF 14.45 FEET;  
 NORTH 14°54'43" WEST, A DISTANCE OF 25.99 FEET;  
 NORTH 20°12'47" EAST, A DISTANCE OF 14.48 FEET;  
 SOUTH 87°24'30" EAST, A DISTANCE OF 19.45 FEET;  
 NORTH 04°34'41" EAST, A DISTANCE OF 18.24 FEET;  
 NORTH 57°58'19" EAST, A DISTANCE OF 17.36 FEET;  
 NORTH 11°33'41" WEST, A DISTANCE OF 17.23 FEET;  
 NORTH 26°07'38" EAST, A DISTANCE OF 8.35 FEET;  
 SOUTH 66°56'34" EAST, A DISTANCE OF 18.95 FEET;  
 NORTH 77°53'41" EAST, A DISTANCE OF 9.13 FEET;  
 NORTH 54°09'37" EAST, A DISTANCE OF 14.36 FEET;  
 NORTH 04°11'48" WEST, A DISTANCE OF 11.56 FEET;  
 NORTH 24°06'07" EAST, A DISTANCE OF 14.25 FEET;  
 NORTH 43°36'27" WEST, A DISTANCE OF 27.21 FEET;  
 NORTH 39°56'03" EAST, A DISTANCE OF 18.84 FEET;  
 NORTH 10°33'19" WEST, A DISTANCE OF 9.89 FEET;  
 NORTH 67°55'45" EAST, A DISTANCE OF 11.34 FEET;  
 NORTH 88°04'17" EAST, A DISTANCE OF 13.12 FEET;  
 NORTH 61°34'23" EAST, A DISTANCE OF 17.04 FEET;  
 SOUTH 72°14'18" EAST, A DISTANCE OF 13.77 FEET;  
 NORTH 71°04'29" EAST, A DISTANCE OF 13.81 FEET;  
 SOUTH 62°21'34" EAST, A DISTANCE OF 18.21 FEET;  
 NORTH 22°09'30" EAST, A DISTANCE OF 12.76 FEET;  
 NORTH 41°54'53" EAST, A DISTANCE OF 12.93 FEET;



NORTH 14°59'57" EAST, A DISTANCE OF 12.00 FEET;  
 NORTH 33°16'53" EAST, A DISTANCE OF 15.41 FEET;  
 NORTH 74°51'41" EAST, A DISTANCE OF 18.51 FEET;  
 NORTH 26°38'41" WEST, A DISTANCE OF 14.66 FEET;  
 NORTH 26°33'40" WEST, A DISTANCE OF 11.86 FEET;  
 NORTH 67°49'40" WEST, A DISTANCE OF 8.00 FEET;  
 SOUTH 25°39'13" WEST, A DISTANCE OF 16.08 FEET;  
 NORTH 70°29'35" WEST, A DISTANCE OF 33.42 FEET;  
 NORTH 24°10'42" EAST, A DISTANCE OF 15.18 FEET;  
 NORTH 17°15'26" WEST, A DISTANCE OF 18.75 FEET;  
 NORTH 34°33'29" WEST, A DISTANCE OF 27.20 FEET;  
 SOUTH 66°33'15" WEST, A DISTANCE OF 10.65 FEET;  
 SOUTH 61°21'47" WEST, A DISTANCE OF 12.99 FEET;  
 NORTH 47°02'12" WEST, A DISTANCE OF 17.27 FEET;  
 NORTH 59°40'27" WEST, A DISTANCE OF 8.89 FEET TO A POINT THAT IS NORTH 89°58'32"  
 EAST, A DISTANCE OF 5.08 FEET FROM A FOUND #4 REBAR;

THENCE LEAVING SAID BRANCH NORTH 89°58'32" EAST, A DISTANCE OF 305.81 FEET TO A  
 FOUND IRON PIN ON THE EASTERLY ROW OF SHACKELTON ROAD (60.0 R.O.W.);  
 THENCE ALONG THE SOUTHERN BOUNDARY OF LOTS 18, 19, & 21-27 OF LEXINGTON PHASE  
 1, SECTIONS "B & C", BM 1995, PAGES 1200-1203 THE FOLLOWING SIX (6) COURSES:  
 NORTH 89°57'45" EAST, A DISTANCE OF 80.82 FEET TO A FOUND IRON PIN;  
 NORTH 89°52'55" EAST, A DISTANCE OF 337.08 FEET TO A FOUND IRON PIN;  
 NORTH 89°55'07" EAST, A DISTANCE OF 93.02 FEET TO A FOUND IRON PIN;  
 NORTH 89°50'00" EAST, A DISTANCE OF 59.78 FEET TO A FOUND IRON PIN;  
 NORTH 89°46'56" EAST, A DISTANCE OF 117.80 FEET TO A FOUND IRON PIN;  
 NORTH 89°54'21" EAST, A DISTANCE OF 171.33 FEET TO A FOUND IRON PIN;  
 THENCE NORTH 89°52'30" EAST, A DISTANCE OF 415.93 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 23.73 ACRES, MORE OR LESS.

TRACT 2

BEING A PORTION OF TRACT C-1 OF A DIVISION OF TRACT "C" AS SHOWN ON THE SURVEY FOR THE TOWN OF APEX DATED JAN 3, 1989, ASHLEY ELKINS, RLS AND RECORDED AT BOOK OF MAPS 1989, PAGE 59, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 30IN WHITE OAK TREE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED SURVEY, DESCRIBED AT THAT TIME AS A 24IN WHITE OAK TREE WITH STATE PLAN COORDINATES N 713,917.474 E 2,045,176.348; THENCE SOUTH 89°52'59" WEST, PASSING OVER A REFERENCE IRON PIN AT 3.45 FEET AND AN IRON PIN FOUND ON THE WESTERLY RIGHT-OF-WAY (ROW) OF EXISTING PERRY ROAD (60.0' R.O.W.) AT 1305.43 FEET, FOR A TOTAL DISTANCE OF 1329.28 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF A PROPOSED 110' ROW;

THENCE ALONG SAID PROPOSED CENTERLINE THE FOLLOWING THREE COURSES:

- A CURVE FROM SAID POINT OF BEGINNING SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 419.85 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,202.781 FEET WITH A CHORD ANGLE SOUTH 10°46'12" WEST FOR 417.72 FEET TO A COMPUTED POINT;
- A TANGENT SOUTH 22°30'45" WEST FOR 110.19 FEET TO A COMPUTED POINT IN THE FUTURE CENTERLINE OF THE PERRY ROAD RIGHT-OF-WAY;
- A CURVE FROM SAID TANGENT POINT SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 197.22 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,310.34 FEET WITH A CHORD ANGLE SOUTH 16°35'32" WEST FOR 197.03 FEET TO A COMPUTED POINT; SAID POINT BEING THE

POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID CENTERLINE OF THE FUTURE PERRY ROAD EXTENSION WITH A CURVE FROM SAID POINT OF BEGINNING SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 928.00 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,244.07 FEET WITH A CHORD ANGLE SOUTH 09°10'23" EAST FOR 906.63 FEET TO A COMPUTED POINT ALONG THE NORTHERN RIGHT-OF-WAY OF US 1 HIGHWAY;

THENCE LEAVING SAID PROPOSED ROW AND ALONG THE US HIGHWAY 1 ROW SOUTH 58°34'57" WEST, A DISTANCE OF 977.38 FEET TO A CALCULATED POINT;

THENCE ALONG THE NORTHERN US HIGHWAY 1 ROW TO A FOUND 6-IN CONCRETE MONUMENT WITH STATE PLANE COORDINATES N 711,809.272 AND E 2,042,981.00;

THENCE SOUTH 58°55'33" WEST, A DISTANCE OF 221.57 FEET TO THE CENTER OF REEDY BRANCH;

THENCE ALONG SAID BRANCH THE FOLLOWING TWENTY-THREE (23) COURSES;

NORTH 20°02'18" WEST, A DISTANCE OF 329.56 FEET;

NORTH 74°05'29" WEST, A DISTANCE OF 84.99 FEET;

NORTH 17°23'59" EAST, A DISTANCE OF 217.31 FEET;

NORTH 55°30'13" WEST, A DISTANCE OF 96.25 FEET;

NORTH 03°43'27" WEST, A DISTANCE OF 208.74 FEET;

NORTH 42°12'57" WEST, A DISTANCE OF 115.08 FEET;

NORTH 20°21'51" WEST, A DISTANCE OF 204.80 FEET;  
NORTH 20°31'32" WEST, A DISTANCE OF 30.00 FEET;  
NORTH 00°41'48" WEST, A DISTANCE OF 181.88 FEET;  
NORTH 12°04'12" WEST, A DISTANCE OF 179.91 FEET;  
NORTH 41°37'43" WEST, A DISTANCE OF 8.65 FEET;  
NORTH 27°36'56" EAST, A DISTANCE OF 18.18 FEET;  
NORTH 21°03'46" WEST, A DISTANCE OF 13.80 FEET;  
NORTH 31°11'08" EAST, A DISTANCE OF 10.66 FEET;  
NORTH 00°04'20" EAST, A DISTANCE OF 11.34 FEET;  
NORTH 46°43'00" WEST, A DISTANCE OF 13.69 FEET;  
NORTH 76°43'52" WEST, A DISTANCE OF 11.75 FEET;  
NORTH 06°15'16" WEST, A DISTANCE OF 7.49 FEET;  
NORTH 66°29'35" EAST, A DISTANCE OF 15.99 FEET;  
NORTH 32°25'43" WEST, A DISTANCE OF 9.99 FEET;  
SOUTH 79°43'00" WEST, A DISTANCE OF 7.50 FEET;  
NORTH 78°53'05" WEST, A DISTANCE OF 10.59 FEET;  
NORTH 05°25'53" WEST, A DISTANCE OF 4.86 FEET;

THENCE LEAVING SAID BRANCH SOUTH 88°08'27" EAST ALONG THE SOUTHERN BORDER OF THE HEREIN DESCRIBED TRACT 1, BEING ALSO THE SOUTHERN BOUNDARY OF THAT 48.786 ACRE TRACT OF LAND SHOWN ON THE SURVEY FOR MYRTLE S. HOPSON DATED MAY 2, 1997, DRAWN BY SMITH AND SMITH SURVEYORS AND RECORDED AT BOOK OF MAPS 1997, PAGE 835, WAKE COUNTY, A DISTANCE OF 1329.43 FEET TO THE POINT OF BEGINNING, CONTAINING 34.81 ACRES, MORE OR LESS.



REZONING CASE #24CZ20  
SUBMITTED NOVEMBER 1, 2024

# <PUD REZONING> HOPSON GATEWAY PUD

## APPLICANTS

### ACRE MANAGER, LLC and TOWN OF APEX

JESSE KEHOE  
DIRECTOR OF DEVELOPMENT  
252 NW 29TH STREET, 9TH FLOOR  
MIAMI, FL 33127  
(786) 634-4857  
www.AcreMgmt.com

AMANDA BUNCE  
PLANNING DEPARTMENT  
P.O. BOX 250  
APEX, NC 27502  
(919) 249-3529  
www.ApexNC.org

## ENGINEER/LAND PLANNER

### PEAK ENGINEERING & DESIGN, PLLC

JEFF ROACH, P.E.  
1125 APEX PEAKWAY  
APEX, NC 27502  
(919) 439-0100  
www.PeakEngineering.com

## ENVIRONMENTAL CONSULTANT

### NATURAL RESOURCE CONSULTANTS

JENNIFER BURDETTE  
308 W. MILLBROOK ROAD, SUITE d #200  
RALEIGH, NC 27609  
(919) 422-3605  
www.NRConsultNC.com

## FORESTER/ENVIRONMENTAL

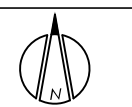
### SOIL & ENVIRONMENTAL CONSULTANTS

STEVEN BALL, RF, PWS  
8412 FALLS OF NEUSE ROAD SUITE 104  
RALEIGH, NC 27615  
(919) 846-5900  
www.SandEC.com

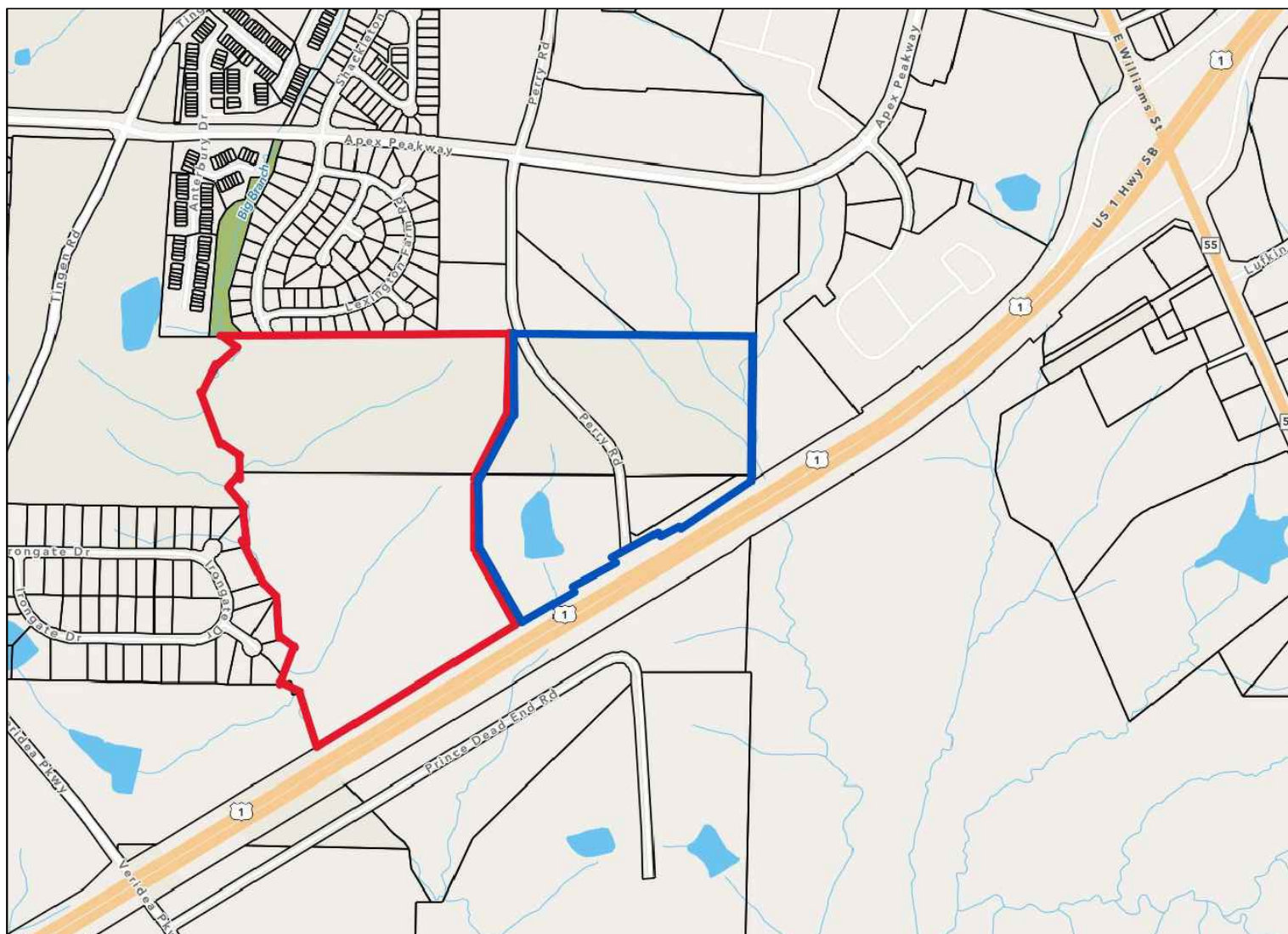


## PROJECT AERIAL

NOT TO SCALE

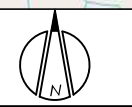


RED OUTLINE: PRIVATE DEVELOPMENT PUD-CZ OUTLINE  
BLUE OUTLINE: TOWN OF APEX LI-CZ OUTLINE



## VICINITY MAP

NOT TO SCALE



## LAND USE ATTORNEY

### PARKER, POE, ADAMS, & BERNSTEIN LLP

MATTHEW CARPENTER  
301 FAYETTEVILLE STREET SUITE 1400  
RALEIGH, NC 27601  
(919) 835-4032  
www.ParkerPoe.com

## SURVEYOR

### SMITH & SMITH SURVEYORS

BEN SMITH / STALEY SMITH  
P.O. BOX 457  
APEX, NC 27502  
(919) 362-7111  
www.SmithandSmithSurveyors.net

## TRAFFIC ENGINEER

### KIMLEY-HORN AND ASSOCIATES

LYLE OVERCASH, P.E.  
421 FAYETTEVILLE STREET SUITE 600  
RALEIGH, NC 27601  
(919) 677-2000  
www.Kimley-Horn.com

## PERRY ROAD @ US 1 HIGHWAY APEX, NORTH CAROLINA 27502 PROJECT NUMBER: 240307

## PROPERTY DATA

PIN 0741-33-1566 0 Tingen Road 48.79 acres  
Sure & Steadfast Properties Limited Partnership  
2201 Candun Drive Suite 103, Apex, NC 27523  
Deed Book/Page: 8494 / 1585  
Jurisdiction: Town of Apex ETJ

PIN 0741-32-6706 1341 Perry Road 49.48 acres  
Town of Apex  
PO Box 250, Apex, NC 27502  
Deed Book/Page: 1736 / Estate File  
Jurisdiction: Apex Town Limits

PIN 0741-42-7922 0 Perry Road 1.07 acres  
Town of Apex  
PO Box 250, Apex, NC 27502  
Deed Book/Page: 1736 / Estate File  
Jurisdiction: Apex Town Limits

Total Acreage: 99.34 acres  
Total Acreage breakdown after the Land Exchange Agreement  
PUD-CZ Acreage: 58.54 acres  
LI-CZ Acreage: 40.80 acres

(Deeded acreage and final Survey data may vary slightly)

## INDEX OF DRAWINGS:

C000 COVER SHEET

C001 EXISTING CONDITIONS  
C002 EXISTING CONDITIONS TREE SURVEY  
C003 EXISTING CONDITIONS TREE SURVEY TABLE

C100 CONCEPTUAL SITE PLAN & LOT IDENTIFICATION  
C110 CONCEPTUAL UTILITY PLAN

C120 BUILDING ELEVATIONS - TOWNHOUSE  
C121 BUILDING ELEVATIONS - TOWNHOUSE & SMALL-SCALE MULTI-FAMILY  
C122 BUILDING ELEVATIONS - SINGLE-FAMILY RESIDENTIAL  
C123 BUILDING ELEVATIONS - MULTI-FAMILY  
C124 BUILDING ELEVATIONS - MULTI-FAMILY & CLUBHOUSE

## PARKS AND RECREATION DATA TABLE

DATE REVIEWED BY PCR ADVISORY COMMISSION: FEBRUARY 26, 2025

### FEE-IN-LIEU: 2024-2025 RATES

SINGLE-FAMILY DETACHED UNITS \$4,244.42 / DWELLING UNIT x 220 UNITS = \$  
SINGLE-FAMILY ATTACHED UNITS \$2,858.65 / DWELLING UNIT x 220 UNITS = \$  
MULTI-FAMILY UNITS \$2,516.93 / DWELLING UNIT x 220 UNITS = \$

### ACRES OF LAND DEDICATION:

#### PUBLIC GREENWAY TRAIL CONSTRUCTION

ACRES  
YES ☒ NO ☐

Hopson Gateway PUD, zoning #24CZ20, was reviewed at the February 26, 2025 Parks, Recreation, and Cultural Resources Advisory Commission meeting. The Commission recommended a fee in lieu of dedication with credit for construction of greenway for a maximum combination of 220 single-family detached and single-family attached, and a maximum of 400 multi-family residential units. The fee in lieu rate will be set at the time of Town Council action on the Rezoning and run for the life of the project. The total fee in lieu (based on the final unit count) will be calculated at Major Site Plan/Master Subdivision Plan and Construction Document review.

The greenway in District A shall be completed prior to issuance of building permits for 25% of the total residential units in District A. The greenway in District B shall be completed prior to issuance of building permits for 50% of the total residential units in District B. Final greenway alignment shall be determined at Major Site Plan/Master Subdivision Plan and shall be generally consistent with the Parks, Recreation, Greenway, and Open Space Master Plan and the Bicycle and Pedestrian System Plan Map.

## RIPARIAN BUFFERS AND WETLANDS:

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY  
SOILS & ENVIRONMENTAL CONSULTANTS, INC TO BE  
CONFIRMED BY THE US ARMY CORPS OF ENGINEERS, DWR,  
AND/OR THE TOWN OF APEX.

TOWN OF APEX PROJECT # 23-001  
DWR PROJECT # 24-319

Attachment B

## SITE DATA TABLE

Township:	White Oak Township
Flood Zone Information:	Firm Panel 3720074100J effective May 2, 2006 does not show the presence of flood zones on the properties (flood zones are not located within 100' of the property)
Watershed Information:	Secondary Watershed Protection Overlay District, Big Branch Creek, Harris Lake, Cape Fear River Basin
Historical:	NC SHPO does not show any existing historical structures on or near the properties
Annexation:	Annexation required prior to Construction Document approval for parcels located outside of the Apex Town Limits
Current Zoning:	Rural Agriculture (RA) LI-CZ (zoning case #24CZ08)
Proposed Zoning:	PUD - CZ (Planned Unit Development - Conditional Zoning)
Current 2045 Land Use Map:	Office Employment and Industrial Employment (west of Perry Road) Office Employment and Industrial Employment (east of Perry Road)
Proposed 2045 Land Use Map:	Medium/High Density Residential; Commercial Services (west of Perry Road)
Current Use:	Vacant residential, vacant industrial, Town work yard (Industrial)

Proposed Uses:	District 'A'	Live/Work Townhouse ***	Small-scale multi-family *	Accessory apartment **
Single-family	Townhouse	Greenway	Utility, minor	
Park, active	Park, passive			

\* Small scale multi-family shall be defined as a building constructed to accommodate between two and ten dwelling units that are vertically or horizontally integrated. Multiple small-scale multi-family buildings may be located on one lot.

\*\*\* Homeowners Association covenants shall not restrict the construction of Accessory apartment.

\*\*\* In District A, townhouses along Perry Road may be live/work townhouses which shall be defined as townhouses that have a first-floor business/office space and a second and/or third floor residence, each with a separate street front entrance ("Live/Work Units"). The only permitted non-residential principal use in the Live/Work Units shall be office, business or professional.

District 'B'	Multi-family or apartment	Accessory apartment **
Townhouse	Greenway	Recreation facility, private
Park, active		Utility, minor

\* Small scale multi-family shall be defined as a building constructed to accommodate between two and ten dwelling units that are vertically or horizontally integrated. Multiple small-scale multi-family buildings may be located on one lot.

\*\* Homeowners Association covenants shall not restrict the construction of Accessory apartment.

District Standards	District 'A'	District 'A' & 'B'	District 'B'	Private Recreation
	Single-family	Small Scale Multi-family	Live/Work Townhouse	Multi-family
	(~24.80 acres)			(~33.74 acres)
Maximum Built-Up Area	70%	70%	70%	70%
Max Units	220 total residential lots/units	none	400 units	20,000 SF
Minimum Lot Size	5,000 SF	N/A	N/A	N/A
Minimum Lot Width	50 feet	20 feet	20 feet	N/A
Front Setback	20 feet	10 feet	10 feet	20 feet
Front Setback (rear loaded/parking lot style)		10 feet	N/A	
Side Setback	5 feet	0 feet (3' end units)	0 feet (3' end units)	20 feet
Rear Setback	10 feet	10 feet	10 feet	20 feet
Side (corner) Setback	10 feet	10 feet	10 feet	20 feet
Buffer/RCA setback - building	10 feet	10 feet	10 feet	10 feet
Buffer/RCA setback - parking	5 feet	5 feet	5 feet	5 feet
Max Building Height	45 feet (3 stories)	45 feet (3 stories)	45 feet (3 stories)	60 feet (4 stories)
Minimum building separation	N/A	10 feet	10 feet	15 feet

[Townhouse is included in District 'A' and District 'B']

Parking Standards:	Parking shall be provided as noted below or per UDO 8.3
Single-family	2 parking spaces/dwelling unit
Small-scale multi-family & townhouse	2 parking spaces/dwelling unit + 0.25 guest spaces/dwelling unit
Multi-family or apartments	
1 or 2 bedroom units	1.3 parking spaces/dwelling unit
3 bedroom units	1.8 parking spaces/dwelling unit
Private Amenity	Parking provided per UDO 8.3.2
EV Parking:	Parking to be provided per UDO 8.3.11
Bicycle Parking:	Parking to be provided per UDO 8.3.2

RCA Required: The project shall dedicate RCA as required by UDO Section 8.1.2. Designated RCAs will be consistent with UDO Section 8.1.2(B).

Grading: Project shall be "Mass Graded"  
% of lots graded prior to first plat: No restriction or grading limitation  
% of pre-development drainage areas preserved within their natural basins: 80% per UDO Section 7.2.5.8



NC License #P-0673

project:  
HOPSON GATEWAY ZONING  
PERRY ROAD @ US 1 HIGHWAY  
WHITE OAK TOWNSHIP  
APEX, NORTH CAROLINA 27502

seal:



REVISION	DATE	BY
1	APRIL 8, 2025	JA
2	APRIL 8, 2025	JA
3	APRIL 8, 2025	JA
4	APRIL 8, 2025	JA
5	APRIL 8, 2025	JA

title:

PUD  
COVER SHEET

proj #:

240307

date:

November 1, 2024

dwg by: chkd by:

FS JR

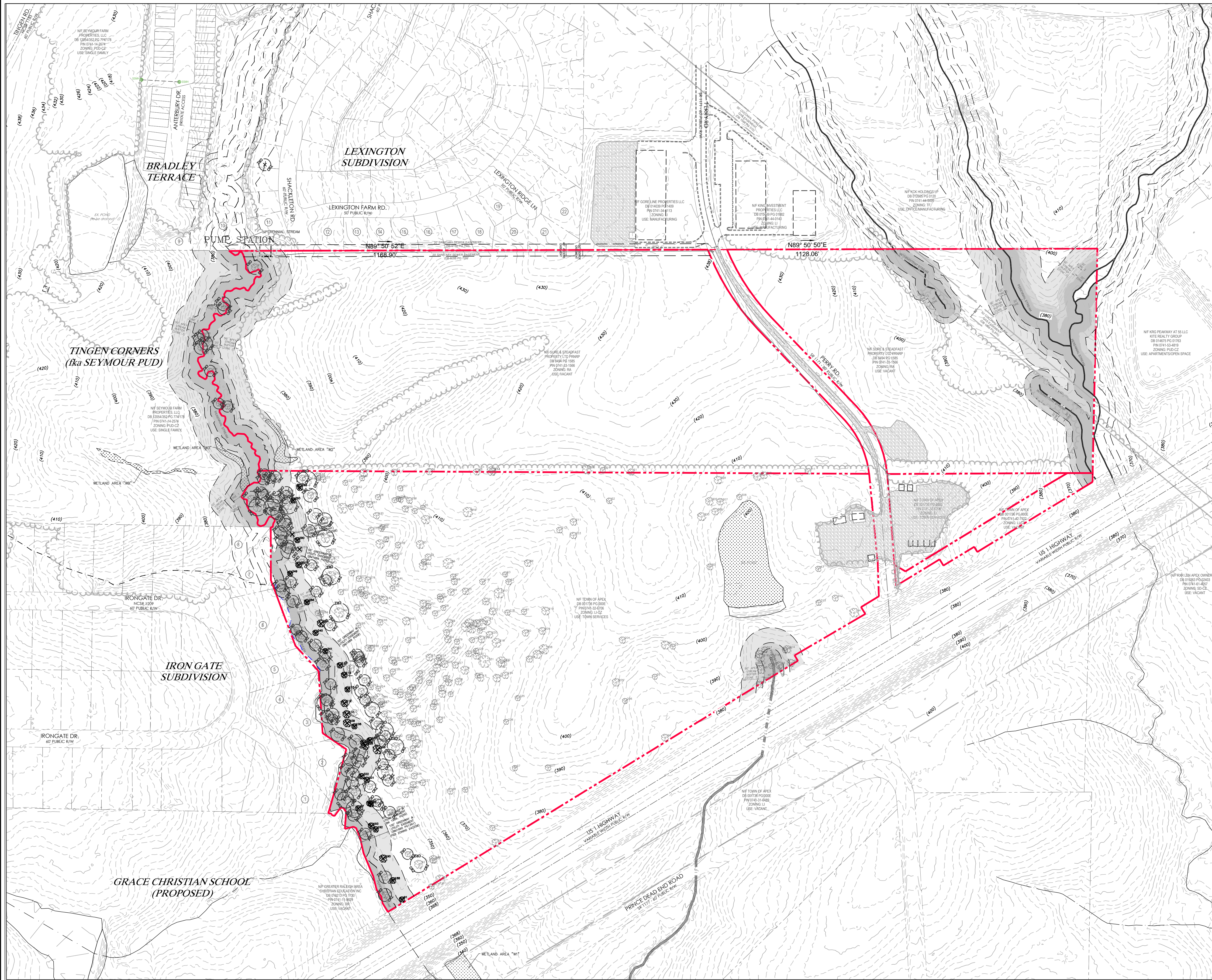
scale:

As Noted

sheet:

C000  
(PUD PLAN)





**RIPARIAN BUFFERS AND WETLANDS:**

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY SOILS & ENVIRONMENTAL CONSULTANTS, INC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS, DWR, AND/OR THE TOWN OF APEX.

TOWN OF APEX PROJECT # 23-001  
DWR PROJECT # 24-319

**EXISTING CONDITIONS NOTES:**

- BOUNDARY SURVEY PROVIDED BY SMITH & SMITH SURVEYORS OF APEX, NC.
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
- NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
- NC SHPO DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES WITHIN THE BOUNDARY OF THE PROJECT.
- PROPOSED GREENWAY, SIDEPATHS, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN. FINAL LOCATION TO BE COORDINATED WITH STAFF.
- 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
- PROPERTIES ARE LOCATED WITHIN THE SECONDARY WATERSHED OVERLAY DISTRICT, BIG BRANCH CREEK, HARRIS LAKE, CAPE FEAR RIVER BASIN.

ADJACENT PROPERTY OWNERS		
#	OWNER USE	PIN ZONING
1	PERKINS, JOSEPH & SANDRA VACANT SINGLE FAMILY	0741-22-5009 RR
2	PERKINS, JOSEPH & SANDRA VACANT SINGLE FAMILY	0741-22-5189 RR
3	PERKINS, JOSEPH & SANDRA VACANT SINGLE FAMILY	0741-22-5323 RR
4	PERKINS, JOSEPH & SANDRA VACANT SINGLE FAMILY	0741-22-4339 RR
5	PERKINS, JOSEPH & SANDRA VACANT SINGLE FAMILY	0741-22-4521 RR
6	LASSITER, ROBERT M. SR. SINGLE FAMILY	0741-22-3721 RR
7	LASSITER, ROBERT M. & VANESSA J. VACANT SINGLE FAMILY	0741-22-3832 RR
8	LASSITER, ROBERT M. & VANESSA J. VACANT SINGLE FAMILY	0741-22-2951 RR
9	BRADLEY TERRACE HOMEOWNERS ASSOC. OPEN SPACE	0741-24-0185 MH-CU
10	TOWN OF APEX OPEN SPACE	0741-24-3405 MH-CU
11	RAVAL, DEEPA J SINGLE FAMILY	0741-23-3998 MH-CU
12	ACKERMAN, MARK & NANCY SINGLE FAMILY	0741-23-5998 MH-CU
13	WILSON, JASON SINGLE FAMILY	0741-23-6978 MH-CU
14	MYERS, CHRISTOPHER G. & GREENLEAF, MICHELLE SINGLE FAMILY	0741-23-7958 MH-CU
15	DOTY, TIMOTHY & FRANCESCA SINGLE FAMILY	0741-23-8938 MH-CU
16	BENNARZ, STANLEY M. & ELAINE SINGLE FAMILY	0741-23-9919 MH-CU
17	HITCH, THOMAS R. & PATRICIA C. SINGLE FAMILY	0741-34-0000 MH-CU
18	COOLEY, JOHN R. & VICTORIA J. SINGLE FAMILY	0741- MH-CU
19	CHAN, PAUL KI & ELAINE F. SINGLE FAMILY	0741-34-1048 MH-CU
20	JASPER, TODD J. & PATRICIA J. SINGLE FAMILY	0741-33-2908 MH-CU
21	JONES, W. GREGG & DOROTHY G. TRUSTEES SINGLE FAMILY	0741-33-3918 MH-CU
22	PRESSLEY, JORDAN M. & ASHLEY M. - CO-TRUSTEES SINGLE FAMILY	0741-34-3076 MH-CU

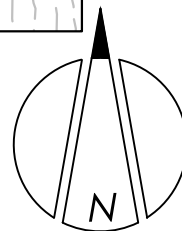
**STREAM BUFFERS**

ZONE 1 ZONE 2 ZONE 3

**PROJECT PERIMETER BOUNDARY**

**EXISTING CONDITIONS PLAN**  
SCALE: 1"=150'

0 75 150 300  
SCALE: 1"=150'



PLAN SHEETS ARE INTENDED FOR  
ILLUSTRATIVE PURPOSES ONLY

project:  
**HOPSON GATEWAY ZONING**  
**PERRY ROAD @ US 1 HIGHWAY**  
**WHITE OAK TOWNSHIP**  
**APEX, NORTH CAROLINA 27502**

seal:  
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

REVISION		DATE	BY
1	APRIL 18, 2023		JK
2	APRIL 18, 2023		JK
3	APRIL 18, 2023		JK
4	APRIL 18, 2023		JK
5	APRIL 18, 2023		JK

title:  
**EXISTING  
CONDITIONS  
PLAN**

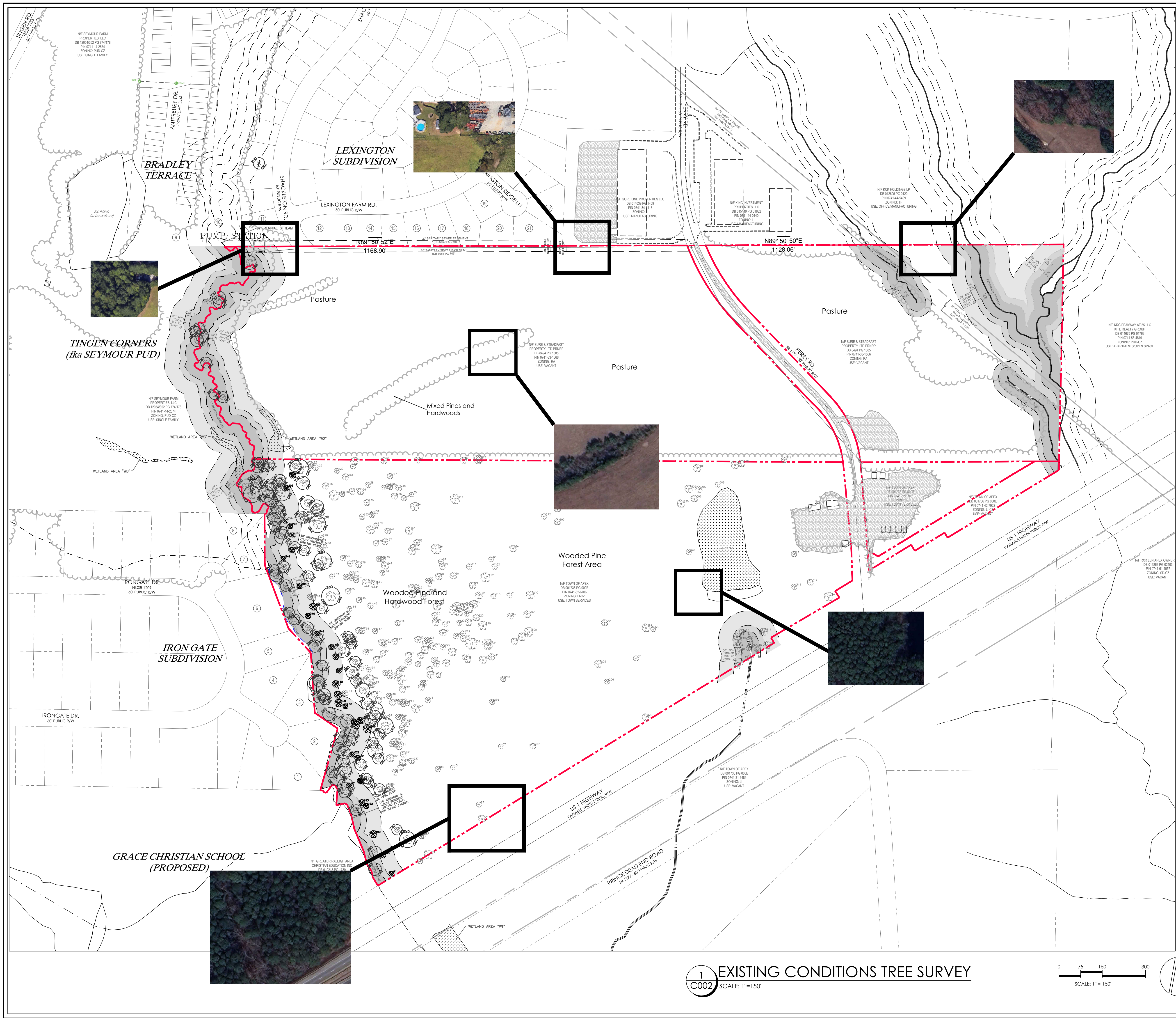
proj #:  
**240307**  
date:  
**November 1, 2024**  
dwg by: chkd by:  
**FS JR**  
scale:  
**As Noted**

sheet:  
**C001**  
(PUD PLAN)

**PEAK**  
Engineering & Design  
1125 Apex Parkway, Apex, NC 27502  
www.PeakEngineering.com

NC License #P-0673





**RIPARIAN BUFFERS AND WETLANDS:**

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY SOILS & ENVIRONMENTAL CONSULTANTS, INC. TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS, DWR, AND/OR THE TOWN OF APEX.

TOWN OF APEX PROJECT # 23-001  
DWR PROJECT # 24-319

**EXISTING CONDITIONS NOTES:**

- BOUNDARY SURVEY PROVIDED BY SMITH & SMITH SURVEYORS OF APEX, NC.
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
- NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
- NC SHPO DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES WITHIN THE BOUNDARY OF THE PROJECT.
- PROPOSED GREENWAY, SIDEPATHS, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN. FINAL LOCATION TO BE COORDINATED WITH STAFF.
- 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
- PROPERTIES ARE LOCATED WITHIN THE SECONDARY WATERSHED OVERLAY DISTRICT, BIG BRANCH CREEK, HARRIS LAKE, CAPE FEAR RIVER BASIN.

**REQUIRED PLAN NOTES:**

- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
- TREE PROTECTION FENCING MUST BE PLACED:
  - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
  - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
  - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
- ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

**LARGE TREES ON-SITE HAVE BEEN INCLUDED FOR REFERENCE ONLY. TREE SURVEY PROVIDED BY S&E, INC. FUTURE PRESERVATION AND AVOIDANCE OF EXISTING VEGETATION TO BE COORDINATED WITH BUILDER.**

**2 C002 ROOT ZONE PROTECTION**  
SCALE: N.T.S.

NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1' RADIUS PER 1" OF TREE DIAMETER, WHICHEVER IS GREATER.  
FOR ALL HARDWOODS 18" AND GREATER, THE CRITICAL ROOT ZONE TYP SHALL BE SHOWN

**STREAM BUFFERS**

ZONE 1 ZONE 2 ZONE 3

**PROJECT PERIMETER BOUNDARY**

**EXISTING CONDITIONS TREE SURVEY**

**PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY**

**PEAK**  
Engineering & Design  
1125 Apex Parkway, Apex, NC 27502  
www.PeakEngineering.com

NC License #P-0673

project:  
**HOPSON GATEWAY ZONING**  
**PERRY ROAD @ US 1 HIGHWAY**  
**WHITE OAK TOWNSHIP**  
**APEX, NORTH CAROLINA 27502**

seal:  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

NO.	DATE	REVISION
1	APRIL 11, 2023	TOWN OF APEX - 2nd ZONING COMMENTS
2	SEPTEMBER 5, 2023	TOWN OF APEX - 3rd ZONING COMMENTS
3	SEPTEMBER 25, 2023	TOWN OF APEX - 4th ZONING COMMENTS
4	APRIL 11, 2023	TOWN OF APEX - 1st ZONING COMMENTS

title:  
**EXISTING CONDITIONS TREE SURVEY**

proj #:  
**240307**

date:  
**November 1, 2024**

dwg by: chkd by:  
**FS JR**

scale:  
**As Noted**

sheet:  
**C002**  
(PUD PLAN)

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project:  
**HOPSON GATEWAY ZONING**  
**PERRY ROAD @ US 1 HIGHWAY**  
**WHITE OAK TOWNSHIP**  
**APEX, NORTH CAROLINA 27502**

seal:



DATE		REVISION	
No.			BY
2	AUGUST 8, 2025	TOWN OF APEX - 2nd DOWNG COMMENTS	JR
3	SEPTEMBER 5, 2025	TOWN OF APEX - 3rd DOWNG COMMENTS	JR
4	SEPTEMBER 25, 2025	TOWN OF APEX - 4th DOWNG COMMENTS	JR
5	APRIL 2, 2025	TOWN OF APEX - 1st DOWNG COMMENTS	JR

title:  
**EXISTING  
CONDITIONS  
TREE SURVEY  
TABLE**

proj #:

240307

date:

November 1, 2024

dwg by:

FS JR

scale:

As Noted

sheet:

**C003**

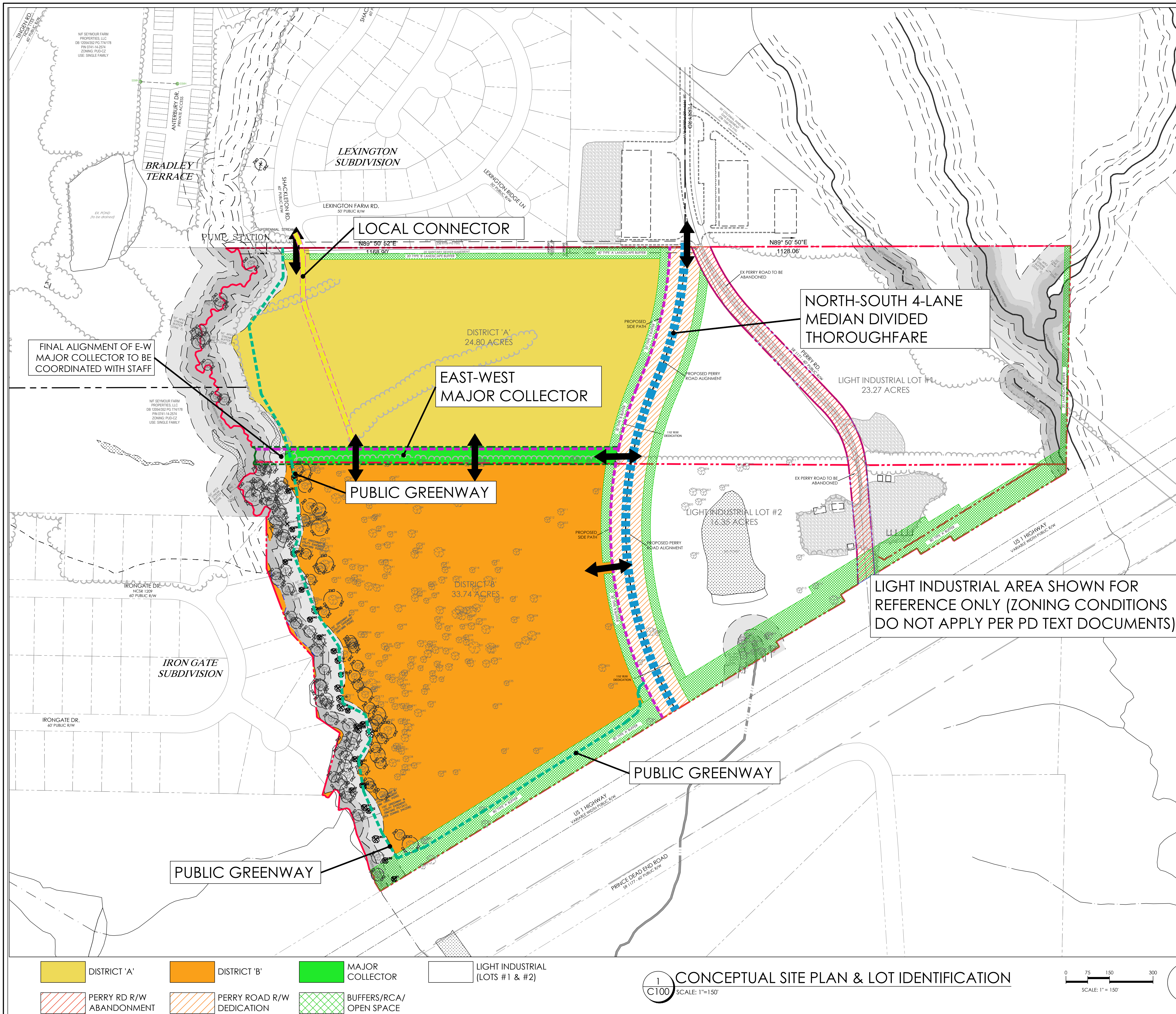
(PUD PLAN)

Point Table			Point Table		
Point #	Description	CONDITION	Point #	Description	CONDITION
1	19'GUM	SURVEYED	63	18'GUM	SURVEYED
2	22'POPLAR	SURVEYED	64	23'POPLAR	SURVEYED
3	22'WHITEOAK	SURVEYED	65	22'WHITEOAK	SURVEYED
4	23'POPLAR	SURVEYED	66	34'WHITEOAK	SURVEYED
5	20'WHITEOAK	SURVEYED	67	19'GUM	SURVEYED
6	25'POPLAR	SURVEYED	68	22'REDOAK	SURVEYED
7	18'WHITEOAK	SURVEYED	69	23'REDOAK	SURVEYED
8	24'WHITEOAK	SURVEYED	70	23'GUM	SURVEYED
9	28'GUM	SURVEYED	71	24'GUM	SURVEYED
10	18'POPLAR	SURVEYED	72	24'GUM	SURVEYED
11	24'POPLAR	SURVEYED	73	28'POPLAR	SURVEYED
12	30'GUM	SURVEYED	74	30'POPLAR	SURVEYED
13	19'GUM	SURVEYED	75	24'POPLAR	SURVEYED
14	28'GUM	SURVEYED	76	28'POPLAR	SURVEYED
15	19'GUM	SURVEYED	77	25'POPLAR	SURVEYED
16	21'POPLAR	SURVEYED	78	33'POPLAR	SURVEYED
17	18'REDOAK	SURVEYED	79	19'WHITEOAK	SURVEYED
18	22'POPLAR	SURVEYED	80	24'POPLAR	SURVEYED
19	23'POPLAR	SURVEYED	81	27'POPLAR	SURVEYED
20	22'POPLAR	SURVEYED	82	18'POPLAR	SURVEYED
21	23'REDOAK	SURVEYED	83	19'WHITEOAK	SURVEYED
22	21'MAPLE	SURVEYED	84	18'WHITEOAK	SURVEYED
23	23'POPLAR	SURVEYED	85	28'GUM	SURVEYED
24	23'WHITEOAK	SURVEYED	86	19'GUM	SURVEYED
25	21'WHITEOAK	SURVEYED	87	27'POPLAR	SURVEYED
26	27'WHITEOAK	SURVEYED	88	20'POPLAR	SURVEYED
27	19'REDOAK	SURVEYED	89	31'POPLAR	SURVEYED
28	18'WHITEOAK	SURVEYED	90	19'GUM	SURVEYED
29	22'WHITEOAK	SURVEYED	91	18'GUM	DEMOLITION
30	18'REDOAK	SURVEYED	92	28'POPLAR	SURVEYED
31	19'WHITEOAK	SURVEYED	93	18'GUM	SURVEYED
32	22'WHITEOAK	SURVEYED	94	19'POPLAR	SURVEYED
33	27'WHITEOAK	SURVEYED	95	20'POPLAR	SURVEYED
34	29'WHITEOAK	SURVEYED	96	18'GUM	SURVEYED
35	18'GUM	SURVEYED	97	19'WHITEOAK	DEMOLITION
36	22'WHITEOAK	SURVEYED	98	18'WHITEOAK	DEMOLITION
37	22'REDOAK	SURVEYED	99	19'WHITEOAK	DEMOLITION
38	19'REDOAK	SURVEYED	100	18'POPLAR	SURVEYED
39	28'WHITEOAK	SURVEYED	101	19'POPLAR	SURVEYED
40	18'WHITEOAK	SURVEYED	102	26'WHITEOAK	SURVEYED
41	24'POPLAR	SURVEYED	103	18'WHITEOAK	SURVEYED
42	28'MAPLE	SURVEYED	104	18'WHITEOAK	DEMOLITION
43	19'GUM	SURVEYED	105	30'WHITEOAK	DEMOLITION
44	30'ELM	SURVEYED	106	20'POPLAR	SURVEYED
45	25'GUM	SURVEYED	107	19'WHITEOAK	DEMOLITION
46	24'POPLAR	SURVEYED	108	18'WHITEOAK	DEMOLITION
47	18'POPLAR	SURVEYED	109	20'WHITEOAK	DEMOLITION
48	27'POPLAR	SURVEYED	110	25'WHITEOAK	DEMOLITION
49	23'POPLAR	SURVEYED	111	21'WHITEOAK	SURVEYED
50	21'REDOAK	SURVEYED	112	23'WHITEOAK	DEMOLITION
51	27'GUM	SURVEYED	113	18'WHITEOAK	SURVEYED
52	20'GUM	SURVEYED	114	21'REDOAK	SURVEYED
53	18'GUM	SURVEYED	115	18'WHITEOAK	DEMOLITION
54	28'GUM	SURVEYED	116	20'REDOAK	DEMOLITION
55	18'GUM	SURVEYED	117	19'POPLAR	DEMOLITION
56	24'GUM	SURVEYED	118	25'WHITEOAK	SURVEYED
57	18'GUM	SURVEYED	119	18'WHITEOAK	SURVEYED
58	28'WHITEOAK	SURVEYED	120	18'REDOAK	SURVEYED
59	22'WATEROAK	SURVEYED	121	19'WHITEOAK	SURVEYED
60	22'MAPLE	SURVEYED	122	18'GUM	SURVEYED
61	19'POPLAR	SURVEYED	123	23'WHITEOAK	SURVEYED
62	20'GUM	SURVEYED	124	18'POPLAR	SURVEYED

Point Table			Point Table		
Point #	Description	CONDITION	Point #	Description	CONDITION
125	20'POPLAR	SURVEYED	187	22'POPLAR	SURVEYED
126	23'POPLAR	SURVEYED	188	20'GUM	DEMOLITION
127	34'WHITEOAK	SURVEYED	189	21'WHITEOAK	SURVEYED
128	18'WHITEOAK	SURVEYED	190	28'REDOAK	DEMOLITION
129	21'REDOAK	SURVEYED	191	19'WHITEOAK	SURVEYED
130	21'REDOAK	SURVEYED	192	19'GUM	DEMOLITION
131	18'REDOAK	SURVEYED	193	21'GUM	DEMOLITION
132	19'WHITEOAK	SURVEYED	194	19'WHITEOAK	SURVEYED
133	20'WHITEOAK	SURVEYED	195	28'GUM	SURVEYED
134	29'POPLAR	SURVEYED	196	28'GUM	SURVEYED
135	18'WHITEOAK	SURVEYED	197	19'GUM	SURVEYED
136	20'POPLAR	SURVEYED	198	22'MAPLE	SURVEYED
137	22'REDOAK	SURVEYED	199	20'POPLAR	SURVEYED
138	20'WHITEOAK	SURVEYED	200	20'POPLAR	SURVEYED
139	19'REDOAK	SURVEYED	201	20'WHITEOAK	DEMOLITION
140	20'WHITEOAK	SURVEYED	202	30'GUM	SURVEYED
141	26'WHITEOAK	SURVEYED	203	22'GUM	SURVEYED
142	18'WHITEOAK	SURVEYED	204	22'GUM	SURVEYED
143	26'WHITEOAK	SURVEYED	205	26'GUM	SURVEYED
144	28'WHITEOAK	SURVEYED	206	18'GUM	SURVEYED
145	19'WHITEOAK	SURVEYED	207	20'GUM	SURVEYED
146	20'WHITEOAK	SURVEYED	208	32'WHITEOAK	SURVEYED
147	19'WHITEOAK	SURVEYED	209	24'MAPLE	SURVEYED
148	24'REDOAK	SURVEYED	210	27'POSTOAK	SURVEYED
149	19'WHITEOAK	SURVEYED	211	23'GUM	SURVEYED
150	19'POPLAR	SURVEYED	212	20'GUM	SURVEYED
151	22'REDOAK	SURVEYED	213	30'WHITEOAK	SURVEYED
152	21'POPLAR	SURVEYED	214	21'MAPLE	SURVEYED
153	18'WHITEOAK	SURVEYED	215	32'MAPLE	SURVEYED
154	18'WHITEOAK	SURVEYED	216	20'POPLAR	SURVEYED
155	38'REDOAK	SURVEYED	217	35'POPLAR	SURVEYED
156	18'WHITEOAK	SURVEYED	218	19'GUM	SURVEYED
157	20'WHITEOAK	SURVEYED	219	30'WHITEOAK	SURVEYED
158	19'WHITEOAK	SURVEYED	220	23'POPLAR	SURVEYED
159	19'GUM	SURVEYED	221	18'WHITEOAK	SURVEYED
160	19'POPLAR	SURVEYED	222	18'GUM	SURVEYED
161	22'POPLAR	SURVEYED	223	24'GUM	SURVEYED
162	20'WHITEOAK	SURVEYED	224	20'WHITEOAK	SURVEYED
163	19'WHITEOAK	SURVEYED	225	24'REDOAK	SURVEYED
164	32'POPLAR	SURVEYED	226	24'POPLAR	SURVEYED
165	20'POPLAR	SURVEYED	227	22'GUM	SURVEYED
166	18'WATEROAK	SURVEYED	228	21'WHITEOAK	SURVEYED
167	22'POPLAR	SURVEYED	229	19'WHITEOAK	SURVEYED
168	21'POPLAR	SURVEYED	230	22'WHITEOAK	SURVEYED
169	19'REDOAK	SURVEYED	231	40'WHITEOAK	SURVEYED
170	18'REDOAK	SURVEYED	232	38'POPLAR	SURVEYED
171	25'REDOAK	SURVEYED	233	20'GUM	SURVEYED
172	20'POPLAR	SURVEYED	234	23'MAPLE	SURVEYED
173	21'WHITEOAK	SURVEYED	235	16'POPLAR	SURVEYED
174	21'WHITEOAK	SURVEYED	236	18'POPLAR	SURVEYED
175	30'POPLAR	SURVEYED	237	20'POPLAR	SURVEYED
176	19'WHITEOAK	SURVEYED	238	21'POPLAR	SURVEYED
177	28'POPLAR	SURVEYED	239	22'POPLAR	SURVEYED
178	20'POPLAR	SURVEYED	240	27'POPLAR	SURVEYED
179	21'POPLAR	SURVEYED	241	18'GUM	SURVEYED
180	19'POPLAR	SURVEYED	242	23'POPLAR	SURVEYED
181	22'WHITEOAK	SURVEYED	243	18'WHITEOAK	SURVEYED
182	27'GUM	SURVEYED	244	23'WHITEOAK	SURVEYED
183	20'POPLAR	SURVEYED	245	21'REDOAK	SURVEYED
184	22'POPLAR	SURVEYED	246	19'WHITEOAK	SURVEYED
185	18'GUM	SURVEYED	247	21'REDOAK	SURVEYED
186	26'POPLAR	SURVEYED	248	19'POPLAR	SURVEYED

Point Table			Point Table		
Point #	Description	CONDITION	Point #	Description	CONDITION
249	27'WHITEOAK	SURVEYED	311	20'GUM	SURVEYED
250	28'REDOAK	SURVEYED	312	21'GUM	SURVEYED
251	18'WHITEOAK	SURVEYED	313	19'GUM	SURVEYED
252	23'POPLAR	SURVEYED	314	25'POPLAR	SURVEYED
253	27'GUM	SURVEYED	315	18'GUM	SURVEYED
254	19'WHITEOAK	SURVEYED	316	20'MAPLE	SURVEYED
255	22'REDOAK	SURVEYED	317	20'MAPLE	SURVEYED
256	21'REDOAK	SURVEYED	318	29'GUM	SURVEYED
257	19'REDOAK	SURVEYED	319	28'GUM	SURVEYED
258	19'WHITEOAK	SURVEYED	320	27'POPLAR	SURVEYED
259	18'REDOAK	SURVEYED	321	18'GUM	SURVEYED
260	18'REDOAK	SURVEYED	322	18'POPLAR	DEMOLITION
261	20'REDOAK	SURVEYED	323	21'POPLAR	SURVEYED
262	23'WHITEOAK	SURVEYED	324	27'GUM	SURVEYED
263	20'WHITEOAK	SURVEYED	325	22'WHITEOAK	SURVEYED
264	33'POPLAR	SURVEYED	326	22'WHITEOAK	SURVEYED
265	21'WHITEOAK	DEMOLITION	327	24'GUM	SURVEYED
266	23'WHITEOAK	SURVEYED	328	25'WHITEOAK	DEMOLITION
267	28'REDOAK	SURVEYED	329	21'GUM	DEMOLITION
268	24'WHITEOAK	SURVEYED	330	24'GUM	SURVEYED
269	29'WHITEOAK	SURVEYED	331	23'WHITEOAK	SURVEYED
270	18'GUM	SURVEYED	332	18'POPLAR	SURVEYED
271	22'REDOAK	SURVEYED	333	22'WHITEOAK	SURVEYED
272	22'WHITEOAK	SURVEYED	334	21'WHITEOAK	SURVEYED
273	23'WHITEOAK	SURVEYED	335	27'WHITEOAK	SURVEYED
274	19'WHITEOAK	SURVEYED	336	19'WHITEOAK	SURVEYED
275	30'WHITEOAK	SURVEYED	337	18'POPLAR	SURVEYED
276	20'POPLAR	SURVEYED	338	21'WHITEOAK	SURVEYED
277	20'WHITEOAK	SURVEYED	339	19'WHITEOAK	SURVEYED
278	21'WHITEOAK	SURVEYED	340	19'WHITEOAK	DEMOLITION
279	22'WHITEOAK	SURVEYED	341	18'WHITEOAK	DEMOLITION
280	18'WHITEOAK	SURVEYED	342	20'POPLAR	SURVEYED
281	18'WHITEOAK	SURVEYED	343	19'REDOAK	SURVEYED
282	19'WHITEOAK	SURVEYED	344	18'WHITEOAK	SURVEYED
283	24'WHITEOAK	DEMOLITION	345	20'WHITEOAK	SURVEYED
284	18'POPLAR	SURVEYED	346	22'REDOAK	SURVEYED
285	18'WHITEOAK	SURVEYED	347	20'GUM	SURVEYED
286	18'WHITEOAK	DEMOLITION	348	19'WHITEOAK	SURVEYED
287	18'POPLAR	SURVEYED	349	18'WHITEOAK	DEMOLITION
288	18'REDOAK	SURVEYED	350	20'GUM	SURVEYED
289	21'WHITEOAK	DEMOLITION	351	20'WHITEOAK	DEMOLITION
290	18'GUM	DEMOLITION	352	26'WHITEOAK	SURVEYED
291	21'REDOAK	SURVEYED	353	22'POPLAR	SURVEYED
292	28'POPLAR	SURVEYED	354	18'POPLAR	SURVEYED
293	18'POPLAR	DEMOLITION	355	23'POPLAR	SURVEYED
294	22'GUM	SURVEYED	356	21'GUM	SURVEYED
295	21'GUM	SURVEYED	357	22'GUM	SURVEYED
296	28'POPLAR	SURVEYED	358	23'MAPLE	SURVEYED
297	20'GUM	SURVEYED	359	27'GUM	SURVEYED
298	20'MAPLE	SURVEYED	360	28'POPLAR	SURVEYED
299	19'MAPLE	SURVEYED	361	28'POPLAR	SURVEYED
300	18'GUM	SURVEYED	362	26'MAPLE	SURVEYED
301	18'POPLAR	SURVEYED	363	18'POPLAR	SURVEYED
302	18'WHITEOAK	SURVEYED	364	19'POPLAR	SURVEYED
303	18'GUM	SURVEYED	365	22'POPLAR	SURVEYED
304	19'GUM	SURVEYED	366	18'MAPLE	SURVEYED
305	26'GUM	SURVEYED	367	22'POPLAR	SURVEYED
306	23'GUM	SURVEYED	368	19'MAPLE	SURVEYED
307	23'POPLAR	SURVEYED	369	21'POPLAR	SURVEYED
308	19'POPLAR	SURVEYED	370	23'POPLAR	SURVEYED
309	26'POPLAR	SURVEYED			
310	23'GUM	SURVEYED			





- RIPARIAN BUFFERS AND WETLANDS:**
- RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY SOILS & ENVIRONMENTAL CONSULTANTS, INC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS, DWR, AND/OR THE TOWN OF APEX.
- TOWN OF APEX PROJECT # 23-001  
DWR PROJECT # 24-319
- EXISTING CONDITIONS NOTES:**
- BOUNDARY SURVEY PROVIDED BY SMITH & SMITH SURVEYORS OF APEX, NC.
  - TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
  - NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
  - NC SHPO DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES WITHIN THE BOUNDARY OF THE PROJECT.
  - PROPOSED GREENWAY, SIDEPATHS, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN, FINAL LOCATION TO BE COORDINATED WITH STAFF.
  - 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
  - PROPERTIES ARE LOCATED WITHIN THE SECONDARY WATERSHED OVERLAY DISTRICT, BIG BRANCH CREEK, HARRIS LAKE, CAPE FEAR RIVER BASIN.
- SITE AND UTILITY NOTES:**
- DEVELOPMENT ACCESS AND SUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN AND APPROVAL.
  - FINAL RESOURCE CONSERVATION AREA (RCA), OPEN SPACE, AND PLAY LAWN LOCATIONS SHALL BE COORDINATED WITH STAFF AND BUILDER DURING MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN AND APPROVAL.
  - ALL ZONING PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS ARE DETERMINED AT MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN.
  - REFER TO PD TEXT DOCUMENTS FOR A LIST OF ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS FOR THE DEVELOPMENT.
  - ENVIRONMENTAL FEATURES ARE SUBJECT TO FINAL REVIEW CONCURRENCE WITH VARIOUS REGULATORY AGENCIES.
  - PUBLIC PEDESTRIAN AND VEHICULAR ACCESS IS SHOWN FOR CONCEPTUAL PURPOSES AND ARE SUBJECT TO REVISIONS DURING THE MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN AND APPROVAL.
  - ALL SITE ELEMENTS ARE REQUIRED TO MEET OR EXCEED TOWN OF APEX, HCDOT, OR OTHER REVIEW AUTHORITY STANDARD DESIGN SPECIFICATIONS.
  - PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING COMPREHENSIVE TRANSPORTATION, UTILITY, AND GREENWAYS PLANS.
  - THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND ELECTRICITY.
  - THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
  - NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/applications-schedules)
  - TREE PROTECTION FENCING MUST BE PLACED:
    - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREST HEIGHT;
    - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
    - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
  - ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER, SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

**POTENTIAL ACCESS POINTS:**

POTENTIAL ACCESS POINTS SHOWN ON THE CONCEPTUAL SITE PLAN (C100) AND CONCEPTUAL UTILITY PLAN (C101) ARE NOT SHOWN IN EXACT LOCATIONS BUT SHOW PROPOSED CONNECTIONS. CONNECTIONS CAN ONLY BE REMOVED FROM THE DEVELOPMENT CONNECTIVITY REQUIREMENTS OF THE PUD IF THE DEVELOPER SHOWS TO THE SATISFACTION OF THE PLANNING DIRECTOR, IN CONSULTATION WITH THE TECHNICAL REVIEW COMMITTEE (TRC), THAT THE CONSTRUCTION OF THE CONNECTION WOULD BE IMPRACTICAL BASED ON ENVIRONMENTAL CONDITIONS FOUND IN THE FIELD AT THE TIME OF MASTER SUBDIVISION PLAN, MINOR SITE PLAN, OR MAJOR SITE PLAN REVIEW AND APPROVAL.

LOCATION OF ACCESS POINTS DEPICTED ARE APPROXIMATE AND SUBJECT TO TOWN OF APEX AND NCDOT APPROVAL AT THE TIME OF SITE PLAN OR SUBDIVISION PLAN APPROVAL.

**STREAM BUFFERS**

ZONE 1 ZONE 2 ZONE 3

**PROJECT PERIMETER BOUNDARY**

**POTENTIAL WATER CONNECTIONS**

**POTENTIAL SEWER CONNECTIONS**

**POTENTIAL ACCESS POINTS**

**LOCAL CONNECTOR**

**MAJOR COLLECTOR**

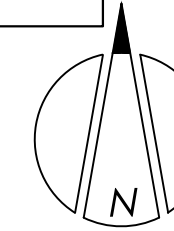
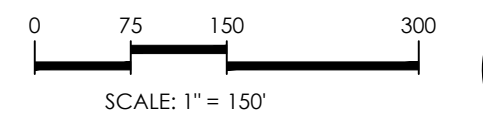
**THOROUGHFARE**

**PROPOSED SIDE PATH**

**PUBLIC GREENWAY**

**CONCEPTUAL SITE PLAN & LOT IDENTIFICATION**

SCALE: 1"=150'



PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY

**PEAK**  
Engineering & Design  
1125 Apex Parkway, Apex, NC 27502  
www.PeakEngineering.com

NC License #P-0673

project:  
**HOPSON GATEWAY ZONING**  
**HOPSON ROAD @ US 1 HIGHWAY**  
**WHITE OAK TOWNSHIP**  
**APEX, NORTH CAROLINA 27502**

seal:  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

DATE	REVISION	BY
APRIL 11, 2023	TOWN OF APEX - 2ND DOWNG COMMENTS	JR
SEPTEMBER 5, 2023	TOWN OF APEX - 3RD DOWNG COMMENTS	JR
SEPTEMBER 5, 2023	TOWN OF APEX - 4TH DOWNG COMMENTS	JR
APRIL 11, 2023	TOWN OF APEX - 1ST DOWNG COMMENTS	JR

title:  
**CONCEPTUAL SITE PLAN & LOT IDENTIFICATION**

proj #:  
**240307**

date:  
**November 1, 2024**

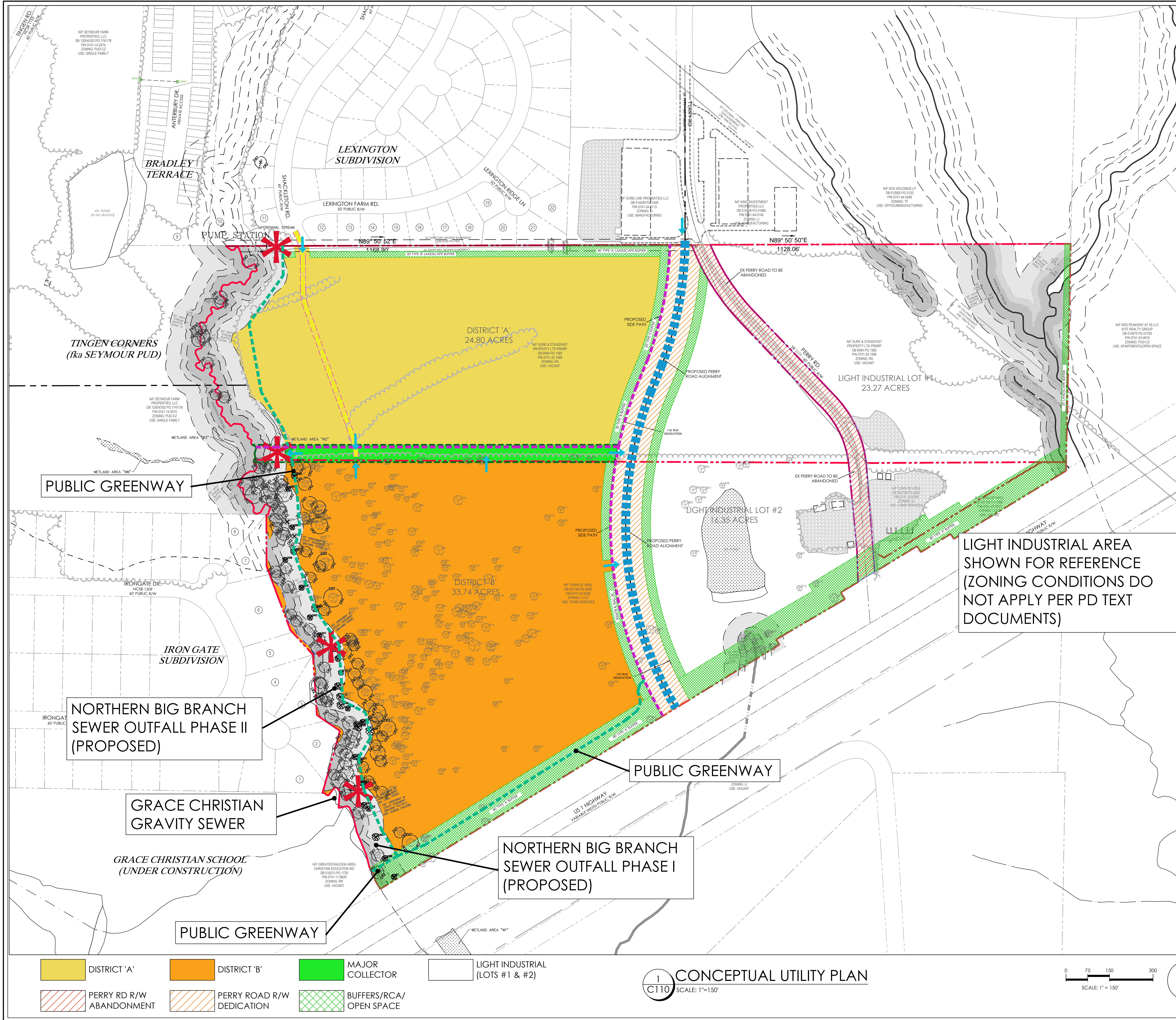
dwg by: chkd by:  
**FS JR**

scale:  
**As Noted**

sheet:  
**C100**  
(PUD PLAN)

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**RIPARIAN BUFFERS AND WETLANDS:**

RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY SOILS & ENVIRONMENTAL CONSULTANTS, INC. TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS, DWR, AND/OR THE TOWN OF APEX.

TOWN OF APEX PROJECT # 23-001  
DWR PROJECT # 24-319

**EXISTING CONDITIONS NOTES:**

- BOUNDARY SURVEY PROVIDED BY SMITH & SMITH SURVEYORS OF APEX, NC.
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS AND SURVEYOR DATA.
- NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
- NC SHPO DOES NOT SHOW ANY EXISTING HISTORICAL STRUCTURES WITHIN THE BOUNDARY OF THE PROJECT.
- PROPOSED GREENWAY, SIDEPATHS, AND/OR MULTI-USE TRAILS ARE SHOWN ON THE ADOPTED PARKS AND GREENWAYS MASTER PLAN. FINAL LOCATION TO BE COORDINATED WITH STAFF.
- 100-YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THE PROPERTIES.
- PROPERTIES ARE LOCATED WITHIN THE SECONDARY WATERSHED OVERLAY DISTRICT, BIG BRANCH CREEK, HARRIS LAKE, CAPE FEAR RIVER BASIN.

**SITE AND UTILITY NOTES:**

- DEVELOPMENT ACCESS AND SUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN AND APPROVAL.
- FINAL RESOURCE CONSERVATION AREA (RCA), OPEN SPACE, AND PLAY LAWN LOCATIONS SHALL BE COORDINATED WITH STAFF AND BUILDER DURING MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN AND APPROVAL.
- ALL ZONING PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS ARE DETERMINED AT MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN.
- REFER TO PD TEXT DOCUMENTS FOR A LIST OF ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS FOR THE DEVELOPMENT.
- ENVIRONMENTAL FEATURES ARE SUBJECT TO FINAL REVIEW CONCURRENCE WITH VARIOUS REGULATORY AGENCIES.
- PUBLIC PEDESTRIAN AND VEHICULAR ACCESS IS SHOWN FOR CONCEPTUAL PURPOSES AND ARE SUBJECT TO REVISIONS DURING THE MASTER SUBDIVISION OR MAJOR/MINOR SITE PLAN DESIGN AND APPROVAL.
- ALL SITE ELEMENTS ARE REQUIRED TO MEET OR EXCEED TOWN OF APEX, NCDOT, OR OTHER REVIEW AUTHORITY STANDARD DESIGN SPECIFICATIONS.
- PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING COMPREHENSIVE TRANSPORTATION, UTILITY, AND GREENWAYS PLANS.
- THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND ELECTRICITY.
- THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES)
- TREE PROTECTION FENCING MUST BE PLACED:
  - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREST HEIGHT;
  - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
  - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
- ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

**POTENTIAL ACCESS POINTS:**

POTENTIAL ACCESS POINTS SHOWN ON THE CONCEPTUAL SITE PLAN (C100) AND CONCEPTUAL UTILITY PLAN (C110) ARE NOT SHOWN IN EXACT LOCATIONS BUT SHOW PROPOSED CONNECTIONS. CONNECTIONS CAN ONLY BE REMOVED FROM THE DEVELOPMENT CONNECTIVITY REQUIREMENTS OF THE PUD IF THE DEVELOPER SHOWS TO THE SATISFACTION OF THE PLANNING DIRECTOR, IN CONSULTATION WITH THE TECHNICAL REVIEW COMMITTEE (TRC), THAT THE CONSTRUCTION OF THE CONNECTION WOULD BE IMPRACTICAL BASED ON ENVIRONMENTAL CONDITIONS FOUND IN THE FIELD AT THE TIME OF MASTER SUBDIVISION PLAN, MINOR SITE PLAN, OR MAJOR SITE PLAN REVIEW AND APPROVAL.

LOCATION OF ACCESS POINTS DEPICTED ARE APPROXIMATE AND SUBJECT TO TOWN OF APEX AND NCDOT APPROVAL AT THE TIME OF SITE PLAN OR SUBDIVISION PLAN APPROVAL.

**STREAM BUFFERS**

ZONE 1 ZONE 2 ZONE 3

**PUBLIC GREENWAY**

LOCAL CONNECTOR  
MAJOR COLLECTOR  
THOROUGHFARE  
SIDEPATH  
PUBLIC GREENWAY

**POTENTIAL WATER CONNECTIONS**

**POTENTIAL SEWER CONNECTIONS**

**POTENTIAL ACCESS POINTS**

**PROJECT PERIMETER BOUNDARY**

**PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY**

**PEAK**  
Engineering & Design  
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NC License #P-0673

project: **HOPSON GATEWAY ZONING**  
PERRY ROAD @ US 1 HIGHWAY  
WHITE OAK TOWNSHIP  
APEX, NORTH CAROLINA 27502

seal: **PRELIMINARY**  
NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	APRIL 11, 2023	TOWN OF APEX, 2nd ZONING COMMENTS
2	SEPTEMBER 5, 2023	TOWN OF APEX, 3rd ZONING COMMENTS
3	SEPTEMBER 5, 2023	TOWN OF APEX, 4th ZONING COMMENTS
4	APRIL 11, 2023	TOWN OF APEX, 1st ZONING COMMENTS

title: **CONCEPTUAL UTILITY PLAN**

proj #: **240307**

date: **November 1, 2024**

dwg by: **FS** chkd by: **JR**

scale: **As Noted**

sheet: **C110**  
(PUD PLAN)

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TOWNHOUSE ELEVATION 'A'



TOWNHOUSE ELEVATION 'B'



TOWNHOUSE ELEVATION 'C'



TOWNHOUSE ELEVATION 'D'



Elevation H



Elevation D



Elevation E



Elevation E



Elevation D



Elevation F



Elevation E

Elevation D



SMALL-SCALE MULTI-FAMILY 'A'



SMALL-SCALE MULTI-FAMILY 'B'



TOWNHOUSE ELEVATION 'H'



TOWNHOUSE ELEVATION 'J'



SMALL-SCALE MULTI-FAMILY 'C'



SMALL-SCALE MULTI-FAMILY 'D'



TOWNHOUSE ELEVATION 'I'



TOWNHOUSE ELEVATION 'K'

TOWNHOUSE BUILDING ELEVATIONS ALSO APPLY TO DUPLEX UNITS IF INCORPORATED INTO THE PROJECT SCOPE.

BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADDITIONAL CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.

FINAL BUILDING ELEVATIONS MUST COMPLY WITH THESE STANDARDS BUT MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.

FOR MULTI-FAMILY AND NON-RESIDENTIAL BUILDINGS, ALL FLAT ROOFS SHALL BE LIGHT OR WHITE COLORED OR UTILIZE A COOL ROOF MATERIAL.

REVISION		DATE	BY
1	APRIL 11, 2023	DATE	BY
2	APRIL 11, 2023	DATE	BY
3	APRIL 11, 2023	DATE	BY
4	APRIL 11, 2023	DATE	BY
5	APRIL 11, 2023	DATE	BY

title:  
CONCEPTUAL  
BUILDING  
ELEVATIONS  
TOWNHOUSE  
RESIDENTIAL

proj #: 240307  
date: November 1, 2024  
dwg by: FS  
chkd by: JR  
scale: As Noted

sheet:  
**C121**  
(PUD PLAN)





SINGLE-FAMILY  
ELEVATION 'D'



SINGLE-FAMILY  
ELEVATION 'A'



SINGLE-FAMILY  
ELEVATION 'C'



SINGLE-FAMILY  
ELEVATION 'E'



SINGLE-FAMILY  
ELEVATION 'F'



BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADDITIONAL CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.

FINAL BUILDING ELEVATIONS MUST COMPLY WITH THESE STANDARDS BUT MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.

FOR MULTI-FAMILY AND NON-RESIDENTIAL BUILDINGS, ALL FLAT ROOFS SHALL BE LIGHT OR WHITE COLORED OR UTILIZE A COOL ROOF MATERIAL.

project:  
HOPSON GATEWAY ZONING  
PERRY ROAD @ US 1 HIGHWAY  
WHITE OAK TOWNSHIP  
APEX, NORTH CAROLINA 27502

seal:



REVISION		DATE	BY
1	APRIL 11, 2023	APRIL 11, 2023	FS
2	APRIL 11, 2023	APRIL 11, 2023	FS
3	APRIL 11, 2023	APRIL 11, 2023	FS
4	APRIL 11, 2023	APRIL 11, 2023	FS
5	APRIL 11, 2023	APRIL 11, 2023	FS

title:  
CONCEPTUAL  
BUILDING  
ELEVATIONS  
SINGLE-FAMILY  
RESIDENTIAL

proj #: 240307  
date: November 1, 2024  
dwg by: FS chkd by: JR  
scale: As Noted

sheet:  
**C122**  
(PUD PLAN)





MULTI-FAMILY  
ELEVATION 'A'  
(WALKER RIDGE)



MULTI-FAMILY  
ELEVATION 'B'  
(SOLIS)



BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADDITIONAL CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.

FINAL BUILDING ELEVATIONS MUST COMPLY WITH THESE STANDARDS BUT MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.

FOR MULTI-FAMILY AND NON-RESIDENTIAL BUILDINGS, ALL FLAT ROOFS SHALL BE LIGHT OR WHITE COLORED OR UTILIZE A COOL ROOF MATERIAL.



MULTI-FAMILY  
ELEVATION 'C'  
(ARDEN)



MULTI-FAMILY  
ELEVATION 'D'  
(CONCEPT)

REVISION		DATE	BY
1	APRIL 11, 2023	APRIL 11, 2023	FS
2	APRIL 11, 2023	APRIL 11, 2023	FS
3	APRIL 11, 2023	APRIL 11, 2023	FS
4	APRIL 11, 2023	APRIL 11, 2023	FS
5	APRIL 11, 2023	APRIL 11, 2023	FS

title:  
**CONCEPTUAL  
BUILDING  
ELEVATIONS  
MULTI-FAMILY  
BUILDINGS**

proj #: **240307**  
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scale: **As Noted**

sheet:  
**C123**  
(PUD PLAN)



ELEVATION REMOVED

MULTI-FAMILY  
ELEVATION 'E'

CLUBHOUSE  
ELEVATION 'A'



CLUBHOUSE  
ELEVATION 'B'



CLUBHOUSE  
ELEVATION 'C'



MULTI-FAMILY  
ELEVATION 'F'



MULTI-FAMILY  
ELEVATION 'G'



MULTI-FAMILY ELEVATION 'I'  
(GARDEN STYLE B)



MULTI-FAMILY ELEVATION 'H'  
(GARDEN STYLE A)



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5	APRIL 11, 2023	APRIL 11, 2023	FS

title:  
CONCEPTUAL  
BUILDING  
ELEVATIONS  
MULTI-FAMILY &  
CLUBHOUSE

proj #: 240307  
date: November 1, 2024  
dwg by: FS  
chkd by: JR  
scale: As Noted

sheet:  
**C124**  
(PUD PLAN)