

## PLANNED UNIT DEVELOPMENT APPLICATION

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Application #:	<u>20CZ01</u>	Submittal Date:	<u>1/2/2020</u>
Fee Paid	<u>\$ 5208.00</u>	Check #	<u>114134</u>

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Depot 499

Address(es): See attached sheet on the following page for list of addresses

PIN(s) See attached sheet on the following page for list of PINs

Acreage: 200.80

Current Zoning:	<u>RA and B1-CZ</u>	Proposed Zoning:	<u>PUD-CZ</u>
Current 2045 LUM Designation:	<u>High density residential, Medium/High Density Residential, Office Employment, Commercial Services</u>		
Requested 2045 LUM Designation:	<u>High density residential, Medium/High Density Residential, Office Employment, Commercial Services</u>		
<u>See next page for LUM amendment</u>			

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use:	Acreage:	<u>171.90 acres</u>
Area proposed as non-residential development:	Acreage:	<u>51.57 acres</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>30%</u>

## Applicant Information

Name: Stephen Dorn - Lennar

Address: 1100 Perimeter Park Drive Suite 112

City: Morrisville State: NC Zip: 27560

Phone: 919-465-5925 E-mail: stephen.dorn@lennar.com

## Owner Information

Name: See attached sheet on the following page for all owner information

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Agent Information

Name: Bob Zumwalt - McAdams Co

Address: 2905 Meridian Parkway

City: Durham State: NC Zip: 27713

Phone: 919-287-0789 E-mail: zumwalt@mcadamsco.com

Other contacts: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OWNER	ADDRESS	CITY	STATE	ZIP	PINs
MEKA, NARENDRA	0 KELLY RD	APEX	NC	27502	731459383
VARYA LLC	1604 S SALEM ST	APEX	NC	27502	731554102
POE ACRES FAMILY FARM LLC	0 APEX BARBECUE RD	APEX	NC	27502	731564395
HUNTER, CAREY B	1525 S SALEM ST	APEX	NC	27502	731641147
SZYMKIEWICZ, PAUL M JIN, WEI	1420 S SALEM ST	APEX	NC	27502	731645370
UTLEY, PAMELA	1420 S SALEM ST	APEX	NC	27502	731646532
POE ACRES FAMILY FARMS LLC	1330 S SALEM ST	APEX	NC	27502	731657166
POE, DARYL POE, JEANNE	6401 APEX BARBECUE RD	APEX	NC	27502	731676714
POE ACRES FAMILY FARMS LLC	1300 S SALEM ST	APEX	NC	27502	731750984
POE ACRES FAMILY FARMS LLC	0 APEX BARBECUE RD	APEX	NC	27502	731761944
POE, WILLIAM DOUGLAS POE, JEAN S	1216 S SALEM ST	APEX	NC	27502	731766588
REGENCY INTERNATIONAL INVESTMENTS LLC	0 APEX BARBECUE RD	APEX	NC	27502	731873224

## PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 20CZ01

Submittal Date: 1-2-2020

### 2045 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

Approximately 5.41 acres on the northeast corner of PIN 0731761944 located at 0 Apex Barbecue Road.

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Current 2045 Land Use Classification: Office Employment

Proposed 2045 Land Use Classification: High Density Residential

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

The Office Employment Land Use Map Classification allows O&I, TF, PUD, and MEC zoning and High Density Residential allows HDSF, PUD, and TND. Although both allow the desired PUD zoning, the proposed use in this area is multi-family and/or townhouses, and this request will allow the FLUM to match the intended use. High Density Residential will keep the land more consistent with the surrounding areas given the Medium/High Density Residential land directly west and the Medium Density Residential land directly north. High Density Residential is described in the Comprehensive Plan as "townhomes and apartments up to 20 units per acre. . . providing housing options in close proximity to major commercial areas and transportation corridors." An amendment to High Density Residential allows for a smoother transition from the Medium Density Residential land directly north into the Community Mixed Use designated area, which will provide close proximity to commercial uses. This amendment will also allow for smoother transitions between uses throughout the parcel of land, rather than interposing a small area of Office Employment land in a predominantly residential area.

## CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 20CZ01

Submittal Date: 1-2-2020

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

Owner's Name	PIN
1. See the following sheets for complete list	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

I, [Signature], certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 12/31/19

By: Robert Zuniwalt

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, William D. Sparrow, a Notary Public for the above State and County, on this the 31 day of December, 2019.

SEAL



[Signature]  
Notary Public

William D. Sparrow  
Print Name

My Commission Expires: 9/8/21



Owner	PIN
SEARS, TONY C SEARS, JUDY T	731329405
MILLS, DOROTHY M MILLS, DAVID G TRUSTEE	731366481
APEX TOWN OF	731407544
MIUCCIO, ANTHONY J TRUSTEE MIUCCIO, MARTHA J TRUSTEE	731424892
NC DEPARTMENT OF TRANSPORTATION	731426540
NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	731429605
RICHARDS, BARRETT	731433004
FAHEY FAMILY FARM LLC	731434504
FAHEY FAMILY FARM LLC	731434767
FAHEY FAMILY FARM LLC	731435707
KENNEDY, WAYNE V KENNEDY, GEORGIA T	731436017
SM RALEIGH LLC	731441619
NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	731452647
NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	731457553
NC DEPARTMENT OF TRANSPORTATION	731459383
WAKE COUNTY BOARD OF EDUCATION	731477630
ROSEWOOD 1322 LLC	731514493
LAMPE, JOHN H	731518904
ROSEWOOD 1322 LLC	731523064
VARYA LLC	731554102
POE ACRES FAMILY FARM LLC	731564395
WOODALL ESTATES OWNERS ASSOCIATION INC	731575313
DAVIS, KYLE DAVIS, KARYN	731577338
BRISSON, LEE C BRISSON, TRACI L	731578308
HOU, SHENGBO GAO, QIAN	731578358
WOODALL ESTATES OWNERS ASSOCIATION INC	731578622
WISE, PATRICK WISE, NOUNIVAN	731579252
SMITH, JONDAN SMITH, CRYSTAL	731579318
SINGAMSETTY, SRIKANTH KARADGE, UMA BABURAO	731579407
ISSLER, PHILIP FREDERICK JR ISSLER, LISA RENEE	731579553
WOODALL ESTATES OWNERS ASSOCIATION INC	731589212
NC TURNPIKE AUTHORITY	731617572
HUNTER, CAREY B	731641147
SZYMKIEWICZ, PAUL M JIN, WEI	731645370
UTLEY, PAMELA	731646532
POE ACRES FAMILY FARMS LLC	731657166
WOODALL ESTATES OWNERS ASSOCIATION INC	731670122
ZAI, YINGKAI LIU, XIAOXUE	731670212
RAJAGOPAL, RAJESH TRUSTEE VENKATACHALAM, PRIYA TRUSTEE	731670262
WANG, XIAOXI WU, YUANTAI	731670338
WOODALL ESTATES OWNERS ASSOCIATION INC	731670443
KEARNEY, PETER KEARNEY, MARY	731670507
WOODALL ESTATES OWNERS ASSOCIATION INC	731670804
SHRESTHA, BIVA OJHA, UNNATI	731670926
JONES, WILLIAM JONES, JENNIFER	731670994
RAJENDRAN, PRABU GOVARDHANAN, SHOBANA	731671222

SUNDARAM, RAMAKRISHNAN	731671282
SIFONTE, DANNY SIFONTE, BERNA	731671942
SAXENA, VIJAY SAXENA, PARUL VIJAY	731672242
HOGAN, JEFFREY A HOGAN, JEANNE M	731672368
WOODALL, ANN C	731672786
CHEN, CHEN MENG, MENG	731673202
POON, KENNETH RONG, MENGQI	731673262
STUNTZ, KIM O'BRIEN, MICHAEL	731673328
WOODALL ESTATES OWNERS ASSOCIATION INC	731673425
CEARA PETERSON, LAURA AMELIA	731673490
POE, DARYL POE, JEANNE	731676714
CAO, ALLEN JUN XU, LILI	731680113
ANTONY, PRAVEEN JACOB, LIJA PUNNAMOOTIL	731680172
THORNTON, BRIAN GRANBERRY, WENDY	731681131
KOYTEK, ANTHONY J KOYTEK, ANTOINETTE M	731681190
DAVIDSON, STEPHEN REID DAVIDSON, KAYLA BROOK	731681325
LANE, DENTON JOHN LANE, LISA GABRIEL	731682304
LOVELACE, LESLEY ELIZABETH	731682363
MECKES, DOUGLAS R MECKES, GEORGIA S	731682459
PAEZ, MARGARET M	731683289
EMRE, NILAY YILMAZ YILMAZEMRE, ATA	731683321
TERRENTS, BRADY P TERRENTS, AMY C	731683407
BROWN, ARTHUR D III	731683465
YAKEL, JERREL L YAKEL, MELODY L	731684424
CJS APEX ASSEMBLAGE LLC	731731163
POE ACRES FAMILY FARMS LLC	731750984
POE ACRES FAMILY FARM LLC	731756252
POE ACRES FAMILY FARMS LLC	731761944
POE, WILLIAM DOUGLAS POE, JEAN S	731766588
POE, BOBBY W POE, ELIZABETH A	731776890
POE, BOBBY W POE, ELIZABETH A	731776915
CANTRELL, DONALD T CANTRELL, MARY E	731779802
ROMAN CATHOLIC DIOCESES OF RAL NC	731782553
MURPHY, MARK SEAN ANDERSON, DAWN EVE	731788078
MILLER, SAM D MILLER, SARAH C	731789048
CRAFT, SAMUEL CRAFT, MARA	731789098
SALEM VILLAGE OWNERS ASSOCIATION INC	731854079
CJS APEX ASSEMBLAGE LLC	731863120
CANTRELL, DARYL S CANTRELL, JESSICA	731870820
CANTRELL, DANIEL T CANTRELL, COURTNEY	731871830
REGENCY INTERNATIONAL INVESTMENTS LLC	731873224
BRITT, MARJORIE TINGEN	731873793
JON CAPUTO TRUST	731876587
KRUSE, ROBERT KRUSE, ABBEY	731876688
MCKINNISH, LORI	731877367
THOMAS, KIMBERLY H	731877563
SCHREIBER, COREY SCHREIBER, AMBER	731877743

DOYLE, ANDREW DOYLE, LAUREN

731877801

MILAM, MELINDA GAIL

731878546

WHITEHALL MANOR HOMEOWNERS ASSN

731879595

BOBBITT, FRANK C III BOBBITT, MARY L

731880048

PRINCE, MARION C FISH, NANCY P HEIRS

731961764

## DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 20CZ01

Submittal Date: 1-2-2020

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500\*

### Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

### Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.\*

\*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

### Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

\*excludes names with Green Level

## DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 20CZ01

Submittal Date: 1-2-2020

### Proposed Subdivision/Development Information

Description of location: Southwest corner of S Salem Street and Apex Barbecue Road

Nearest intersecting roads: Apex Barbecue Road and S Salem Street

Wake County PIN(s): 731459383, 731554102, 731564395, 731641147, 731645370, 731646532, 731657166, 731676714, 731750984, 731761944, 731766588, 731873224

Township: Apex

### Contact Information (as appropriate)

Contact person: Stephen Dorn

Phone number: 919-224-9922

Fax number: \_\_\_\_\_

Address: 1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560

E-mail address: stephen.dorn@lennar.com

Owner: See attached sheet on the following page for all owner information

Phone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

### Proposed Subdivision/Development Name

1<sup>st</sup> Choice: Depot 499

2<sup>nd</sup> Choice (Optional): \_\_\_\_\_

### Town of Apex Staff Approval:

\_\_\_\_\_  
Town of Apex Planning Department Staff

\_\_\_\_\_  
Date

OWNER	ADDRESS	CITY	STATE	ZIP
MEKA, NARENDRA	0 KELLY RD	APEX	NC	27502
VARYA LLC	1604 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARM LLC	0 APEX BARBECUE RD	APEX	NC	27502
HUNTER, CAREY B	1525 S SALEM ST	APEX	NC	27502
SZYMKIEWICZ, PAUL M JIN, WEI	1420 S SALEM ST	APEX	NC	27502
UTLEY, PAMELA	1420 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	1330 S SALEM ST	APEX	NC	27502
POE, DARYL POE, JEANNE	6401 APEX BARBECUE RD	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	1300 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	0 APEX BARBECUE RD	APEX	NC	27502
POE, WILLIAM DOUGLAS POE, JEAN S	1216 S SALEM ST	APEX	NC	27502
REGENCY INTERNATIONAL INVESTMENTS LLC	0 APEX BARBECUE RD	APEX	NC	27502

## STREET NAME APPROVAL APPLICATION

Application #: 20CZ01

Submittal Date: 1-2-2020

Wake County Approval Date: \_\_\_\_\_

### Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

### Information:

Description of location: Southwest corner of S Salem Street and Apex Barbecue Road

Nearest intersecting roads: Apex Barbecue Road and S Salem Street

Wake County PIN(s): 731459383, 731554102, 731564395, 731641147, 731645370, 731646532, 731657166, 731676714, 731750984, 731761944, 731766588, 731873224

Township: Apex

### Contact information (as appropriate)

Contact person: Stephen Dorn

Phone number: 919-224-9922

Fax number: \_\_\_\_\_

Address: 1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560

E-mail address: stephen.dorn@lennar.com

Owner: See attached sheet on the following page for all owner information

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

OWNER	ADDRESS	CITY	STATE	ZIP
MEKA, NARENDRA	0 KELLY RD	APEX	NC	27502
VARYA LLC	1604 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARM LLC	0 APEX BARBECUE RD	APEX	NC	27502
HUNTER, CAREY B	1525 S SALEM ST	APEX	NC	27502
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POE, DARYL POE, JEANNE	6401 APEX BARBECUE RD	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	1300 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	0 APEX BARBECUE RD	APEX	NC	27502
POE, WILLIAM DOUGLAS POE, JEAN S	1216 S SALEM ST	APEX	NC	27502
REGENCY INTERNATIONAL INVESTMENTS LLC	0 APEX BARBECUE RD	APEX	NC	27502



## STREET NAME APPROVAL APPLICATION

Application #: 20CZ01

Submittal Date: 1-2-2020

# of roads to be named: \_\_\_\_\_

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name      Suffix

Hunter      Street

1	To be completed at time of master subdivision	11	
2		12	
3		13	
4		14	
5		15	
6		16	
7		17	
8		18	
9		19	
10		20	

### TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

#### WAKE COUNTY STAFF APPROVAL:

GIS certifies that \_\_\_\_\_ names indicated by checkmark ☒ are approved.  
Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

## TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 20CZ01

Submittal Date: 1-2-2020

**Town of Apex  
73 Hunter Street  
P.O. Box 250 Apex, NC 27502  
919-249-3400**

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

\_\_\_\_\_  
\_\_\_\_\_  
(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

LENNAR CAROLINAS LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: LENNAR CAROLINAS LLC

TOWN OF APEX

BY: [Signature]

Authorized Agent

BY: \_\_\_\_\_

Authorized Agent

DATE: 12-31-2019

DATE: \_\_\_\_\_

## AGENT AUTHORIZATION FORM

Application #: 20CZ01Submittal Date: 1-2-2020

Paul Szymkiewicz &amp; Wei Jin

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is: 1420 S Salem St, Apex, NC 27502, PIN#0731645370The agent for this project is: McAdams Co☐ I am the owner of the property and will be acting as my own agentAgent Name: Bob ZumwaltAddress: 2905 Meridian Parkway, Durham, NC 27713Telephone Number: 919-361-5000E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Paul SzymkiewiczDigitally signed by Paul Szymkiewicz  
Date: 2019.12.30 21:34:09 -05'00'Paul Szymkiewicz

Type or print name

12/30/2019

Date

Wei JinDigitally signed by Wei Jin  
Date: 2019.12.30 21:35:57 -05'00'Wei Jin

Type or print name

12/30/2019

Date

Attach additional sheets if there are additional owners.

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

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

## AGENT AUTHORIZATION FORM

Application #: 20CZ01Submittal Date: 1-2-2020Regency International Investments LLC

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is: 0 Apex Barbeque Rd, Apex, NC 27502The agent for this project is: McAdams Co☐ I am the owner of the property and will be acting as my own agentAgent Name: Bob ZumwaltAddress: 2905 Meridian Parkway, Durham, NC 27713Telephone Number: 919-361-5000E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Ashley Ansara  
Regency International Investments LLC 12/19/2019  
 Type or print name Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Poe Acres Family Farm LLC is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 1330 S Salem St, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

William D. Poe, member/manager  
William D. Poe

Type or print name

12-19-19

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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



## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1/2/20

Carey B. Hunter is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 1525 S Salem St, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 22713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Carey B Hunter  
Carey B Hunter

Type or print name

1-2-20

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Poe Acres Family Farm LLC is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 1300 S Salem St, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

William D. Poe, Member/Manager

William D. Poe

Type or print name

12-19-19

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Poe Acres Family Farm LLC

is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 0 Apex Barbeque Rd, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

William D. Poe, member/manager  
William D. Poe

Type or print name

12-19-19

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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



## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Poe Acres Family Farm LLC

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is: 0 Apex Barbeque Rd, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

William D. Poe, member/manager

William D. Poe

Type or print name

12-19-19

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

William Douglas Poe and Jean S Poe

is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 1216 S Salem St, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Wm Douglas Poe

Wm. Doug Poe

Type or print name

12-19-19

Date

Jean S Poe

Jean S Poe

Type or print name

12-19-19

Date

Attach additional sheets if there are additional owners.

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

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

## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Varya LLC is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 1604 S Salem St, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 22713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Narendra Meka

NARENDRA MEKA

Type or print name

12/26/2019

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Pamela Utley

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is: 1420 S Salem St, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 22713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Pamela Utley  
Pamela Utley

Type or print name

12-30-19

Date

Pamela Utley  
Pamela Utley

Type or print name

12-30-19

Date

Attach additional sheets if there are additional owners.

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

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## AGENT AUTHORIZATION FORM

Application #: 20CZ01

Submittal Date: 1-2-2020

Daryl and Jeanne Poe is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 6401 Apex Barbeque Rd, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

Daryl Poe  
Daryl Poe

Type or print name

12/19/19  
Date

Jeanne Poe  
Jeanne Poe

Type or print name

12/19/19  
Date

Attach additional sheets if there are additional owners.

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

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## AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Narendra Meka

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is: 0 Kelly Rd, Apex, NC 27502

The agent for this project is: McAdams Co

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

Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*

*Narendra Meka*

NARENDRA MEKA

Type or print name

3/27/2020

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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**AGENT AUTHORIZATION FORM**

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

Narendra Meka

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is: 0 Kelly Rd, Apex, NC 27502

The agent for this project is: McAdams Co

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

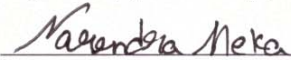
Agent Name: Bob Zumwalt

Address: 2905 Meridian Parkway, Durham, NC 27713

Telephone Number: 919-361-5000

E-Mail Address: zumwalt@mcadamsco.com

Signature(s) of Owner(s)\*



NARENDRA MEKA

Type or print name

3/27/2020

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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## AFFIDAVIT OF OWNERSHIP

Application #:

Submittal Date:

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

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

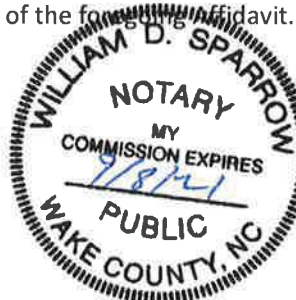
This the 31 day of December, 2019.

Robert Zumwalt (seal)  
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Robert Zumwalt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's \_\_\_\_\_, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

William D. Sparrow  
Notary Public

State of North Carolina

My Commission Expires: 9/8/21



## AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

**Insert legal description below.**

See attached sheet on the following page

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF APEX BARBECUE ROAD(VARIABLE WIDTH PUBLIC RIGHT OF WAY) SAID PIPE BEING LOCATED SOUTH 34°04'17" WEST 11,877.46 FEET; FROM N.C. GEODETIC MONUMENT STALEY HAVING N.C. GRID COORDINATES OF NORTHING: 727,821.36; EASTING: 2,043,644.97; THENCE SOUTH 63°42'39" EAST 79.06 FEET TO A POINT; THENCE SOUTH 63°12'07" EAST 19.19 FEET TO A POINT; THENCE SOUTH 63°00'53" EAST 34.65 FEET TO A POINT; THENCE SOUTH 62°42'06" EAST 52.19 FEET TO A POINT; THENCE SOUTH 62°33'45" EAST 52.13 FEET TO A POINT; THENCE SOUTH 62°32'40" EAST 50.30 FEET TO A POINT; THENCE SOUTH 62°30'00" EAST 52.14 FEET TO A POINT; THENCE SOUTH 62°39'57" EAST 54.29 FEET TO A POINT; THENCE SOUTH 63°11'12" EAST 53.70 FEET TO A POINT; THENCE SOUTH 63°46'39" EAST 36.41 FEET TO A POINT; THENCE SOUTH 63°46'39" EAST 16.74 FEET TO A POINT; THENCE SOUTH 64°11'19" EAST 51.77 FEET TO A POINT; THENCE SOUTH 64°51'59" EAST 50.37 FEET TO A POINT; THENCE SOUTH 65°24'56" EAST 50.92 FEET TO A POINT; THENCE SOUTH 66°04'17" EAST 49.04 FEET TO A POINT; THENCE SOUTH 66°24'39" EAST 50.52 FEET TO A POINT; THENCE SOUTH 66°41'39" EAST 50.24 FEET TO A POINT; THENCE SOUTH 65°48'34" EAST 13.86 FEET TO AN IRON PIPE; THENCE SOUTH 66°32'39" EAST 82.52 FEET TO AN IRON PIPE; THENCE SOUTH 67°35'05" EAST 51.21 FEET TO AN IRON PIPE; THENCE SOUTH 69°12'49" EAST 51.50 FEET TO AN IRON PIPE; THENCE SOUTH 71°04'07" EAST 51.54 FEET TO AN IRON PIPE; THENCE SOUTH 73°20'50" EAST 101.55 FEET TO AN IRON PIPE; THENCE SOUTH 74°24'52" EAST 161.15 FEET TO AN IRON PIPE; THENCE SOUTH 02°10'02" WEST 7.75 FEET TO A POINT; THENCE SOUTH 88°43'28" EAST 27.86 FEET TO A POINT; THENCE SOUTH 72°42'27" EAST 113.73 FEET TO A POINT; THENCE SOUTH 68°36'15" EAST 83.47 FEET TO A POINT; THENCE SOUTH 58°59'14" EAST 72.35 FEET TO A POINT; THENCE SOUTH 47°32'47" EAST 78.45 FEET TO A POINT; THENCE SOUTH 39°07'25" EAST 73.73 FEET TO A POINT; THENCE SOUTH 33°40'07" EAST 2.16 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 13.47 FEET, WITH A RADIUS OF 3109.27 FEET, WITH A CHORD BEARING OF SOUTH 62°03'14" WEST, WITH A CHORD LENGTH OF 13.47 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 231.61 FEET, WITH A RADIUS OF 3099.28 FEET, WITH A CHORD BEARING OF SOUTH 59°42'22" WEST, WITH A CHORD LENGTH OF 231.55 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 227.89 FEET, WITH A RADIUS OF 2801.54 FEET, WITH A CHORD BEARING OF SOUTH 55°26'30" WEST, WITH A CHORD LENGTH OF 227.83 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 235.06 FEET, WITH A RADIUS OF 3224.08 FEET, WITH A CHORD BEARING OF SOUTH 51°04'54" WEST, WITH A CHORD LENGTH OF 235.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 111.80 FEET, WITH A RADIUS OF 4420.37 FEET, WITH A CHORD BEARING OF SOUTH 48°00'18" WEST, WITH A CHORD LENGTH OF 111.80 FEET TO A POINT; THENCE SOUTH 46°03'02" WEST 88.19 FEET TO A POINT; THENCE SOUTH 44°07'53" WEST 105.44 FEET TO A POINT; THENCE SOUTH 42°07'43" WEST 105.85 FEET TO A POINT; THENCE SOUTH 40°06'18" WEST 105.01 FEET TO A POINT; THENCE SOUTH 38°00'20" WEST 106.03 FEET TO A POINT; THENCE SOUTH 36°10'22" WEST 105.24 FEET TO A POINT; THENCE SOUTH 34°13'40" WEST 105.56 FEET TO A POINT; THENCE SOUTH 32°20'31" WEST 104.61 FEET TO A POINT; THENCE SOUTH 30°52'45" WEST 104.13 FEET TO A POINT; THENCE SOUTH 29°32'30" WEST 103.50 FEET TO A POINT; THENCE SOUTH 28°00'14" WEST 104.45 FEET TO A POINT; THENCE SOUTH 26°31'43" WEST 104.64 FEET TO A POINT; THENCE SOUTH 24°59'56" WEST 104.89 FEET TO A POINT; THENCE SOUTH 23°14'59" WEST 39.96 FEET TO A POINT; THENCE SOUTH 23°13'26" WEST 64.95 FEET TO A POINT; THENCE SOUTH 21°18'46" WEST 106.39 FEET TO A POINT; THENCE SOUTH 19°14'15" WEST 106.20 FEET TO A POINT; THENCE SOUTH 17°17'15" WEST 103.90 FEET TO A POINT; THENCE SOUTH 16°16'37" WEST 101.68 FEET TO A POINT; THENCE SOUTH 16°30'48" WEST 98.45 FEET TO A POINT; THENCE SOUTH 17°33'06" WEST 96.04 FEET TO A POINT; THENCE SOUTH 19°12'54" WEST 94.73 FEET TO A POINT; THENCE SOUTH 21°07'08" WEST 95.97 FEET TO A POINT; THENCE SOUTH 23°11'04" WEST 94.28 FEET TO A POINT; THENCE SOUTH 24°54'47" WEST 36.07 FEET TO A POINT; THENCE SOUTH 25°36'27" WEST 21.28 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT

WITH AN ARC LENGTH OF 75.27 FEET, WITH A RADIUS OF 4719.43 FEET, WITH A CHORD BEARING OF SOUTH 26°43'54" WEST, WITH A CHORD LENGTH OF 75.27 FEET TO A POINT; THENCE SOUTH 27°24'30" WEST 54.11 FEET TO A POINT; THENCE SOUTH 29°06'08" WEST 50.34 FEET TO A POINT; THENCE SOUTH 30°10'37" WEST 48.21 FEET TO A POINT; THENCE SOUTH 31°14'39" WEST 49.26 FEET TO A POINT; THENCE SOUTH 32°10'05" WEST 46.54 FEET TO A POINT; THENCE SOUTH 33°12'31" WEST 49.52 FEET TO A POINT; THENCE SOUTH 34°15'48" WEST 48.00 FEET TO A POINT; THENCE SOUTH 35°13'24" WEST 44.88 FEET TO A POINT; THENCE SOUTH 36°06'22" WEST 46.73 FEET TO A POINT; THENCE SOUTH 37°02'59" WEST 45.18 FEET TO A POINT; THENCE SOUTH 37°48'49" WEST 54.89 FEET TO A POINT; THENCE SOUTH 38°28'27" WEST 48.54 FEET TO A POINT; THENCE SOUTH 38°58'15" WEST 15.35 FEET TO A POINT; THENCE NORTH 50°51'23" WEST 1.07 FEET TO A POINT; THENCE SOUTH 39°37'29" WEST 397.38 FEET TO A POINT IN THE EASTERN RIGHT OF WAY OF NC HIGHWAY 540(VARIABLE WIDTH RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY NORTH 39°05'29" WEST 390.87 FEET TO A POINT; THENCE NORTH 44°55'16" WEST 172.15 FEET TO A POINT; THENCE NORTH 61°55'05" WEST 301.58 FEET TO A POINT; THENCE NORTH 45°07'57" WEST 238.80 FEET TO A POINT; THENCE NORTH 52°17'53" WEST 532.13 FEET TO A POINT; THENCE NORTH 18°23'28" WEST 529.06 FEET TO A POINT; THENCE NORTH 14°12'08" WEST 264.95 TO A REBAR; THENCE NORTH 14°10'11" WEST 25.98 FEET TO A CONCRETE MONUMENT; THENCE NORTH 29°27'03" WEST 279.28 FEET TO A CONCRETE MONUMENT; THENCE NORTH 10°30'20" WEST 258.11 FEET TO A CONCRETE MONUMENT; THENCE NORTH 31°49'46" WEST 302.09 FEET TO A CONCRETE MONUMENT; THENCE NORTH 19°25'27" WEST 348.05 FEET TO A REBAR; THENCE NORTH 01°06'22" EAST 289.07 FEET TO A POINT IN THE CENTERLINE OF FISH BRANCH; THENCE WITH THE CENTERLINE OF SAID BRANCH SOUTH 62°05'16" EAST 8.68 FEET TO A POINT; THENCE SOUTH 75°58'33" EAST 23.59 FEET TO A POINT; THENCE SOUTH 54°32'13" EAST 16.14 FEET TO A POINT; THENCE SOUTH 28°27'52" EAST 21.06 FEET TO A POINT; THENCE SOUTH 52°11'00" EAST 19.37 FEET TO A POINT; THENCE NORTH 80°16'49" EAST 16.94 FEET TO A POINT; THENCE NORTH 27°19'34" EAST 14.43 FEET TO A POINT; THENCE NORTH 74°27'19" EAST 9.44 FEET TO A POINT; THENCE SOUTH 50°24'04" EAST 7.19 FEET TO A POINT; THENCE SOUTH 36°21'02" EAST 23.88 FEET TO A POINT; THENCE NORTH 39°19'42" EAST 12.17 FEET TO A POINT; THENCE NORTH 05°51'07" WEST 17.89 FEET TO A POINT; THENCE NORTH 50°03'59" EAST 8.76 FEET TO A POINT; THENCE SOUTH 73°12'41" EAST 16.32 FEET TO A POINT; THENCE SOUTH 21°18'53" EAST 18.47 FEET TO A POINT; THENCE SOUTH 72°13'16" EAST 13.54 FEET TO A POINT; THENCE NORTH 61°51'46" EAST 21.65 FEET TO A POINT; THENCE NORTH 74°00'24" EAST 50.54 FEET TO A POINT; THENCE NORTH 19°57'12" EAST 44.74 FEET TO A POINT; THENCE NORTH 06°03'59" WEST 20.11 FEET TO A POINT; THENCE NORTH 35°44'44" EAST 23.04 FEET TO A POINT; THENCE NORTH 69°35'37" EAST 22.30 FEET TO A POINT; THENCE SOUTH 84°36'00" EAST 31.56 FEET TO A POINT; THENCE NORTH 68°46'46" EAST 23.80 FEET TO A POINT; THENCE NORTH 88°42'18" EAST 17.10 FEET TO A POINT; THENCE SOUTH 54°50'03" EAST 18.40 FEET TO A POINT; THENCE NORTH 80°46'03" EAST 40.56 FEET TO A POINT; THENCE NORTH 58°20'09" EAST 25.29 FEET TO A POINT; THENCE NORTH 44°32'26" EAST 24.34 FEET TO A POINT; THENCE NORTH 71°02'31" EAST 19.10 FEET TO A POINT; THENCE NORTH 47°24'16" EAST 37.55 FEET TO A POINT; THENCE NORTH 81°51'36" EAST 25.80 FEET TO A POINT; THENCE NORTH 36°15'39" EAST 27.41 FEET TO A POINT; THENCE NORTH 20°21'02" WEST 17.38 FEET TO A POINT; THENCE NORTH 11°59'13" EAST 2.08 FEET TO A POINT; THENCE NORTH 58°12'58" EAST 29.12 FEET TO A POINT; THENCE NORTH 82°43'32" EAST 21.16 FEET TO A POINT; THENCE NORTH 05°01'51" WEST 12.48 FEET TO A POINT; THENCE NORTH 77°16'23" WEST 12.42 FEET TO A POINT; THENCE NORTH 37°17'58" EAST 22.50 FEET TO A POINT; THENCE NORTH 73°27'07" EAST 34.86 FEET TO A POINT; THENCE NORTH 03°15'44" EAST 13.46 FEET TO A POINT; THENCE NORTH 45°09'32" WEST 11.24 FEET TO A POINT; THENCE NORTH 53°48'21" EAST 6.23 FEET TO A POINT; THENCE SOUTH 68°53'55" EAST 13.88 FEET TO A POINT; THENCE NORTH 60°34'12" EAST 52.94 FEET TO A POINT; THENCE NORTH 78°46'01" EAST 46.77 FEET TO A POINT; THENCE NORTH 67°46'44" EAST 48.56 FEET TO A POINT; THENCE NORTH 74°58'45" EAST 43.00 FEET TO A POINT; THENCE SOUTH

89°36'23" EAST 38.18 FEET TO A POINT; THENCE SOUTH 79°42'51" EAST 22.68 FEET TO A POINT; THENCE SOUTH 29°26'17" EAST 17.84 FEET TO A POINT; THENCE NORTH 69°48'36" EAST 16.45 FEET TO A POINT; THENCE SOUTH 68°17'51" EAST 51.96 FEET TO A POINT; THENCE NORTH 73°12'05" EAST 27.64 FEET TO A POINT; THENCE SOUTH 79°24'02" EAST 15.42 FEET TO A POINT; THENCE SOUTH 74°12'31" EAST 45.28 FEET TO A POINT; THENCE SOUTH 39°16'28" EAST 36.13 FEET TO A POINT; THENCE SOUTH 08°43'30" WEST 18.30 FEET TO A POINT; THENCE SOUTH 50°53'39" EAST 18.00 FEET TO A POINT; THENCE NORTH 88°17'02" EAST 36.36 FEET TO A POINT; THENCE SOUTH 13°58'03" EAST 21.80 FEET TO A POINT; THENCE SOUTH 81°03'00" EAST 42.96 FEET TO A POINT; THENCE SOUTH 30°57'25" EAST 26.88 FEET TO A POINT; THENCE SOUTH 75°54'58" EAST 40.54 FEET TO A POINT; THENCE SOUTH 70°25'00" EAST 15.28 FEET TO A POINT; THENCE NORTH 84°19'40" EAST 27.52 FEET TO A POINT; THENCE SOUTH 80°36'18" EAST 37.25 FEET TO A POINT; THENCE SOUTH 42°44'12" WEST 13.86 FEET TO A POINT; THENCE SOUTH 64°51'55" WEST 13.95 FEET TO A POINT; THENCE SOUTH 64°16'15" EAST 26.38 FEET TO A POINT; THENCE SOUTH 51°02'50" EAST 20.28 FEET TO A POINT; THENCE SOUTH 76°30'27" EAST 49.09 FEET TO A POINT; THENCE SOUTH 02°56'27" WEST 22.78 FEET TO A POINT; THENCE SOUTH 68°53'00" EAST 39.44 FEET TO A POINT; THENCE SOUTH 74°05'57" EAST 21.64 FEET TO A POINT; THENCE NORTH 54°46'33" EAST 12.67 FEET TO A POINT; THENCE SOUTH 78°44'03" EAST 50.69 FEET TO A POINT; THENCE SOUTH 17°24'42" EAST 10.77 FEET TO A POINT; THENCE NORTH 81°02'40" EAST 18.57 FEET TO A POINT; THENCE NORTH 57°30'16" EAST 25.96 FEET TO A POINT; THENCE SOUTH 49°12'49" EAST 22.49 FEET TO A POINT; THENCE SOUTH 75°13'50" EAST 36.68 FEET TO A POINT; THENCE NORTH 43°03'04" EAST 18.03 FEET TO A POINT; THENCE SOUTH 43°29'16" EAST 25.33 FEET TO A POINT; THENCE NORTH 84°54'55" EAST 33.14 FEET TO A POINT; THENCE SOUTH 49°52'36" EAST 29.02 FEET TO A POINT; THENCE NORTH 47°30'27" EAST 22.64 FEET TO A POINT; THENCE SOUTH 44°10'50" EAST 48.34 FEET TO A POINT; THENCE NORTH 77°35'58" EAST 27.83 FEET TO A POINT; THENCE SOUTH 44°55'44" EAST 20.62 FEET TO A POINT; THENCE NORTH 67°39'06" EAST 23.64 FEET TO A POINT; THENCE NORTH 09°17'48" WEST 14.71 FEET TO A POINT; THENCE NORTH 56°08'00" EAST 16.99 FEET TO A POINT; THENCE SOUTH 84°08'50" EAST 9.11 FEET TO A POINT; THENCE SOUTH 21°28'59" EAST 19.37 FEET TO A POINT; THENCE NORTH 77°01'03" EAST 25.20 FEET TO A POINT; THENCE NORTH 52°22'39" EAST 13.09 FEET TO A POINT; THENCE NORTH 34°19'37" EAST 31.41 FEET TO A POINT; THENCE SOUTH 83°30'24" EAST 9.86 FEET TO A POINT; THENCE SOUTH 73°18'34" EAST 60.44 FEET TO A POINT; THENCE NORTH 25°37'49" EAST 32.53 FEET TO A POINT; THENCE SOUTH 40°49'03" EAST 28.47 FEET TO A POINT; THENCE NORTH 36°58'17" EAST 21.69 FEET TO A POINT; THENCE SOUTH 76°44'46" EAST 21.44 FEET TO A POINT; THENCE SOUTH 14°26'49" WEST 27.21 FEET TO A POINT; THENCE SOUTH 86°41'52" EAST 6.78 FEET TO A POINT; THENCE NORTH 87°14'33" EAST 24.64 FEET TO A POINT; THENCE SOUTH 40°22'08" EAST 36.29 FEET TO A POINT; THENCE SOUTH 13°37'04" EAST 24.06 FEET TO A POINT; THENCE SOUTH 82°58'59" EAST 35.03 FEET TO A POINT; THENCE SOUTH 73°33'17" EAST 23.68 FEET TO A POINT; THENCE SOUTH 25°37'21" EAST 34.01 FEET TO A POINT; THENCE SOUTH 06°57'32" EAST 21.00 FEET TO A POINT; THENCE SOUTH 53°23'42" EAST 38.38 FEET TO A POINT; THENCE SOUTH 83°14'09" EAST 8.53 FEET TO A POINT; THENCE NORTH 33°23'35" EAST 11.26 FEET TO A POINT; THENCE SOUTH 68°50'30" EAST 18.96 FEET TO A POINT; THENCE NORTH 81°37'03" EAST 18.18 FEET TO A POINT; THENCE SOUTH 39°21'14" EAST 5.22 FEET TO A POINT; THENCE LEAVING SAID BRANCH NORTH 00°20'56" EAST 1168.68 FEET TO AN IRON PIPE; THENCE SOUTH 88°15'40" EAST 294.44 FEET TO A POINT; THENCE SOUTH 72°25'22" EAST 125.09 FEET TO AN IRON PIPE; THENCE SOUTH 70°34'38" EAST 47.93 FEET TO AN IRON PIPE; THENCE SOUTH 67°51'29" EAST 47.60 FEET TO AN IRON PIPE; THENCE SOUTH 65°15'32" EAST 50.49 FEET TO AN IRON PIPE; THENCE NORTH 22°59'56" EAST 19.98 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 8746939 SQUARE FEET, 200.802 ACRES.



# Instruction Packet and Affidavit for Neighborhood Meetings

Town of Apex  
Planning Department  
PO Box 250  
Apex, NC 27502

T: 919-249-3426  
F: 919-249-3338

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. Planning Department staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

## WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7. The intention of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application. A neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

## WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezonings (including Planned Unit Developments);
- Major Site Plans;
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

## INSTRUCTIONS

Prior to submitting an application for a Rezoning, Major Site Plan, residential Master Subdivision Plan (excluding exempt subdivisions), or Special Use Permit, the applicant must conduct at least one (1) Neighborhood Meeting. The applicant shall submit all forms included in this packet with the initial application submittal.

The Neighborhood Meeting must be held in accordance with the following rules:

### These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners within 300 feet of the subject property, and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.
- The applicant shall include with the meeting notice a vicinity map in addition to either the existing zoning map of the area or preliminary plans of the proposed development (see Handout requirements below).

**The meeting must be held within specific timeframes and meet certain requirements:**

- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on a Town recognized holiday (which coincide with the State of North Carolina recognized holidays).
- The meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Handout requirements:
  - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ), a vicinity map and existing zoning map of the area must be provided to help facilitate discussion.
  - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; residential Master Subdivision Plans; and Special Use Permits, preliminary plans of the proposed development must be available at the meeting to help facilitate discussion. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the “send plans” box on the sign-in sheet; applicant shall provide reduced copies upon request.
  - Printed copies must equal the number of notices required to be sent.
  - Contact information for the applicant’s representative and Town Staff must be provided on the attached “Project Contact Information” form.
  - “Common Construction Issues & Who to Call” sheet (attached) must be included as part of the handout.
  - A copy of the handout must be included as part of the Neighborhood Meeting report.
- The agenda of the meeting shall include:
  - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
  - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
  - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by attendees, and responses by the applicant, if any, must be noted. Provide blank comment sheets or notecards for neighbors to submit written comments. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.
- The applicant shall be responsible for notifying any neighbors who check the “Send Plans & Updates” box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex’s Interactive Development Map.

**For accountability purposes, please submit the following with your application:**

- A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One reduced copy of the maps and/or plans presented to the neighbors at the Neighborhood Meeting.



# NOTICE OF NEIGHBORHOOD MEETING

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

12/04/2019

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

See attached list of addresses

See attached list of PINs

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at [www.apexnc.org](http://www.apexnc.org).

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

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

\*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The attached map illustrates the proposed rezoning of thirteen parcels of land from RA to PUD-CZ to allow for a mix of residential and nonresidential uses. The site will be adjacent to other PUD-CZ zoned properties.

Estimated submittal date: January 2, 2020

## MEETING INFORMATION:

Property Owner(s) name(s):	See attached list of property owners
Applicant(s):	McAdams Co
Contact information (email/phone):	zumwalt@mcadamsco.com / 919-361-5000
Meeting Address:	53 Hunter Street, Apex, NC 27502 (Pinnacle and Zenith Room)
Date of meeting**:	12/19/2019
Time of meeting**:	6:30-8:30

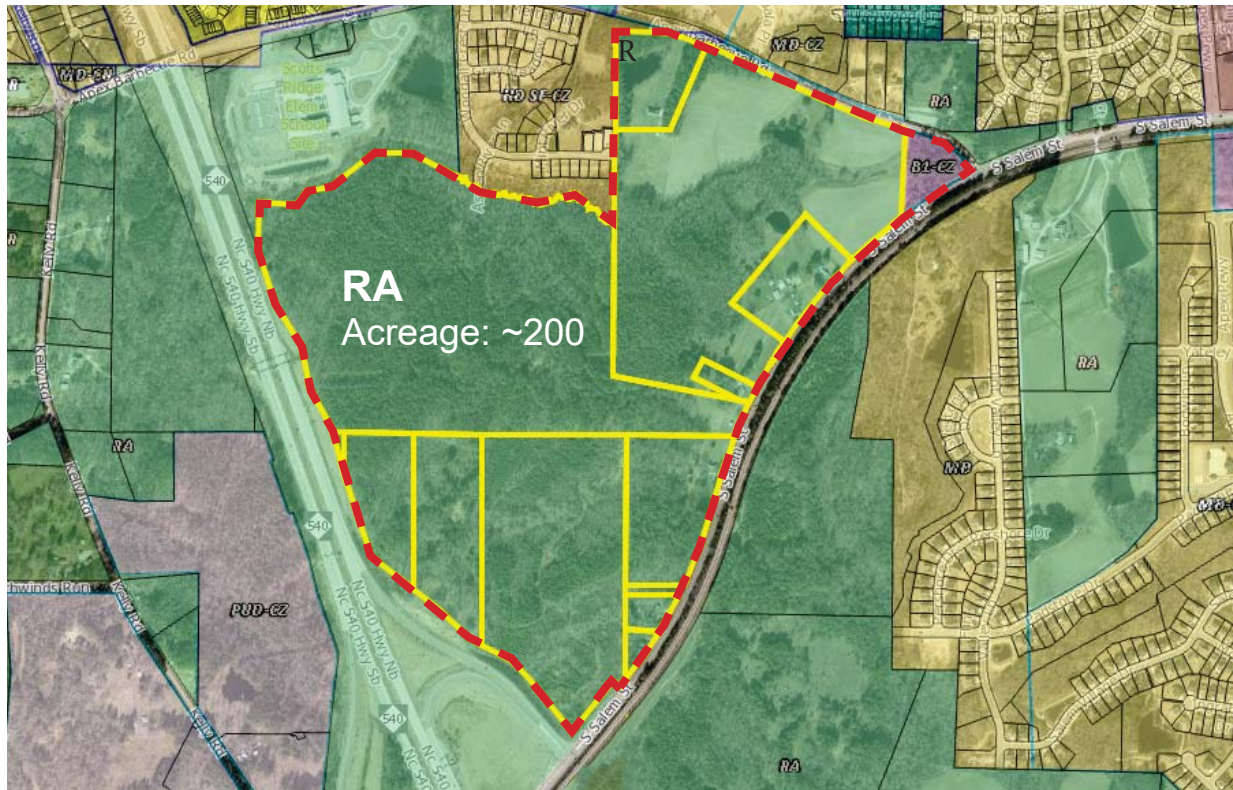
## MEETING AGENDA TIMES:

Welcome: 6:30-6:35 Project Presentation: 6:35-6:50 Question & Answer: 6:50-8:30

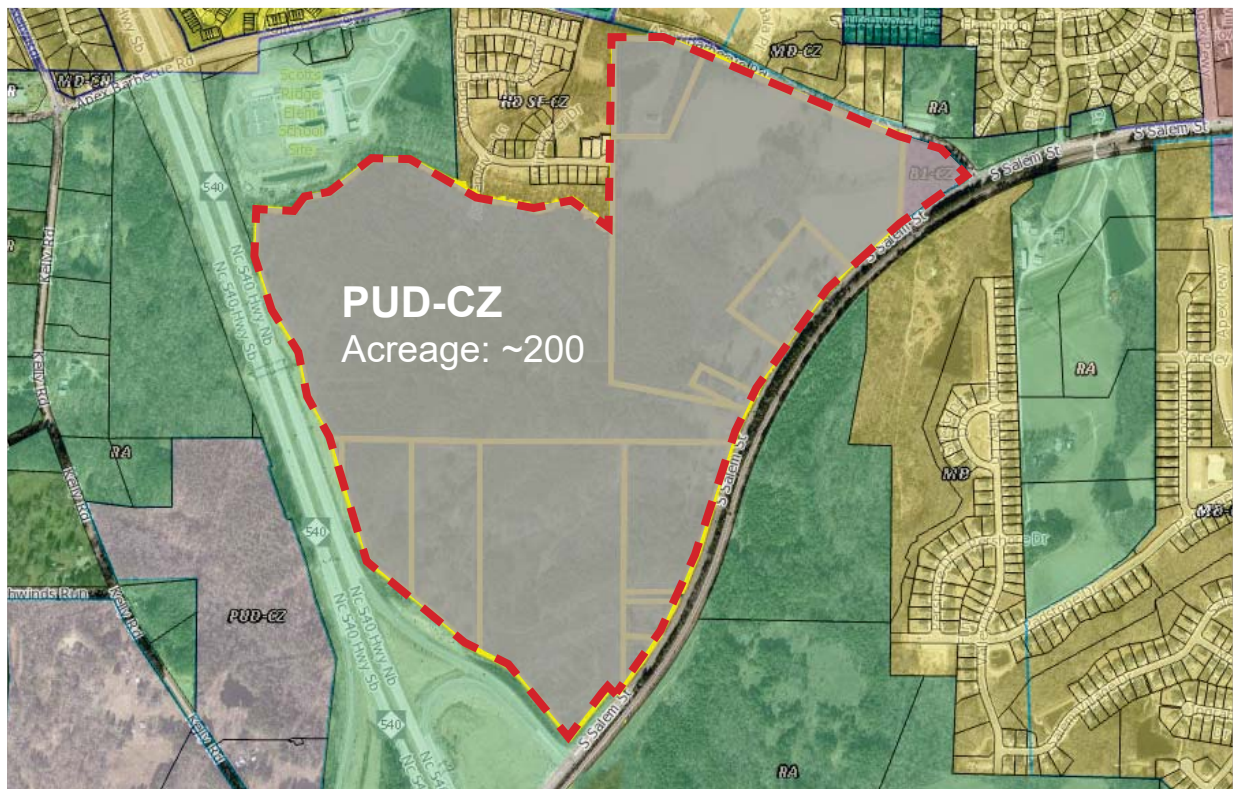
\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.

<b>SITE ADDRESSES</b>	<b>PINs</b>	<b>PROPERTY OWNERS</b>
0 S SALEM ST	731457553	NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY
0 KELLY RD	731459383	NC DEPARTMENT OF TRANSPORTATION
1604 S SALEM ST	731554102	VARYA LLC
0 APEX BARBECUE RD	731564395	POE ACRES FAMILY FARM LLC
1525 S SALEM ST	731641147	HUNTER, CAREY B
1420 S SALEM ST	731645370	SZYMKEWICZ, PAUL M JIN, WEI
1420 S SALEM ST	731646532	UTLEY, PAMELA
1330 S SALEM ST	731657166	POE ACRES FAMILY FARMS LLC
6401 APEX BARBECUE RD	731676714	POE, DARYL POE, JEANNE
1300 S SALEM ST	731750984	POE ACRES FAMILY FARMS LLC
0 APEX BARBECUE RD	731761944	POE ACRES FAMILY FARMS LLC
1216 S SALEM ST	731766588	POE, WILLIAM DOUGLAS POE, JEAN S
0 APEX BARBECUE RD	731873224	REGENCY INTERNATIONAL INVESTMENTS LLC





CURRENT ZONING



PROPOSED ZONING

# PROJECT CONTACT INFORMATION

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

## Development Contacts:

Project Name: Depot 499 Zoning: PUD-CZ

Location: Southwest corner of S Salem Street and Apex Barbecue Road

Property PIN(s): \_\_\_\_\_ Acreage/Square Feet: 200.80

Property Owner: See attached sheet on the following page for all owner information

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Lennar

Address: 1100 Perimeter Park Drive Suite 112

City: Morrisville State: NC Zip: 27560

Phone: 919-465-5925 Fax: \_\_\_\_\_ Email: stephen.dorn@lennar.com

Engineer: McAdams

Address: 2905 Meridian Parkway

City: Durham State: NC Zip: 27713

Phone: 919-361-5000 Fax: \_\_\_\_\_ Email: zumwalt@mcadamsco.com

Builder (if known): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Mike Deaton, Stormwater & Utility Engineering Manager Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

OWNER	ADDRESS	CITY	STATE	ZIP
NC DEPARTMENT OF TRANSPORTATION	0 KELLY RD	APEX	NC	27502
VARYA LLC	1604 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARM LLC	0 APEX BARBECUE RD	APEX	NC	27502
HUNTER, CAREY B	1525 S SALEM ST	APEX	NC	27502
SZYMKIEWICZ, PAUL M JIN, WEI	1420 S SALEM ST	APEX	NC	27502
UTLEY, PAMELA	1420 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	1330 S SALEM ST	APEX	NC	27502
POE, DARYL POE, JEANNE	6401 APEX BARBECUE RD	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	1300 S SALEM ST	APEX	NC	27502
POE ACRES FAMILY FARMS LLC	0 APEX BARBECUE RD	APEX	NC	27502
POE, WILLIAM DOUGLAS POE, JEAN S	1216 S SALEM ST	APEX	NC	27502
REGENCY INTERNATIONAL INVESTMENTS LLC	0 APEX BARBECUE RD	APEX	NC	27502



### **Providing Input to Town Council:**

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month at 7:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at [AllCouncil@apexnc.org](mailto:AllCouncil@apexnc.org).

### **Private Agreements and Easement Negotiation:**

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

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

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

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

### **Documentation:**

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

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

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

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

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

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

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

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

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

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

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

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

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

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: 53 Hunter Street, Apex, NC 27502


Date of meeting: 12/19/19

Time of meeting: 6:30 pm - 8:30 pm

Property Owner(s) name(s): Poe Acres Family Farm LLC, Daryl and Jeanne Poe, William and Jean Poe, Regency International Investments, Carey Hunter, Paul Szymkiewicz, Pamela Utley, NCDOT, Varya LLC

Applicant(s): Lennar

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Amanda Forsythe	603 Knightsborough	(919)928-2600		yes
2.	Jeanne Poe	6401 Apex Barbecue Rd	919-946-1419		yes
3.	Daryl Poe	6401 Apex Barbecue Rd	919-946-1419		yes
4.	Lee Brisson	1910 Woodall Crest Dr.	919-291-3262		yes
5.	Doug & Jean Poe	1216 S. Salem St.	919-215-5400		yes
6.	Kyle Davis	1914 Woodall Crest Dr.	919-229-7543		yes
7.	James Galkowski	625 Magdala Place	919-633-9104		m yes
8.	Don Cantrell	6300 Apex Barbecue Rd	919-600-1500		gmail.com/yes
9.	Patrick Wise	1901 Woodall Crest Dr	727-412-1535		ter
10.	RamaKrishnan Sundaram	1885 Woodall Crest Dr	201-981-4541		m Yes
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

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Applicant(s): Lennar

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Matt Corbin / WTH I-6A	1401 Crapperhall Dr	919-636-9399		YES
2.	Pamela Howard	1420 S. Salem St. Apex	919-869-6181		Yes
3.	Mary Kearney	11680 M. At River Apex			Yes
4.	Tabitha Smith	1936 Graymeadow Dr	512 663 8627		yes
5.	Terry Maloffe	109 Terasin Ct			yes
6.	Karyn Davis	1914 Woodall Crest Dr	678-591-6835		yes
7.	Toni Koyte K	1908 Melita M. II Ln	607-731-3361		yes
8.	MIKE OBRIL	1876 Woodall Crest Dr	919 256 3176		yes
9.	DARYL CANTRELL	6320 APEX BARBECUE	617-838-6891		yes
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

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Applicant(s): Lennar

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	RICHARD MOORE	301 RUSHING W <sup>WAY</sup> WIND	919-362-7510		✓
2.	Kelly Aguirrechua	306 Village Loop Dr.	305-753-5835		✓
3.	DONALD CANTRELL	6340 Apex Barbecue Rd	805-205-3100		✓
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.



# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Poe Acres Family Farm LLC, Daryl and Jeanne Poe, William and Jean Poe, Regency International Investments, Carey Hunter, Paul Szymkiewicz, Pamela Utley, NCDOT, Varya LLC

Applicant(s): Lennar

Contact information (email/phone): Stephen Dorn / stephen.dorn@lennar.com / 919-224-9922

Meeting Address: 53 Hunter Street, Apex, NC 27502

Date of meeting: 12/19/19 Time of meeting: 6:30 pm - 8:30 pm

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

Question/Concern #1:

How will the cut-through from S. Salem St. to Apex Barbecue Rd. impact traffic in Woodall neighborhood and how will impacts be mitigated? (neighbors expressed concerns regarding Apex Barbecue traffic)

Applicant's Response:

The connection from S. Salem St. to Apex Barbecue Rd. shown in conceptual plans is part of the Town's Thoroughfare plan and will likely be required as part of the project. Our plan includes narrow lanes, on street parking, and tree-lined streets in this area which will encourage slower driving. The Town will review and approve the proposed streets and we will work with the Town to ensure safe streets are provided.

Question/Concern #2:

Are children walking to school included in the traffic study?

Applicant's Response:

It would not be included in the traffic study, but this is a concern for us to take to the Town to review and develop a solution.

Question/Concern #3:

Expressed concern over the increased density that will come. Expressed concerns that development of Poe site was not disclosed by Lennar when homes were purchased in Woodall. Follow-up question: Will there be apartments and what is the time frame of the project?

Applicant's Response:

Yes, there will be apartments in the development. The Future Land Use Map designates the area as mixed use with high-density residential, which includes apartments and townhomes. The build-out of the project is most likely around 10 years.

Question/Concern #4:

What is happening to existing homes on the site?

Applicant's Response:

They will be included in the rezoning.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #5:

Are there height regulations on buildings?

Applicant's Response:

Yes, and those regulations will be outlined in the PUD document. At this time, we believe apartments will most likely be 4 stories and office buildings will be no more than 6 stories.

Question/Concern #6:

Why does the plan include high density residential at the corner of S Salem St and Apex Barbecue road?  
Traffic is difficult in that area and the speed limit jumps.

Applicant's Response:

Higher density residential is intended to serve as a transition from commercial uses to lower density residential uses. We want to propose a speed limit reduction from 55 mph to 45 mph, however, this will need to be approved by the Town of Apex.

Question/Concern #7:

Is there coordination of the development with the construction of the new Peakway Bridge?

Applicant's Response:

We will coordinate our development with Apex Transportation staff and NCDOT. We do not know the status of the development of the Peakway bridge. However, construction of the bridge should be complete well before this project breaks ground.

Question/Concern #8:

With the plan for greenways throughout the development, how easy will it be for my family to bike over from other neighborhoods with traffic considered? Are there plans to connect the greenways to other areas?

Applicant's Response:

Sidewalks will be installed within the proposed development. We will look for missing pieces of the pedestrian network and may be able to fill in some of the existing gaps. Any off-site sidewalk improvements will require approval by the Town of Apex.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Applicant(s): Lennar

Contact information (email/phone): Stephen Dorn / stephen.dorn@lennar.com / 919-224-9922

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Question/Concern #9:

What is the plan for Apex Barbecue Road?

Applicant's Response:

It will be a 3-lane road with bike lanes. If NCDOT signal warrants are met, a traffic signal may be required at Apex Barbecue Road.

Question/Concern #10:

Is there a plan to talk to State DOT about widening Apex Barbecue Road?

Applicant's Response:

It is a part of our traffic study done by Ramey Kemp & Associates. The traffic study is currently in the works; all counts have already been taken.

Question/Concern #11:

Neighbor concerned over their property backing up to the woods of the development. Will there be any sort of buffer?

Applicant's Response:

Yes, in fact because of the stream on the northern end of the property, there will be a dense riparian buffer of 200 feet (100 feet on either side of the stream) separating your property from the development.

Question/Concern #12:

How long has this project been in the works?

Applicant's Response:

The Town's plans for the site have been in place since 2003. Lennar's involvement began within the last year.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #13:

Is it possible to eliminate some of the access points to the development? Is the street connection to Apex Barbecue Road near Woodall that is shown on the plans required?

Applicant's Response:

The Town will comment and provide their input on this concern upon our submittal, but it is our understanding that we will be required to connect to all streets that are stubbed to the boundaries of the proposed development.

Question/Concern #14:

Will office buildings be constructed without any tenants in place?

Applicant's Response:

No. The current process is rezoning the land to PUD-CZ to allow for a variety of uses. There are no specific businesses or tenants. The non-residential portions of the proposed development will likely be developed for specific tenants at later stages when there are sufficient retail and residential uses in place to attract office tenants. Speculative construction is not likely in this development.

Question/Concern #15:

How will runoff be dealt with for the site? What is the stormwater plan?

Applicant's Response:

It will be outlined in our PUD document to meet or exceed the stormwater management regulations of the Town. Specifics of the stormwater management plan will develop later in the design and engineering process.

Question/Concern #16:

Will the PUD plans be made public?

Applicant's Response:

Yes, they will be made public upon filing with the Town.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Poe Acres Family Farm LLC, Daryl and Jeanne Poe, William and Jean Poe, Regency International Investments, Carey Hunter, Paul Szymkiewicz, Pamela Utley, NCDOT, Varya LLC

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Question/Concern #17:

Will other neighborhoods have access to the amenities of the development?

Applicant's Response:

That is a question to be discussed later and would involve decisions by the HOA.

Question/Concern #18:

Who should I talk to about getting speed bumps in my neighborhood?

Applicant's Response:

There is a petition process, and you would most likely need to speak with the Town Traffic Engineer.

Question/Concern #19:

What is the maximum resident number for the development?

Applicant's Response:

The maximum number of units is 1,350. This includes apartments, townhouses, and single-family homes. We can't provide an exact number for how many people will occupy each unit.

Question/Concern #20:

How will the school system deal with the new students that will come as part of this development?

Applicant's Response:

Wake County Public Schools will be notified of the development as part of the rezoning application. They will use that information as part of their planning for future schools and facilities.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Poe Acres Family Farm LLC, Daryl and Jeanne Poe, William and Jean Poe, Regency International Investments, Carey Hunter, Paul Szymkiewicz, Pamela Utley, NCDOT, Varya LLC

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Question/Concern #21:

What type of buffer is being proposed on Apex Barbecue Road?

Applicant's Response:

A 30' Type Buffer that will include a multi-use trail

Question/Concern #22:

Applicant's Response:

Question/Concern #23:

Applicant's Response:

Question/Concern #24:

Applicant's Response:

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

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

I, Bob Zumwalt, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 53 Hunter Street, Apex, NC 27502 (location/address) on 12/19/19 (date) from 6:30 pm (start time) to 8:30 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

12/31/19  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, William D. Sparrow, a Notary Public for the above State and County, on this the 31 day of December, 2019.

SEAL



[Signature]  
Notary Public  
William D. Sparrow  
Print Name

My Commission Expires: 9/8/21



# **DEPOT 499**

## **PLANNED UNIT DEVELOPMENT**

South Salem Street and Apex Barbecue Road  
Apex, North Carolina | PD PLAN  
Case # 20CZ01

LAND PLANNING,  
LANDSCAPE ARCHITECTURE +  
CIVIL ENGINEER



MCADAMS

DEVELOPER

**LENNAR®**

# DEPOT 499

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## **Planned Unit Development**

**Prepared for The Town of Apex, North Carolina**

### **Submittal Dates**

First Submittal:	January 2, 2020
Second Submittal:	February 14, 2020
Third Submittal:	March 13, 2020
Fourth Submittal:	May 14, 2020
Fifth Submittal:	June 5, 2020

### **Developer**

Lennar Corporation  
1100 Perimeter Park Drive Suite 112  
Morrisville NC 27560

### **Planner, Engineer, Landscape Architect**

McAdams  
2905 Meridian Parkway  
Durham NC 27113

### **Traffic Engineer**

Ramey Kemp & Associates  
5808 Faringdon Place, #100  
Raleigh NC 27609



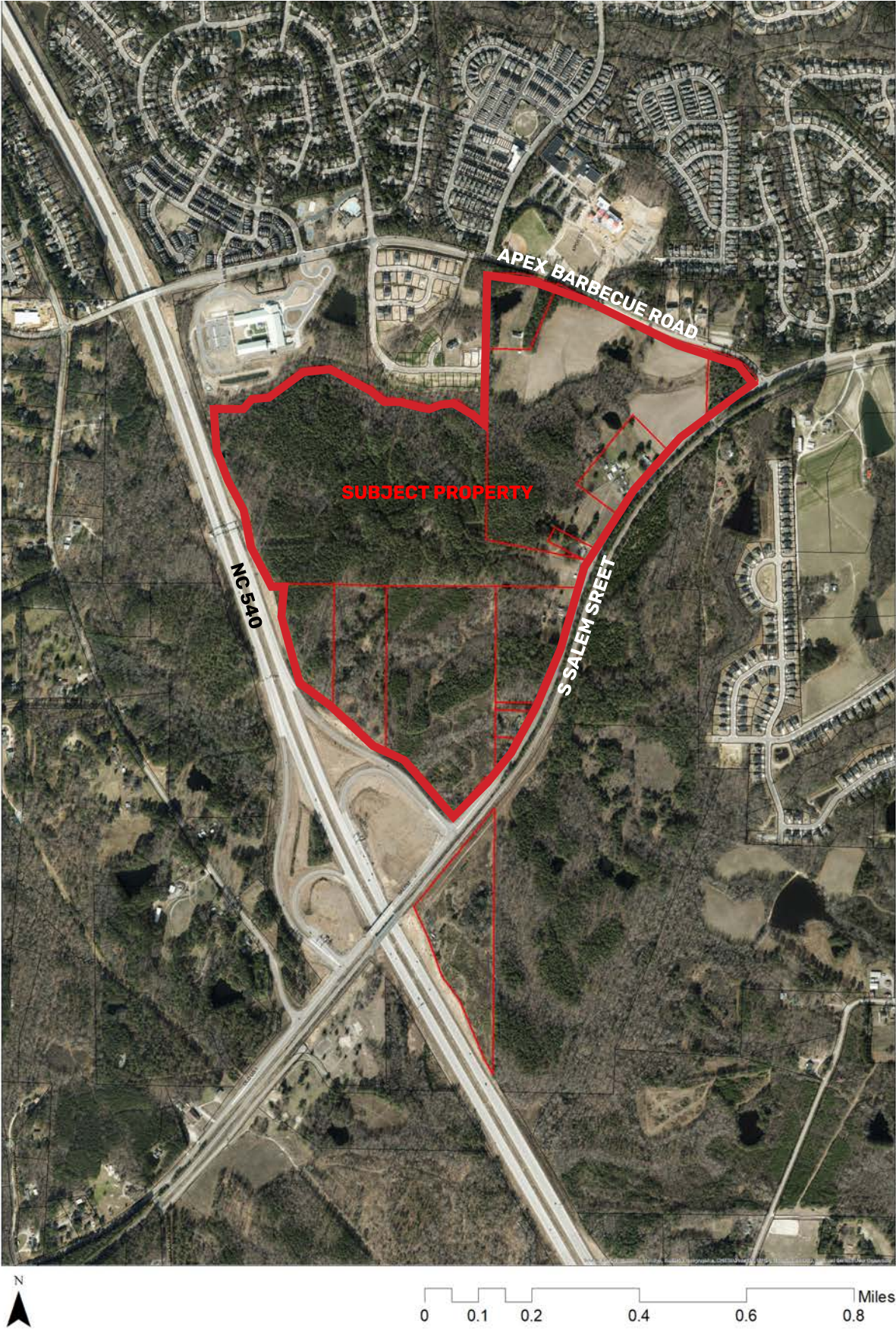
**McADAMS**

**LENNAR®**

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VICINITY MAP





## PROJECT DATA

Name of Project:	Depot 499
Applicant Owner/Developer:	Lennar 1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560 919-337-9420
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000
Current Zoning Designation:	RA and B1-CZ (#09CZ01)
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Community Mixed Use (High Density Residential/ Commercial Services/ Office Employment); Medium/High Density Residential, Office Employment; and Office Employment/ Commercial Services
Proposed 2045 Land Use Map Designation:	A change is requested for approximately 5.41 acres of land in the northeast corner of PIN 0731761944 from Office Employment to High Density Residential.
Proposed Use:	Mixed-used development with office/institutional, retail, restaurant single-family, townhomes, and multi-family units
Size of Project:	200.80 acres
Area Designated as Mixed Use on 2045 LUM:	171.90 acres
Area of Mixed Use Proposed as Non-residential:	51.57 acres (30% of mixed-used area)
Property Identification Numbers:	731459383, 731554102, 731564395, 731641147, 731645370, 731646532, 731657166, 731676714, 731750984, 731761944, 731766588, 731873224

## PURPOSE STATEMENT

The Depot 499 PUD will consist of residential and nonresidential uses including multi-family units, townhomes, single-family homes, retail, restaurant, and office/institutional space. The proposed development will set aside required resource conservation areas throughout the 200-acre property. Depot 499's concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. The concept is also consistent with the concepts and recommendations of the South Salem Street Small Area Plan. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance. The Depot 499 PUD is in accordance with the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
  - » The uses permitted within the Depot 499 PUD are permitted per §4.2.2 of the Town of Apex UDO.
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on 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.*
  - » Depot 499 is a mixed-used development containing a maximum of:
    - 850 apartment units
    - 650 townhomes / single-family homes (50 single-family maximum)
    - 650,000 square feet of non-residential floor area, including retail, restaurant, civic, and office space

This mix of uses provides a minimum of 30% non-residential land uses measured by ground floor and supporting parking or infrastructure consistent with Town policy.

- *The dimensional standards in §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.*
  - » The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.
- *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 Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*



- » Public sidewalks will be constructed along the both sides of all streets, going above the Town of Apex UDO standards. To encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting all uses and open space amenities. Additionally, the provision of sidepaths along South Salem Street frontage, Apex Barbecue Road frontage, and the main collector through the development will benefit the residents of the neighborhood and surrounding areas by creating complete pedestrian connections along major corridors to the north, east, and west of the property. See conditions 12 and 13 on C2.00.
- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
- » Depot 499 will create a walkable urban grid of residential and non-residential uses connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.
- *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.*
- » Depot 499 PUD-CZ is consistent with The Town of Apex's Future Land Use Map and compatible with the surrounding land uses. Current zoning surrounding the development includes varying residential densities of HDSF-CZ, MD, and RA as well as PUD-CZ zoning. The Future Land Use Map designates the property as well as its immediate surroundings as Community Mixed Use and Medium/High Density Residential. The 5.41 acres of land designated as Office Employment is requested to change to High Density Residential (see **Consistency with Land Use Plan**).
- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a 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.*
- » All multi-family buildings, townhomes, single-family homes, and commercial buildings will be of a higher quality construction than the typical residential or commercial development. Architectural controls for non-residential uses as well as sample elevations illustrating the high-quality appearance of the multi-family units, townhomes, and single-family homes are included with the PUD-CZ application.

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts. The proposed PUD will provide a development density consistent with the 2045 Land Use Plan designation of High Density Residential, Medium/High Density Residential, Office Employment, and Commercial Services in their respective areas. The Advance Apex Plan describes high density residential as "townhomes, triplexes, quadplexes, and apartments no less than 14 dwelling units per acre...located in close proximity to major commercial areas and transportation corridors" and describes medium/high residential use as "single family homes, duplexes, triplexes, quadplexes, townhomes, and apartments no less than 7 and no more than 14 units per acre...providing a variety of housing options located in close proximity to major transportation corridors." Proposed densities are listed in the Design Controls section of this document.

The proposed development incorporates a village commercial core surrounded by high-density residential living. Multi-family units transition to townhomes and single-family homes adjacent to Scott's Ridge Elementary School and the existing single-family development to its east. Retail, restaurant, civic, and office space exist at the southwestern portion of the property along NC 540 providing separation of residential areas from the highway. Riparian buffers and forested land encompass the residential areas to the north and west, and green spaces are incorporated throughout.

## PERMITTED USES

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

P = Permitted Use

\* = Subject to limitations - see descriptions following chart.

*Permitted Residential Area uses are allowed in Pods A-J and Pod P on PUD Plan Sheet C2.00*

*Permitted Non-Residential Area uses are allowed in Pods M-O and Q-T on PUD Plan Sheet C2.00*

*Permitted Mixed-Use Area uses are allowed in Pods K and L on PUD Plan Sheet C2.00*

	Residential Areas	Non-Residential Areas	Mixed-Use Areas
<b>Residential</b>			
Single-Family	P (pod G only)		
Accessory Apartment	P*		
Townhouse	P		
Multi-family or Apartment Units	P (Pods H, I, J, and east of proposed public road in pod G only)		
Multi-family or Apartment Units (2nd story and above only)		P	P
Condominium (2nd story and above only)		P	P
Congregate living facility	P	P (Pods R, S, T only)	
Family care home	P		
Nursing or convalescent facility		P (Pods R, S, T only)	
<b>Utilities</b>			
Utility, minor	P	P	P
<b>Recreational Uses</b>			
Greenway	P	P	P
Park, Active	P	P	P
Park, Passive	P	P	P
Recreation Facility, private	P		
Entertainment, Indoor		P	P

	Residential Areas	Non-Residential Areas	Mixed-Use Areas
<b>Public and Civic Uses</b>			
Ambulatory Health-care Facility with Emergency Dept.		P (Pods R, S, T only)	
Assembly Hall, non-profit/for-profit		P (Pods R, S, T only)	
Church or place of worship		P (Pods R, S, T only)	
Day Care Facility		P (Pods R, S, T only)	
Drop-in or short-term day care		P	P
Government Services		P (Pods R, S, T only)	
Hospital		P (Pods R, S, T only)	
Veterinary Clinic or Hospital		P (Pods R, S, T only)	
School, Public or Private		P (Pods R, S, T only)	
Transportation facility		P* (Pods R, S, T only)	
Vocational School		P (Pods R, S, T only)	
<b>Food and Beverage Service</b>			
Restaurant, general		P	P
Restaurant, drive-through		P*	P*
Bar, nightclub, wine bar, taproom		P*	P*
<b>Office and Research</b>			
Medical or dental clinic or office		P	P
Office, business or professional		P	P
Publishing Office		P	P
<b>Public Accommodation</b>			
Hotel or Motel		P	P*
<b>Retail Sales and Services</b>			
Artisan Studio		P	P
Barber and Beauty Shop		P	P
Book Store		P	P
Building supplies, retail		P*	
Convenience store, with gas sales		P (excluding Pod O)	
Convenience store, without gas sales		P	P
Dry cleaners and laundry service		P	P
Farmer's market		P	P
Financial Institution, with or without drive-through		P*	P*
Floral Shop		P	P

	Residential Areas	Non-Residential Areas	Mixed-Use Areas
<b>Retail Sales and Services (continued)</b>			
Funeral Home		P (Pods R, S, T only)	
Gas and fuel, retail			
Greenhouse or nursery, retail		P	
Grocery, general or specialty		P	P
Health/fitness center or spa		P	P
Newsstand or gift shop		P	P
Personal Service		P	P
Pharmacy, with or without drive-through		P*	P*
Printing and copying services, limited		P	P
Repair services, limited		P	P
Retail sales, general		P	P
Studio for art		P	P
Tailor shop		P	P
Theater		P	
Pet services		P	P
<b>Production</b>			
Microbrewery		P	P
Microdistillery		P	P

**\*Permitted Uses Subject to Limitations:**

Accessory Apartment - Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

Transportation facility - Such use shall only be allowed for vehicles serving the use "School, public or private", but is permitted as either a principal or accessory use on a lot.

Drive-through facilities - Any drive-through facility (e.g. restaurant, financial institution, pharmacy) must be located within a multi-tenant building; No free standing drive-through facilities shall be allowed.

Bar, nightclub, wine bar, taproom - Hours of operation Sunday through Thursday shall close by 12 AM and hours of operation Friday through Saturday shall close by 2 AM.

A hotel restaurant or bar with a patio or deck open to the street, shall qualify as vertical integration in mixed-use pods.

Building supplies, retail - The maximum square footage of a building supplies retail store shall be limited to 20,000 square feet.

# AFFORDABLE HOUSING

If the Town of Apex has a fund or other mechanism in place by January 1, 2025 to receive donations to construct, subsidize, or participate in the development of affordable housing units (the “Fund”), the developer will contribute to this fund as follows. Prior to building permit, the developer will contribute \$100 per residential unit to the Fund. If Fund is not in place at the time of building permit, contributions will be made into an approved escrow account and held until such time the Fund is established. In the event the Fund has not been established by the Town of Apex by January 1, 2025, the money held in escrow will be conveyed to a non-profit organization participating in affordable housing. Affordable housing units may be provided in any development pod within the project. Regardless of development pod, affordable housing area may be counted as non-residential for the purpose of calculating the 30% non-residential threshold within the mixed-use land designation.

# DESIGN CONTROLS

**Total Project Area:** 200.80 acres

## Apex 2045 Land Use Plan - Community Mixed-Use Calculation

- Total Project Area within Community Mixed-Use Designation: 171.90 acres
  - » Required Non-Residential Land Area: 51.57 acres (30%)
  - » Proposed Gross Non-Residential Land Area: 51.57 acres (30%)

## Overall Density Limitations (across 200.80-acre site)

- Maximum number of apartments: 850
- Maximum number of Townhomes/Single-family: 650 (50 Single-Family Maximum)
- Maximum Non-Residential Floor Area: 650,000 SF

## Overall Land Use Breakdown

- Mixed-Use PODS ~1.88 acres
- Non-Residential PODS ~41.08 acres
- Residential PODS ~93.99 acres
- Area within RCA/Buffers/Right-of-Way ~63.85 acres

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• **Total** **200.8 acres**



**Mixed-Use Land Area (PODs K/L)**

- Proposed Land Area ~1.88 acres
- Minimum Vertical Integration:
  - » Residential - 24 units (over retail/office) or;
  - » Office - 10,000 SF (over retail)
  - » Maximum Residential Density 120 units

**Non-Residential Land Area (PODs M/N/O/Q/R/S/T)**

- Proposed Land Area ~ 41.08 acres
- Maximum SF 650,000 SF

**Residential Land Area (PODs A-J/P)**

- Proposed Land Area ~93.99 acres
- Maximum Density 1,500 units

*Note: Acreage and configuration of PODS is approximate. Final size and configuration will be determined at the time of Master Subdivision Plan or Site Plan based on actual field survey and final design.*

## Residential Design Controls

### Single-Family

- Minimum Lot Size: 2,550 square feet
- Minimum Lot Width: 36 feet
- Minimum Lot Depth: 85 feet
- Maximum Building Height: 45 feet (In Pod G, the first row of lots immediately adjacent to the Woodall subdivision shall not exceed 2 stories unless buffer is increased to a 50' Type A buffer)
- Building Setbacks
  - » Front: 20 feet to garage; 8 feet to building façade
  - » Side: 5 feet
  - » Rear: 15 feet
  - » Alley: 5 feet
  - » Corner: 8 feet

### Townhomes

- Minimum Lot Width: 16 feet (alley loaded); 18 feet (front loaded)
- Minimum Lot Depth: 65 feet
- Maximum Building Height: 45 feet (In Pod G, the first row of lots immediately adjacent to the Woodall subdivision shall not exceed 2 stories, unless buffer is increased to a 50' Type A buffer)
- Minimum Building Setbacks – Front Loaded
  - » Front: 5 feet from building façade, 20 feet from garage
  - » Rear: 10 feet
  - » Corner: 8 feet
  - » Building separation: 10 feet
- Minimum Building Setbacks – Alley Loaded
  - » Front: 5 feet
  - » Rear: 5 feet
  - » Corner: 8 feet
  - » Alley: 5 feet
  - » Building separation: 10 feet

### Apartments/Condominiums

- Maximum Building Height: 6 stories or 90 feet (the first row of buildings along Apex Barbecue Road shall not exceed 4 stories)
- Minimum Building Height: 4 stories; a maximum of 25% of buildings along S. Salem may be 3 stories
- Minimum Building Setbacks
  - » Front: 10 feet
  - » Rear: 10 feet
  - » Corner: 10 feet
  - » Building separation: 30 feet

### Non-Residential Design Controls

- Maximum Building Height: 100 feet
- Minimum Building Height: 1 story
- Minimum Building Setbacks:
  - » Front: 10 feet
  - » Side: 10 feet
  - » Rear: 10 feet
  - » Corner: 15 feet

### Mixed-Use Design Controls

- Minimum Building Height: 2 stories
- Maximum Building Height: 80 feet
- Minimum Building Setbacks:
  - » Front: 10 feet
  - » Side: 10 feet
  - » Rear: 10 feet
  - » Corner: 15 feet

### Landscaping, Buffering, and Screening

Refer to PUD Preliminary Layout Plan for perimeter and streetscape buffers.

## ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. The elevations included are a condition of approval. Elevations included are limited examples of multiple options available. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan or Site Plan submittal.

Residential areas envisioned for Depot 499 will be comprised of single-family homes, attached townhomes, and multi-family units. In order to create a variety of architectural character along the streetscapes, the project will offer a variety of distinct residential elevations – see examples on the following pages. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, a number of common threads will link the different neighborhoods within Depot 499 including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. gazebos, fountains, and public art) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

### **Residential Design Guidelines (all product types):**

- Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- All single-family homes shall have a crawl space or have a raised slab foundation which at a minimum rises at least 12 inches from average grade across the front of the house to the finished floor level at the front door.
- All townhomes shall have a crawl space or have a raised slab foundation which at a minimum rises at least 6 inches from average grade across the front of the house to the finished floor level at the front door.
- Front-facing garage doors shall have windows, decorative details or carriage-style adornments on them.
- The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
- On single-family homes, the roof shall be pitched at 5:12 or greater (not to include porches, bay windows, etc.).
- On townhomes, roof line cannot be a single mass; it must be broken up either horizontally and/or vertically between, at minimum, every other unit.
- House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
- Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.

- Four of the following decorative elements shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
- A varied color palette shall be utilized on single family and townhome units throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.
- Apartment buildings shall be a minimum of 4 stories, however, a maximum of 25% of the apartment buildings along S. Salem may be a minimum of 3 stories.
- All apartment buildings along S. Salem Street shall have interior corridors.
- Recesses and projections shall be provided for at least 50% of each façade on each apartment building.
- A solar PV system shall be installed on at least 10% of the single-family homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the approved number of single-family lots. The lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended.

### **Proposed Residential Materials**

Proposed materials will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

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



**Representative Residential Building Elevations**

Single-Family Home Elevations

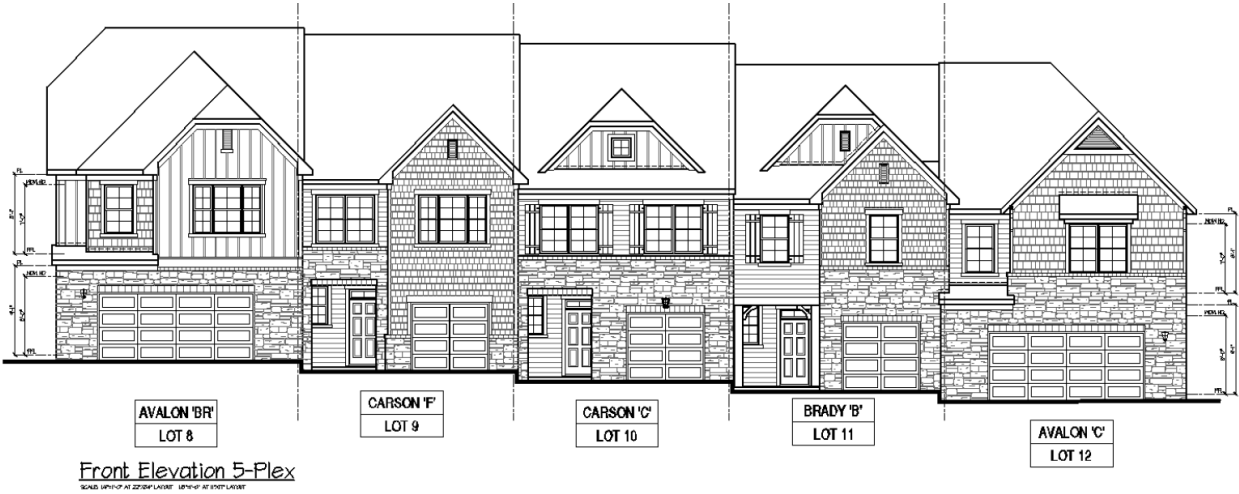




## Townhouse Elevations



Townhouse Elevations





## Townhouse Elevations



Townhouse Elevations





## Multi-Family Elevations



### **Non-Residential Design Guidelines:**

- Buildings shall be arranged to define, create and activate edges and public places. They shall be situated to address the street and provide massing that looks to define the street realm for pedestrians as well as automobiles.
- Every effort shall be made to locate service and loading areas in the rear of structures. Where these features are located on the side of the building along a public road, they will be designed in such a way that they do not distract from the character of the development and they will be screened in accordance with the UDO.
- Elevations of buildings facing a street shall incorporate detailing in keeping with the character and style of the architectural features on adjacent buildings.
- Elevations of corner buildings shall utilize design features such as variations in wall plane, variation in building mass and window placement to generate street interest.
- Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details as well as landscaping shall be incorporated to add visual interest. Large expanses of blank walls, greater than 25' in length or height, shall be broken up with windows or other architectural features to reduce visual impacts.
- Differences of roof height, pitch, ridgelines and materials shall be used to create visual interest and avoid repetition.
- Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.
- Solar conduit shall be provided on every non-residential building that has a flat roof, not to include public or private schools.

### **Non-residential exteriors shall incorporate variation in materials. The primary (front) façade and other façades located along a public right-of-way may include:**

- Brick and/or stone masonry
- Decorative concrete block (integral color or textured)
- Stone accents
- Aluminum storefronts with anodized or pre-finished colors
- EIFS cornices, and parapet trim
- EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
- Precast concrete
- Soffit and fascia materials to be considered include EIFS with crown trim elements
- Cementitious siding

Non-residential buildings visible from public view shall be constructed with compatible materials to other uses in the PUD. Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.



**Exterior materials not allowable as part of the residential or non-residential development are as follows:**

- Vinyl siding
- Painted, smooth faced concrete block
- Metal Walls

### **Public Art**

Refer to PUD Preliminary Layout Plan for potential locations dedicated to public art. Two location options are provided and a minimum of one location will be implemented.

## **PARKING AND LOADING**

As part of the review and approval of a Master Subdivision Plan or Site Plan, the Planning Director may approve a parking reduction per UDO Section 8.3.9 *or* a reduction up to fifteen (15) percent in the number of required parking spaces (excluding single-family and townhomes), whichever is greater. The latter may be approved if the reduced number of parking spaces will be sufficient to satisfy the demand for parking, based on evidence provided by a licensed traffic engineer in the form of a parking study or other supporting evidence deemed appropriate by the Planning Director.

Guest parking shall be distributed so that there is at least one guest parking space within 200' of each townhome lot. On-street parallel parking stalls may be used to satisfy guest parking requirements.

## **SIGNAGE**

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

## NATURAL RESOURCES AND ENVIRONMENTAL DATA

### River Basins and Watershed Protection Overlay Districts

This project is located within the Beaver Creek Drainage Basin, which is within the Cape Fear River Basin. Almost all of the project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map, and the northeast corner of the property falls under the Secondary Watershed Protection Overlay District. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7(B)(1)-(4).

### Resource Conservation Areas (RCA) - Required and Provided

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

The PUD will provide a minimum of 20% of the gross project area as a Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway trails.

### Floodplain

The project site does not sit within a designated current or future 100 year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720073100J, dated May 2, 2006.

### Tree Canopy

The Apex 2045 Land Use Plan designates the majority of this property as Community Mixed-Use. This land use designation prescribes a mix of High Density Residential (over 14 units/acre), Office Employment and Commercial uses. In order to implement this mix of uses in compliance with the land use plan, it will be necessary to remove some tree canopy outside of environmentally protected areas.

As part of the implementation of this community, the project will re-establish a new tree canopy by creating a new urban street grid containing canopy trees within the public rights-of-way, along with vegetated perimeter buffers, pocket parks, community gathering spaces and other open space areas.

To further illustrate the project's commitment to preserving and re-establishing tree canopy in our region, at the time of first site plan submittal, the developer will provide a donation of \$10,000 to a local non-profit organization with a mission towards tree preservation and tree replacement. Developer is responsible for providing documentation for qualifying organizations.

### Historic Structures

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

## STORMWATER MANAGEMENT

This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

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

## PARKS AND RECREATION

The project was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on February 26, 2020 and fee-in-lieu of dedication was recommended and unanimously approved.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
50	Single-Family	\$3446.98	\$172,349.00
600	Townhomes	\$2321.54	\$1,392,924.00
850	Apartments	\$2044.05	\$1,737,442.50
<b>Total</b>	-	-	\$3,302,715.50

\*Final unit mix will be determined at the time of Master Subdivision.

\*\*Fees are based upon approval date and runs with project with exception of the increase in total unit count.

## PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1) (f) and be designed according to sound engineering standards. Road and utility infrastructure shall be as follows:

### General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan.

### Water and Sanitary Sewer

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

At time of master plan, developer may seek a developer agreement with the Town for the oversized waterline sizing along the site frontage, and waterline connection under 540 for partial reimbursement. This upsizing is in excess of what is required to serve the site.

### Transit

At least two bus stops shall be provided at locations to be determined at the time of subdivision or site plan approval. In accordance with Apex standards, stops will provide a concrete landing pad between sidewalk and curb, an amenity pad behind the sidewalk to accommodate future shelter, lighting at bus stop location, and a sign post for a future sign.

### Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Depot 499 development:

- Five-foot wide public sidewalks along both sides of all streets unless otherwise noted
- Six-foot wide private walking trails throughout the development
- A greenway connection to Scott's Ridge Elementary School (subject to WCPSS approval)
- Ten-foot wide sidepaths along South Salem Street frontage, Apex Barbecue Road frontage, and the main collector through the development as shown on Sheet C2.00.
- Construction or payment-in-lieu of approximately 910 linear feet of off-site sidewalks and side paths to complete missing pedestrian connections to the project from adjoining communities as shown on Sheet C2.00.
- Up to two high visibility crosswalks constructed along Apex Barbecue Road (subject to NCDOT and the Town of Apex approval)
- Bicycle and pedestrian facilities along existing road frontage along the boundaries of the PUD shall be installed as each pod is developed, and no later than the completion of Phase 2 as described in the zoning conditions related to traffic impacts.

## Other Utilities and Facilities

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

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context. Other features may include markers, bollards, and unique paving patterns.

## SCHOOL ALTERNATIVE

If a school use is pursued on Pods R-T on Land Use Option 1, an alternative transportation alignment is permitted as shown on the plan set. This alignment includes roundabouts to facilitate movements along the collector and out to S. Salem Street at site drive #7 to minimize mixing with school bus movements. School buses will access site drive #7 which Wake County Public School System requires to be an at-grade intersection. If a school use is not pursued on Pods R-T, the original collector alignment will be maintained as shown on Land Use Option 2. This intersection will also be at grade to provide needed access to the commercial and office uses on these high-visibility pods.

If a school is pursued on Pods R-T, the transportation commitments on PUD Plan Sheet C2.00 may be modified by the Town Council at site plan to adjust or reduce commensurate with reduced trip generation and/or modified movements. Traffic improvements may be modified based on a revised TIA with the inclusion of the school.

## PHASING PLAN

This PUD will be completed in up to 10 phases. Location of phases will be determined at the time of Master Subdivision Review and Approval.

## CONSISTENCY WITH LAND USE PLAN

The proposed land use is consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019.

The Future Land Use Map designates a majority of the property as Community Mixed Use, which encompasses High Density Residential, Office Employment, and Commercial Services. The remaining northern portion of the property is divided into three classifications - Medium/High Density Residential, Office Employment, and Commercial Services. A Future Land Use Map Amendment is requested for approximately 5.41 acres of land in the northeast corner of PIN 0731761944 from Office Employment to High Density Residential.

The proposed development will align with these uses and include single-family homes, townhomes, apartments, and non-residential uses accordingly. Thirty percent of the Community Mixed Use designated area will be non-residential uses.

## COMPLIANCE WITH UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

## TRANSPORTATION IMPROVEMENTS

The following zoning conditions represent the recommendations by Apex staff based on a review of the TIA prepared for the Depot 499 development plan. Reported lane lengths represent storage length and do not include full width deceleration or taper length unless stated otherwise. While not all staff recommendations match what was recommended in the TIA or otherwise recommended by NCDOT, they represent the findings of Apex staff based on an interpretation of the requirements of the UDO to mitigate traffic impacts of the proposed development.

All recommendations are subject to consideration by Town Council, and on state-maintained roadways are ultimately subject to review and approval by NCDOT. NCDOT may reject and/or require alternative improvements compared to zoning conditions approved by Apex on state-maintained roadways. If offsite right of way or easements cannot be acquired by the developer through private negotiation, developer shall request legal assistance from the Town in the interest of obtaining such property for the purposes of satisfying the zoning conditions. If ROW is unable to be obtained, a fee-in-lieu may be accepted per UDO 7.1.7.

"Phase 1" in the following conditions represents improvements required prior to platting no more than 450 townhomes and/or single family homes, and/or certificate of occupancy for no more than 400 apartment dwelling units, and/or certificate of occupancy for no more than 150,000 square feet of commercial development. If a school is pursued on Pods R-T, the transportation commitments on PUD Plan Sheet C2.00 may be modified by the Town Council at site plan pursuant a modified TIA to adjust or reduce commensurate with reduced trip generation and/or modified movements. Addition of a school site in Phase 1 will require an updated TIA to reevaluate Phase 1 improvements which may result in modified and additional required improvements during that phase, subject to Apex and NCDOT approval.

### **Improvements to be constructed in Phase 1 as defined above:**

- Apex Barbecue Road and Kelly Road
  - » Construct a 100 foot westbound left-turn lane on Apex Barbecue Road.
  - » Construct a 175 foot eastbound left-turn lane on Apex Barbecue Road.



“Phase 2” in the following conditions represents improvements required prior to platting no more than 600 townhomes and/or single family homes, and/or certificate of occupancy for no more than 600 apartment dwelling units, and/or certificate of occupancy for no more than 300,000 square feet of commercial development.

**Improvements to be constructed in Phase 2 as defined above:**

- **S. Salem Street and Southbound NC-540 Ramps (Signalized)**
  - » Extend the southbound right turn lane on the ramp to provide 375 feet of storage and place it under signalized control rather than free-flow.
  - » Construct an additional westbound through lane on S. Salem Street prior to the interchange, extending through the intersection of NC-540 Northbound Ramps across the bridge and through the intersection of NC-540 Southbound Ramps in order to provide two contiguous westbound through lanes (see alternative below)\*.
- **S. Salem Street and Northbound NC-540 Ramps (Signalized)**
  - » Construct two contiguous westbound through lanes carried from the site frontage across the bridge and through the intersection of Southbound NC-540 Ramps (see alternative below)\*.
- **\*Alternative recommendations for NC 540 Interchange Ramps, Phase 2**
  - » \*Developer shall construct an additional westbound through lane on S. Salem Street at Southbound NC-540 Ramps starting immediately west of the bridge for a minimum of 200 feet and construct a 200-foot westbound right turn lane on S. Salem Street.
  - » \*Developer shall construct an additional 150-foot southbound left turn lane on the Northbound NC-540 Exit Ramp, and begin an additional eastbound/northbound receiving through lane on S. Salem Street, carrying that additional (second) through lane across the development frontage and terminating in a left turn lane at Apex Barbecue Road.
  - » \*Developer shall terminate the additional westbound/southbound through lane on S. Salem Street as a right turn lane at the NC 540 Northbound Ramps.
- **S. Salem Street and Site Drive 7 (full movement access nearest NC 540)**
  - » Construct an additional southbound through lane on S. Salem Street providing two southbound through lanes with a shared through-right lane.
  - » \*For alternative NC 540 Interchange improvements, also construct an additional northbound through lane on S. Salem Street providing two northbound through lanes.
  - » Install a traffic signal once warranted and permitted by NCDOT. If not warranted, developer shall pay a fee in lieu for estimated design and construction cost of a traffic signal. If not permitted by NCDOT upon build-out of Phase 2, developer shall be released from the requirements to install a traffic signal.
- **S. Salem Street and Site Drive 4 (between Site Drive 7 and Site Drive 1)**
  - » Construct an additional southbound through lane on S. Salem Street providing two southbound through lanes with a shared through-right lane.
  - » \*For alternative NC 540 Interchange improvements, also construct an additional northbound through lane on S. Salem Street providing two northbound through lanes.

- **S. Salem Street and Site Drive 1 (main access for townhomes & commercial buildings)**
  - » Construct an additional southbound through lane on S. Salem Street, converting the right turn lane to a through-right lane.
  - » \*For alternative NC 540 Interchange improvements, also construct an additional northbound through lane on S. Salem Street providing two northbound through lanes.
  - » Install a traffic signal once warranted and permitted by NCDOT. If not warranted in Phase 2, developer shall pay a fee in lieu for estimated design and construction cost of a traffic signal. If not permitted by NCDOT upon build-out of Phase 2, developer shall be released from the requirement to install a traffic signal.
- S. Salem Street and Site Drive 3 (limited-movement access for commercial buildings north of Site Drive 1)**
  - » Construct an additional southbound through lane on S. Salem Street providing two southbound through lanes with a shared through-right lane.
  - » \*For alternative NC 540 Interchange improvements, also construct an additional northbound through lane on S. Salem Street providing two northbound through lanes.
- **S. Salem Street and Site Drive 6 (right-in/right-out access nearest Apex Barbecue Road)**
  - » Construct an additional southbound through lane on S. Salem Street providing two southbound through lanes with a shared through-right lane.
  - » \*For alternative NC 540 Interchange improvements, also construct an additional northbound through lane on S. Salem Street providing two northbound through lanes.
- **S. Salem Street and Apex Barbecue Road**
  - » Convert the existing southbound right turn lane on S. Salem Street to a through lane in order to provide two southbound through lanes carried southward across the site frontage.
  - » Construct a 200-foot southbound right turn lane.
  - » Extend the northbound left turn lane on S. Salem Street to provide 300 feet of storage (\*or for alternative NC 540 Interchange improvements, terminate the additional northbound through lane as a left turn lane).
  - » Extend the eastbound left turn lane on Apex Barbecue Road to provide 375 feet of storage.
- **Apex Barbecue Road and Kelly Road**
  - » Construct a second northbound through lane on Kelly Road that starts 800 feet south of the intersection and continues for approximately 1,000 feet north, dropping off with a 45:1 merge taper beyond the intersection of Grand Kelly Way.
  - » Widen the southbound approach of Kelly Road to provide a two-way left turn lane from Apex Barbecue Road to Karawind Lane.

**Improvements required with construction of Site Drives:**

- **S. Salem Street and Site Drive 7 (full movement access nearest NC 540)**
  - » With construction of Site Drive 7, developer shall:
    - › Provide a 150-foot eastbound left turn lane on the driveway.
    - › Construct a 250-foot northbound left turn lane on S. Salem Street.
    - › Construct a 100-foot southbound right turn lane to later be converted to a through lane if Site Drive 7 is constructed prior to Phase 2.
- **S. Salem Street and Site Drive 4 (between Site Drive 7 and Site Drive 1)**
  - » With construction of Site Drive 4, developer shall:
    - › Provide a minimum of 600 feet of separation between Site Drive 4 and both of the adjacent intersections, Site Drive 7 and Site Drive 1, in order to construct northbound left-over access with 150 feet of storage at Site Drive 4. Otherwise, Site Drive 4 shall be constructed as a right-in/right-out access.
    - › Construct a 100-foot southbound right turn lane to later be converted to a through lane if Site Drive 4 is constructed prior to Phase 2.
- **S. Salem Street and Site Drive 1 (main access for townhomes & commercial buildings)**
  - » With construction of Site Drive 1, developer shall:
    - › Provide a 150-foot eastbound left turn lane on the driveway.
    - › Construct a 200-foot northbound left turn lane on S. Salem Street.
    - › Construct a 100-foot southbound right turn lane on S. Salem Street.
- **S. Salem Street and Site Drive 3 (limited-movement access for commercial buildings north of Site Drive 1)**
  - » With construction of Site Drive 3, developer shall:
    - › Construct Site Drive 3 as a right-in/right-out, left-over access.
    - › Construct a 150-foot northbound left turn lane on S. Salem Street.
    - › Construct a 100-foot southbound right turn lane to later be converted to a through lane if Site Drive 3 is constructed prior to Phase 2.
- **S. Salem Street and Site Drive 6 (right-in/right-out access nearest Apex Barbecue Road)**
  - » With construction of Site Drive 6, developer shall:
    - › Provide right-in/right-out access with a minimum offset of 250 feet from Apex Barbecue Road.
    - › Construct a 100-foot southbound right turn lane to later be converted to a through lane if Site Drive 6 is constructed prior to Phase 2.

- **Apex Barbecue Road and Site Drive 5 (right-in/right-out access nearest S. Salem Street)**
  - » With construction of Site Drive 5, developer shall:
    - › Provide right-in/right-out access with a minimum offset of 250 feet from S. Salem Street.
    - › Construct a 100-foot eastbound right turn lane on Apex Barbecue Road.
- **Apex Barbecue Road and Site Drive 2 / St. Mary Magdalene**
  - » With construction of Site Drive 2, developer shall:
    - › Provide a full movement intersection aligned with the St. Mary Magdalene driveway.
    - › Provide a 150-foot northbound left turn lane on the driveway.
    - › Construct a 100-foot westbound left turn lane on Apex Barbecue Road.
    - › Construct a 100-foot eastbound right turn lane on Apex Barbecue Road.
- **Apex Barbecue Road and Scotts Ridge Trail / Woodall Crest Drive**
  - » Upon opening access to Aspen River Lane, developer shall:
    - › Install a double yellow centerline and edge line pavement markings per the Town of Apex major collector street typical section along Aspen River Lane and Woodall Crest Drive to Apex Barbecue Road.
  - » Developer shall install a traffic signal once warranted and permitted by NCDOT. If not warranted in Phase 2, developer shall pay a fee in lieu for estimated design and construction cost of a traffic signal. If not permitted by NCDOT upon build-out of Phase 2, developer shall be released from the requirement to install a traffic signal.

LAND PLANNING,  
LANDSCAPE ARCHITECTURE +  
CIVIL ENGINEER



MCADAMS

DEVELOPER

**LENNAR®**



CONTACT

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zumwalt@mcadamsco.com  
PHONE: 919.361.5000

CLIENT

LENNAR OF THE CAROLINAS  
1100 PERIMETER PARK DRIVE SUITE 112  
MORRISVILLE, NORTH CAROLINA  
PHONE: 919.465.5900



PROJECT DIRECTORY

LENNAR OF THE CAROLINAS  
1100 PERIMETER PARK DRIVE SUITE 112  
MORRISVILLE, NORTH CAROLINA  
PHONE: 919.465.5900

# DEPOT 499

SOUTH SALEM STREET & APEX BARBECUE ROAD  
APEX, NC, 27502

## PLANNED DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: LEN-19090

DATE: JANUARY 02, 2020

SHEET INDEX

- C1.00 EXISTING CONDITIONS
- C2.00 PRELIMINARY LAYOUT PLAN
- C3.00 PRELIMINARY UTILITY AND STORMWATER PLAN

OWNERS

1. MEKA, NARENDRA  
PIN: 731459383  
0 KELLY RD  
APEX, NC 27502

2. VARYA LLC  
PIN: 731554102  
1604 SALEM ST  
APEX, NC 27502

3. POE ACRES FAMILY FARM LLC  
PIN: 731564395  
0 APEX BARBECUE RD  
APEX, NC 27502

4. HUNTER, CAREY B  
PIN: 731641147  
1525 S SALEM ST  
APEX, NC 27502

5. SZYMKEWICS, PAUL M JIN, WEI  
PIN: 731645370  
1420 S SALEM ST  
APEX, NC 27502

6. UTLEY, PAMELA  
PIN: 731646532  
1420 S SALEM ST  
APEX, NC 27502
7. POE ACRES FAMILY FARMS LLC  
PIN: 731657116  
1330 S SALEM ST  
APEX, NC 27502

8. POE, DARYL POE, JEANNE  
PIN: 731676714  
6401 APEX BARBECUE RD  
APEX, NC 27502

9. POE ACRES FAMILY FARMS LLC  
PIN: 731750984  
1300 S SALEM ST  
APEX, NC 27502

10. POE ACRES FAMILY FARMS LLC  
PIN: 731761944  
0 APEX BARBECUE RD  
APEX, NC 27502

11. POE, WILLIAM DOUGLAS POE, JEAN S  
PIN: 731766588  
1216 S SALEM ST  
APEX, NC 27502

12. REGENCY INTERNATIONAL INVESTMENTS LLC  
PIN: 731873224  
0 APEX BARBECUE RD  
APEX, NC 27502

SITE DATA

DEVELOPER	LENNAR 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560
PARCELS	731459383, 731554102, 731564395, 731641147, 731645370, 731646532, 731657166, 731676714, 731750984, 731761944, 731766588, 731873224 (SEE TABLE ON COVER SHEET FOR OWNER INFORMATION)
SITE AREA	GROSS AREA: 200.80 AC
EXISTING ZONING	RA AND B1-CZ
PROPOSED ZONING	PUD-CZ
RIVER BASIN	CAPE FEAR
WATERSHED OVERLAY	PRIMARY WATERSHED OVERLAY
MAX BUILT UPON AREA (IMPERVIOUS)	70%
2045 LAND USE MAP DESIGNATION	CURRENT 2045 LAND USE MAP DESIGNATION: COMMUNITY MIXED USE (HIGH DENSITY RESIDENTIAL, COMMERCIAL SERVICES, AND OFFICE EMPLOYMENT), MEDIUM/HIGH DENSITY RESIDENTIAL, COMMERCIAL SERVICES, AND OFFICE EMPLOYMENT  PROPOSED 2045 LAND USE MAP DESIGNATION: A CHANGE IS REQUESTED FOR APPROXIMATELY 5.41 ACRES OF LAND IN THE NORTHEAST CORNER OF PIN 731761944 FROM OFFICE EMPLOYMENT TO HIGH DENSITY RESIDENTIAL.
PROPOSED USE	MIXED-USE DEVELOPMENT WITH OFFICE, RETAIL, SINGLE-FAMILY, TOWNHOMES, AND MULTI-FAMILY UNITS
MAXIMUM DENSITY	APARTMENTS: 850 TOWNHOMES/SINGLE-FAMILY: 650 (50 SINGLE-FAMILY MAXIMUM) NON-RESIDENTIAL: 650,000 SF
AREA DESIGNATED AS MIXED USE ON 2045 LUM	171.90 AC
AREA OF MIXED USE PROPOSED AS NON-RESIDENTIAL	51.57 AC
MAXIMUM SF OF NON-RESIDENTIAL LAND AREA	650,000 SF
PERCENT OF MIXED USE AREAS PROPOSED AS NON-RESIDENTIAL	30%
BUFFER CALL IDENTIFICATION NUMBER	APEX 17-004

SINGLE-FAMILY			
LOT WIDTH	MINIMUM	36'	
LOT DEPTH	MINIMUM	85'	
LOT SIZE	MINIMUM	2,550 SF	
BUILDING HEIGHT	MAXIMUM	45' (IN POD G, THE FIRST ROW OF LOTS IMMEDIATELY ADJACENT TO THE WOODALL SUBDIVISION SHALL NOT EXCEED 2 STORIES UNLESS BUFFER IS INCREASE TO A 50' TYPE A BUFFER)	
SETBACKS	SIDE	5'	
	FRONT	8' (HOUSE-BUILDING FACADE) 20' (GARAGE)	
	CORNER SIDE	8'	
	REAR	15'	
	ALLEY	5'	

TOWNHOMES			
LOT WIDTH	MINIMUM	16' ALLEY-LOADED / 18' FRONT-LOADED	
LOT DEPTH	MINIMUM	65'	
BUILDING HEIGHT	MAXIMUM	45' (IN POD G, THE FIRST ROW OF LOTS IMMEDIATELY ADJACENT TO THE WOODALL SUBDIVISION SHALL NOT EXCEED 2 STORIES, UNLESS BUFFER IS INCREASE TO A 50' TYPE A BUFFER.	
SETBACKS	SIDE	5'	
	FRONT	5' (HOUSE-BUILDING FACADE) 20' (GARAGE)	
	ALLEY-LOADED	5' (HOUSE-BUILDING FACADE)	
	CORNER SIDE	8'	
	REAR	10'	
ALLEY BUILDING SEPARATION	ALLEY-LOADED	5'	
	5'		
	10'		

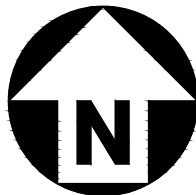
APARTMENTS		
BUILDING HEIGHT	MAXIMUM	6 STORIES OR 90' (FIRST ROW OF BUILDINGS ALONG APEX BARBECUE ROAD SHALL NOT EXCEED 4 STORIES)
	MINIMUM	4 STORIES; A MAXIMUM OF 25% OF BUILDINGS ALONG S. SALEM MAY BE 3 STORIES
SETBACKS	FRONT	10'
	CORNER SIDE	10'
	REAR	10'
	BUILDING SEPARATION	30'
FEMA FIRM PANEL	3720073100J	
RESOURCE CONSERVATION AREA (RCA)	THE PUD WILL PROVIDE A MINIMUM OF 20% OF THE GROSS PROJECT AREA AS RCA.	

MIXED-USE DESIGN CONTROLS			
MAX BUILDING HEIGHT		80'	
MIN BUILDING HEIGHT		2 STORIES	
MIN BUILDINGS SETBACKS	SIDE	10'	
	FRONT	10'	
	CORNER SIDE	15'	
	REAR	10'	

NON-RESIDENTIAL DESIGN CONTROLS			
MAX BUILDING HEIGHT		100'	
MIN BUILDINGS SETBACKS	SIDE	10'	
	FRONT	10'	
	CORNER SIDE	15'	
	REAR	10'	



AERIAL AND VICINTY MAP  
1"=1000' SCALE



REVISIONS

NO.	DATE	
1	02.14.2020	RESPONSE TO COMMENTS
2	03.13.2020	RESPONSE TO COMMENTS
3	05.14.2020	RESPONSE TO COMMENTS
4	06.05.2020	RESPONSE TO COMMENTS

PUD-CZ  
DRAWINGS FOR:  
DEPOT 499  
APEX, NC, 27502  
PROJECT NUMBER: LEN-19090





ADJACENT PROPERTY INFORMATION:

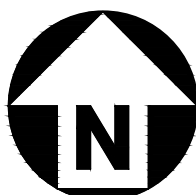
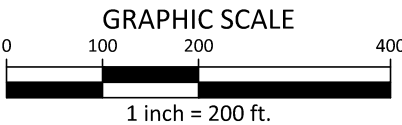
- |  |   |
|--|---|
| 1. WAKE COUNTY BOARD OF EDUCATION<br>PIN: 0731477630     | 13. BRITT, MARJORIE TINGEN<br>PIN: 0731873793                                   |
| 2. WOODALL ESTATES OWNERS ASSOCIATION<br>PIN: 0731575313 | 14. MCKINNISH, LORI<br>PIN: 0731877367  |
| 3. WOODALL ESTATES OWNERS ASSOCIATION<br>PIN: 0731670122 | 15. CIS APEX ASSEMBLAGE LLC<br>PIN: 0731863120                                  |
| 4. POON, KENNETH RONG, MENGQI<br>PIN: 0731673262         | 16. POE ACRES FAMILY FARM LLC<br>PIN: 0731756252                                |
| 5. PETERSON, CEARA AMELIA, LAURA<br>PIN: 0731673490      | 17. CIS APEX ASSEMBLAGE LLC<br>PIN: 0731731163                                  |
| 6. WOODALL, ANN C.<br>PIN: 0731672786                    | 18. HUNTER, CAREY B.<br>PIN: 0731641147   |
| 7. ROMAN CATHOLIC DIOCESES OF RAL NC<br>PIN: 0731782553  | 19. FAHEY FAMILY FARM LLC<br>PIN: 0731434504                                    |
| 8. POE, BOBBY W.<br>PIN: 0731672786                      | 20. FAHEY FAMILY FARM LLC<br>PIN: 0731435707                                    |
| 9. POE, BOBBY W.<br>PIN: 0731672786                      | 21. SM RALEIGH LLC<br>PIN: 0731441619   |
| 10. CANTRELL, DONALD T.<br>PIN: 0731778802               | 22. NC DEPT OF TRANSPORTATION<br>TURNPIKE AUTHORITY<br>PIN: 0731452647          |
| 11. CANTRELL, DARVIL S.<br>PIN: 0731870820               | 23. MILLS, DOROTHY M.<br>PIN: 0731366481  |
| 12. CANTRELL, DANIEL T.<br>PIN: 0731871830               | 24. NC DEPARTMENT OF<br>TRANSPORTATION TURNPIKE<br>AUTHORITY<br>PIN: 0731457553 |

GENERAL NOTES

- TOPOGRAPHIC AND SURROUNDING PARCEL INFORMATION TAKEN FROM TOWN OF APEX LIDAR DATA.
- PORTION OF BOUNDARY BY SURVEY FROM MCADAMS ALTA SURVEY DATED 11-22-2019, ADDITIONAL BOUNDARY FROM WAKE COUNTY GIS.
- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720073100J DATED MAY 2, 2006.
- THERE ARE NO HISTORIC STRUCTURES ON THE SUBJECT PROPERTY.
- A DEMOLITION PERMIT WILL NEED TO BE ISSUED PRIOR TO TAKING DOWN THE EXISTING STRUCTURES. A LETTER OF ASBESTOS ABATEMENT WILL NEED TO ACCOMPANY THE APPLICATION FOR PERMIT.
- ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.
- BUFFER CALL IDENTIFICATION NUMBER - APEX 17-004.

LEGEND

- |  |                    |
|--|--------------------|
|  | AIR CONDITIONING   |
|  | LIGHT POLE         |
|  | SEWER MANHOLE      |
|  | TELEPHONE BOX      |
|  | TELEPHONE PEDESTAL |
|  | TRANSFORMER        |
|  | UTILITY POLE       |
|  | WELL               |
|  | OVERHEAD UTILITY   |
|  | RIGHT OF WAY       |
|  | SEWER EASEMENT     |
|  | SEWER              |
|  | STORM DRAINAGE     |



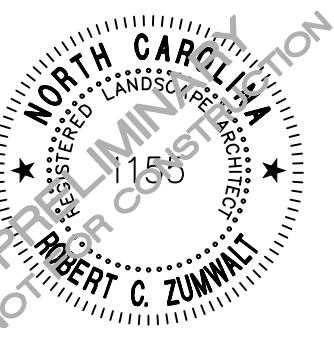
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CLIENT

LENNAR OF THE CAROLINAS  
1100 PERIMETER PARK DRIVE SUITE 112  
MORRISVILLE, NORTH CAROLINA  
PHONE: 919.465.5900



**DEPOT 499**  
PUD-CZ SET  
S. SALEM STREET  
APEX, NORTH CAROLINA



REVISIONS

NO.	DATE	
1	02.14.2020	RESPONSE TO COMMENTS
2	03.13.2020	RESPONSE TO COMMENTS
3	05.14.2020	RESPONSE TO COMMENTS
4	06.05.2020	RESPONSE TO COMMENTS

PLAN INFORMATION

PROJECT NO.	LEN-19090
FILENAME	LEN19090-XC1
CHECKED BY	RCZ
DRAWN BY	SMV
SCALE	1"=200'
DATE	03.13.2020

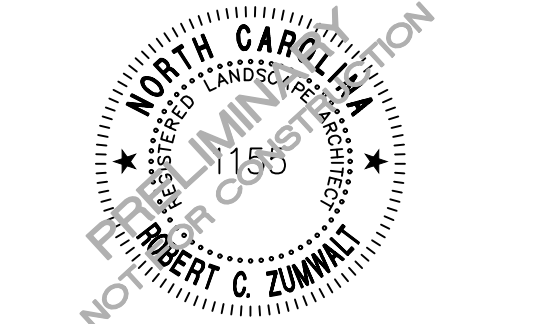
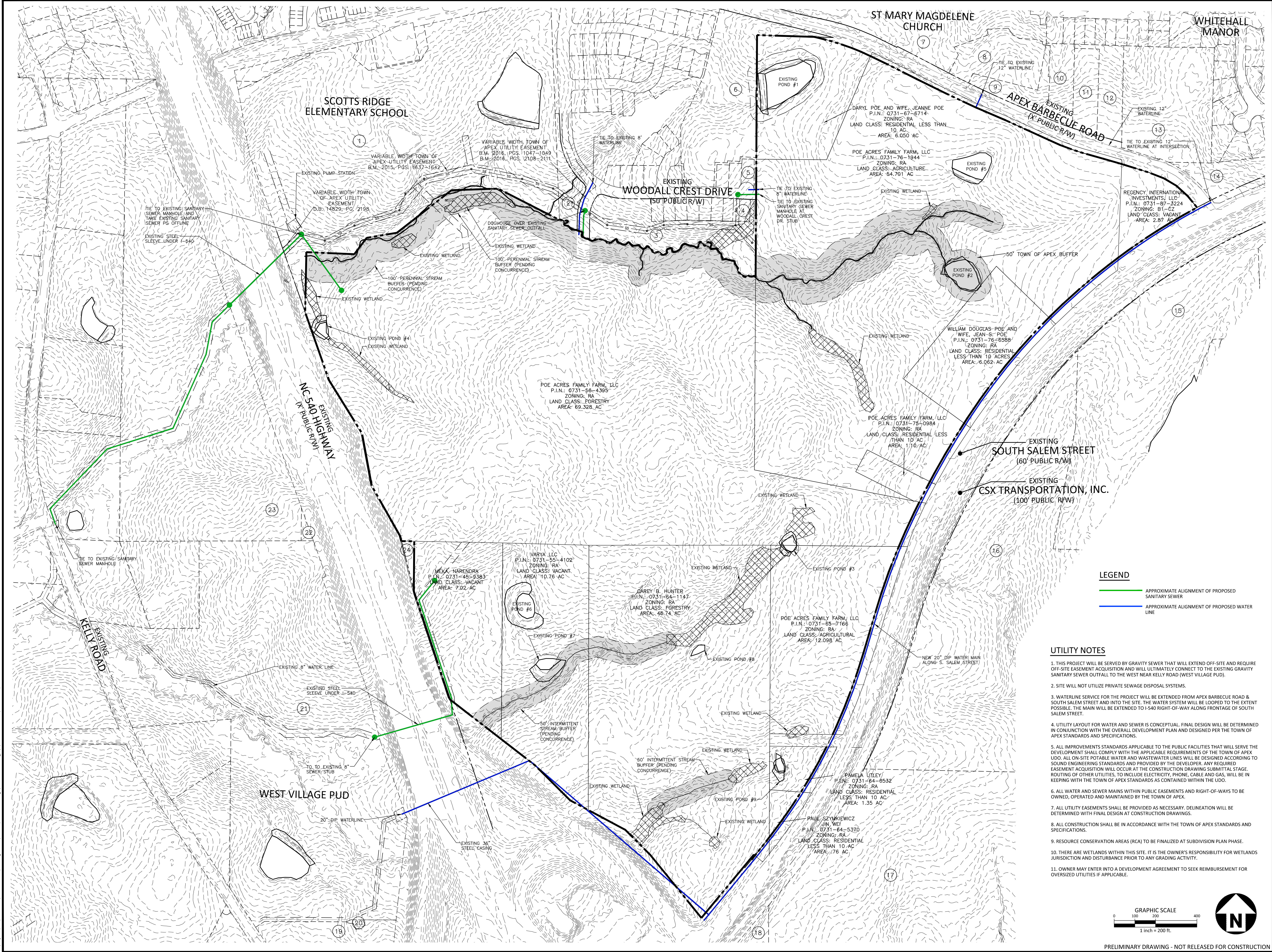
SHEET

EXISTING  
CONDITIONS  
**C1.00**









REVISIONS		
NO.	DATE	
1	02.14.2020	RESPONSE TO COMMENTS
2	03.13.2020	RESPONSE TO COMMENTS
3	05.14.2020	RESPONSE TO COMMENTS
4	06.05.2020	RESPONSE TO COMMENTS

PLAN INFORMATION	
PROJECT NO.	LEN-19090
FILENAME	LEN19090-U1
CHECKED BY	RCZ
DRAWN BY	SMV
SCALE	1"=200'
DATE	03.13.2020

**LEGEND**  
— APPROXIMATE ALIGNMENT OF PROPOSED  
SANITARY SEWER  
— APPROXIMATE ALIGNMENT OF PROPOSED WATER  
LINE

- UTILITY NOTES**
1. THIS PROJECT WILL BE SERVED BY GRAVITY SEWER THAT WILL EXTEND OFF-SITE AND REQUIRE OFF-SITE EASEMENT ACQUISITION AND WILL ULTIMATELY CONNECT TO THE EXISTING GRAVITY SANITARY SEWER OUTFALL TO THE WEST NEAR KELLY ROAD (WEST VILLAGE PUD).
  2. SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL SYSTEMS.
  3. WATERLINE SERVICE FOR THE PROJECT WILL BE EXTENDED FROM APEX BARBECUE ROAD & SOUTH SALEM STREET AND INTO THE SITE. THE WATER SYSTEM WILL BE LOOPEO TO THE EXTENT POSSIBLE, THE MAIN WILL BE EXTENDED TO I-540 RIGHT-OF-WAY ALONG FRONTAGE OF SOUTH SALEM STREET.
  4. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED IN CONJUNCTION WITH THE OVERALL DEVELOPMENT PLAN AND DESIGNED PER THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
  5. ALL IMPROVEMENTS STANDARDS APPLICABLE TO THE PUBLIC FACILITIES THAT WILL SERVE THE DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF APEX UDO. ALL ON-SITE POTABLE WATER AND WASTEWATER LINES WILL BE DESIGNED ACCORDING TO SOUND ENGINEERING STANDARDS AND PROVIDED BY THE DEVELOPER. ANY REQUIRED EASEMENT ACQUISITION WILL OCCUR AT THE CONSTRUCTION DRAWING SUBMITTAL STAGE. ROUTING OF OTHER UTILITIES, TO INCLUDE ELECTRICITY, PHONE, CABLE AND GAS, WILL BE IN KEEPING WITH THE TOWN OF APEX STANDARDS AS CONTAINED WITHIN THE UDO.
  6. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF APEX.
  7. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN AT CONSTRUCTION DRAWINGS.
  8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
  9. RESOURCE CONSERVATION AREAS (RCA) TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
  10. THERE ARE WETLANDS WITHIN THIS SITE. IT IS THE OWNER'S RESPONSIBILITY FOR WETLANDS JURISDICTION AND DISTURBANCE PRIOR TO ANY GRADING ACTIVITY.
  11. OWNER MAY ENTER INTO A DEVELOPMENT AGREEMENT TO SEEK REIMBURSEMENT FOR OVERSIZED UTILITIES IF APPLICABLE.

