



**Rezoning #21CZ15**

Beckett Crossing

Clark Farm Rd

Chapel Ridge

Chapel Ridge

Barnside Ln

Olive Chapel Professional Park

540 Flex and Business Park

Chapel Ridge Rd

Olive Chapel Rd

Ashley Downs

Pearson Farms

Olde Walker Mill Rd

Chenworth Dr

Patterson Grove Rd

Ashbark Ct

Ashley Downs Dr



## PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: 21CZ15  
Fee Paid: \$ paid

Submittal Date: 5-3-21  
Check #: Credit Card

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Chapel Ridge Towns  
Address(es): 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road  
PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661  
Acreage: 21.6

Current Zoning: RR Proposed Zoning: PUD-CZ  
Current 2045 LUM Designation: Medium Density Residential  
Requested 2045 LUM Designation: Medium Density Residential  
See next page for LUM amendment

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: \_\_\_\_\_  
Area proposed as non-residential development: Acreage: \_\_\_\_\_  
Percent of mixed use area proposed as non-residential: Percent: \_\_\_\_\_

## Applicant Information

Name: Toll Bros, Inc  
Address: 900 Perimeter Park Drive, Suite B3  
City: Morrisville State: NC Zip: 27560  
Phone: 919-801-6851 E-mail: jwestmoreland@tollbrothers.com

## Owner Information

Name: See Attached, Multiple  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Agent Information

Name: WithersRavenel  
Address: 115 Mackenan Dr  
City: Cary State: NC Zip: 27511  
Phone: 919-535-5212 E-mail: bvega@withersravenel.com  
Other contacts: Ed Tang, etang@withersravenel.com  
Jason Barron, jbarron@morningstarlawgroup.com

**PLANNED UNIT DEVELOPMENT APPLICATION**

Application #: 21CZ15

Submittal Date: 5-3-21

**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:

N/A None requested

Current 2045 Land Use Classification: \_\_\_\_\_

Proposed 2045 Land Use Classification: \_\_\_\_\_

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.

#21CZ15

Owner Information

PIN	ADDRESS	OWNER	ACREAGE
0732333570	1121 PEMBERTON HILL RD APEX NC 27502-4280	GASIOROWSKI PROPERTIES LLC	6.10
0732337537	1401 BARNSIDE LN APEX NC 27502-8501	CAIN, PAUL A CAIN, ANNE H	4.01
0732347080	1400 BARNSIDE LN APEX NC 27502-8501	HINSON, WARREN R HINSON, DIANNE B	3.26
0732345135	1408 BARNSIDE LN APEX NC 27502-8501	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	3.33
0732430661	1412 OLIVE CHAPEL RD APEX NC 27502-8511	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	4.46
BARNSIDE LANE R/W		NCDOT	.40



**AGENT AUTHORIZATION FORM**Application #: 21CZ15Submittal Date: 5-3-2021

Warren Hinson and Dianne Hinson 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: 1400 Barnside Lane, Apex NC, 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

DocuSigned by:

Warren HinsonWarren Hinson

Type or print name

4/30/2021

Date

DocuSigned by:

Dianne HinsonDianne Hinson

Type or print name

4/30/2021

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 #: 21CZ 15Submittal Date: 5-3-2021

Paul Cain and Anne Cain 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: 1401 Barnside Lane, Apex NC, 27502

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

DocuSigned by:

*Paul Cain*

305C9148A24B4BC...

Paul Cain

Type or print name

4/29/2021

Date

DocuSigned by:

*Anne Cain*

88141A3A871E43D...

Anne Cain

Type or print name

4/29/2021

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 #: 21CZ15Submittal Date: 5-3-2021

Kenneth Bunn and Erica Bunn 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: 1408 Barnside Lane, Apex NC, 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agent

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

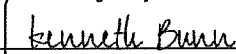
Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

DocuSigned by:



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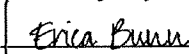
Kenneth Bunn

Type or print name

4/29/2021

Date

DocuSigned by:



31125224E5972477...

Erica Bunn

Type or print name

4/29/2021

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 #: 21CZ15Submittal Date: 5-3-2021

John Gasiorowski 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: 1409 Barnside Lane, Apex, NC 27502

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

*John Gasiorowski*

893B6C0675DA4B8...

4/28/2021

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 #: 21 C2 15Submittal Date: 5-3-2021

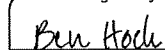
Ben Hoch and Lesley Hoch is the owner\* of the property for which the attached application is being submitted:

- ☐ 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: 1412 Olive Chapel Road, Apex, NC 27502The agent for this project is: WithersRavenel☐ I am the owner of the property and will be acting as my own agentAgent Name: WithersRavenel, Brendie Vega/ Ed TangAddress: 137 S Wilmington St, Ste 200, Raleigh, NC 27601Telephone Number: 919-656-8976E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

DocuSigned by:



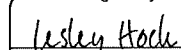
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4/28/2021

Type or print name

Date

DocuSigned by:



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4/28/2021

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.



# AFFIDAVIT OF OWNERSHIP

Application #: # 21C215

Submittal Date: 5/3/21

The undersigned, Brendie Vega (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 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road 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 3 day of May, 2021.

Brendie Vega  
Brendie Vega

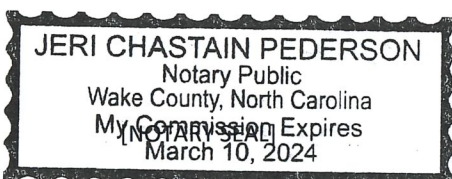
(seal)

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Brendie Vega, 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.



Jeri Chastain Pederson  
Notary Public  
State of North Carolina  
My Commission Expires: 3/10/2024



**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #: #21CZ15

Submittal Date: 5/3/21

**Insert legal description below.**

See attached



## #21CZ15 Legal Description

Beginning at an existing iron pipe on the eastern right of way of Chapel Ridge Rd (50' Public R/W), said pipe having NC grid coordinates (NAD 83 – 2011) of N=724,296.53, E=2,033,345.72, thence from said beginning point South 83°24'52" East 567.88 feet to an existing iron pipe, thence South 83°21'57" East 99.74 feet to an existing iron pipe, thence South 06°32'09" West 153.92 feet to an existing iron pipe, thence South 73°20'32" East 112.24 feet to an existing iron pipe, thence South 51°49'45" East 259.77 feet to an existing iron pipe, thence South 17°49'15" West 448.39 feet to an existing iron pipe, thence South 06°52'59" West 114.60 feet to an existing iron pipe on the northern right of way of Olive Chapel Road (SR 1160) (Public Variable R/W), thence with said right of way South 81°11'19" West 253.55 feet to an existing iron pipe, thence South 81°09'09" West 256.96 feet to an existing iron pipe, thence South 81°34'12" West 538.21 feet to a new iron pipe, thence South 81°52'03" West 43.17 feet to a new iron pipe, thence leaving said right of way along a curve to the right having a radius of 30.00 feet, an arc length of 51.52 feet, and a chord bearing and distance of North 48°56'05" West 45.42 feet to a new iron pipe on the eastern right of way of Chapel Ridge Road (50' Public R/W), thence with said right of way along a curve to the right having a radius of 177.00 feet, an arc length of 140.62 feet, and a chord bearing and distance of North 23°01'22" East 136.95 feet to a new iron pipe, thence North 45°46'57" East 115.00 feet to a new iron pipe, thence along a curve to the left having a radius of 244.00 feet, an arc length of 253.38 feet, and a chord bearing and distance of North 16°01'55" East 242.15 feet to a new iron pipe, thence along a curve to the right having a radius of 374.54 feet, an arc length of 158.98 feet, and a chord bearing and distance of North 01°33'27" West 157.79 feet to a new iron pipe, thence North 10°36'09" East 78.30 feet to a new iron pipe, thence North 10°36'09" East 95.00 feet to a new iron pipe, thence North 10°46'29" East 230.80 feet to a new iron pipe, thence along a curve to the right having a radius of 400.00 feet, an arc length of 108.42 feet, and a chord bearing and distance of North 18°11'52" East 108.09 feet to the point and place of beginning, containing 21.569 acres (939,562 Sq Ft) more or less.





## Wake County Residential Development Notification

### Developer Company Information

<b>Company Name</b>	Toll Bros., Inc
<b>Company Phone Number</b>	919-321-4800
<b>Developer Representative Name</b>	Jeff Westmoreland
<b>Developer Representative Phone Number</b>	919-321-4800
<b>Developer Representative Email</b>	jwestmoreland@tollbrothers.com

### New Residential Subdivision Information

<b>Date of Application for Subdivision</b>	05.03.2021 (Rezoning)
<b>City, Town or Wake County Jurisdiction</b>	Town of Apex
<b>Name of Subdivision</b>	Chapel Ridge Towns
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	Intersection of Olive Chapel Road and Chapel Ridge Road
<b>REID(s)</b>	0732-33-3570, 0732-33-7537, 0732-34-5135, 0732-34-7080, 0732-43-0661
<b>PIN(s)</b>	0157888, 0157887, 0157885, 0157886, 0104759

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

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

Please send any questions about this form to:

[studentassignment-gis-group@wcpss.net](mailto:studentassignment-gis-group@wcpss.net)

### Projected Dates Information

<b>Subdivision Completion Date</b>	Q3 - 2025
<b>Subdivision Projected First Occupancy Date</b>	Q3 - 2023

### Lot by Lot Development Information

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes	120 (3 BR)							2200	2400	TBD	TBD	2023	30	2024	60	2025	30
Condos																	
Apartments																	
Other																	



**CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS**Application #: #21CZ15Submittal Date: 5-3-21

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 attached	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

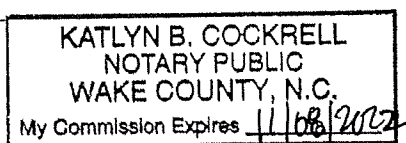
I, Brendie Vega, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 7/9/2021By: Brendie Vega

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Kathlyn B. Cockrell, a Notary Public for the above State and County, on this the 9th day of July, 2021.

SEAL



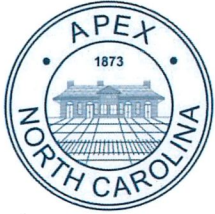
Kathlyn B. Cockrell  
Notary Public  
Kathlyn B. Cockrell  
Print Name

My Commission Expires: 11/08/2022

<b>PIN</b>	<b>Property Owner</b>	<b>Mailing Address</b>
Applicant	Brendie Vega	137 S Wilmington St #200 Raleigh, NC 27601
Client	Toll Brothers	14529 Grand Palisades Parkway Charlotte, NC 28278
732432148	Abdul Raouf & Sandhya Chalke	22756 Highcrest Cir Brambleton VA 20148
732431210	David & Laura Kuntarich	1001 Wild Sonnet Ct Apex, NC 27502
732339147	Brian & Perdana Freitas	1000 Ashley Downs Dr. Apex NC 27502
732338134	Dwayne Dickson	1002 Tribble Gate Ct Apex, NC 27502
732337079	William Pickering & Jessica Lynn Varson Mincher	1004 Tribble Gate Ct Apex, NC 27502
732336072	William & Pamela Barfield	1004 Double Spring Ct Apex, NC 27502
732336121	Michael and Trudie Laches	1006 Double Spring Ct Apex, NC 27502
732335130	Tien Nong & Nham Nguyen	1008 Double Spring Ct Apex, NC 27502
732334047	Sumeet & Vinita Kochar	717 Manassas Gap Pl Cary, NC 27519
732324938	Mohammed Hassan & Israt Fatema	1005 Double Spring Ct Apex, NC 27502
732323917	Todd & Jennifer Savard	1501 Olive Chapel Rd Apex, NC 27502
732322948	Paul Aiman & Kezia Johnas	1505 Olive Chapel Rd Apex, NC 27502
732321976	Britt Schuman-Humber & Gregoire Humbert	1509 Olive Chapel Rd Apex, NC 27502
732321905	Ganesh & Sushima Rao	1513 Olive Chapel Rd Apex, NC 27502
732320934	Sebastian Thomas & Maria Ramondino	1517 Olive Chapel Rd Apex, NC 27502
732229953	Heather Dashnau & Panagoitis Kampanakis	1521 Olive Chapel Rd Apex, NC 27502
732228956	Jessie & Regina House	1702 Ashbark Ct Apex, NC 27502
732227949	Erick Contreras-Blanco & Tyler Wilson	1704 Ashbark Ct Apex, NC 27502
732324950	Wendy Moravec	1003 Double Spring Ct Apex, NC 27502
732326858	Joseph & Elizabeth Avigliano	1403 Ashley Downs Dr Apex, NC 27502
732327829	Kashiram & Mangala Shere	1302 Ashley Downs Dr Apex, NC 27502
732327999	Thomas & Sally Pepsny	1003 Tribble Gate Ct Apex, NC 27502
732339048	Maurice Propst	1002 Ashley Downs Dr Apex, NC 27502
732432055	Matthew Cook & Premlata Vaishnav	1005 Wild Sonnet Ct Apex, NC 27502
732422942	Virgil Jr. & April Wall	1004 Wild Sonnet Ct Apex, NC 27502
732420976	Randolph & Candace Martindale	1000 Wild Sonnet Ct Apex, NC 27502
732435158	Osvaldo & Beatriz Mottes	1001 Patterson Grove Rd Apex, NC 27502
732443421	Charles & Iris Pope	1408 Olive Chapel Rd Apex, NC 27502
732347395	Sara Grover & David Prestrud	1313 Chapel Ridge Rd Apex, NC 27502
732342436	Raymond & Rita Boykin	1500 Clark Farm Rd Apex, NC 27502
732340146	Mojo Property Management LLC	2755 E Franklin Blvd Gastonia, NC 28056



732239874	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732239577	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238377	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732331404	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238148	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732249026	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732235461	540 Flex & Business Park LLC	2509 Southwinds Run Apex, NC 27502
732348563	Russ & Kristal Overton	1305 Chapel Ridge Rd Apex, NC 27502
732343658	Stephen & Jill Brown	1304 Chapel Ridge Rd Apex, NC 27502



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

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

# Instruction Packet and Affidavit for Electronic Neighborhood Meetings

This packet consists of instructions and templates for conducting a required Electronic Neighborhood Meeting during times when in-person gatherings are restricted. 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?

- Rezoning (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) Electronic Neighborhood Meeting as indicated below. The applicant shall submit all forms included in this packet with the initial application submittal.

Whenever feasible, an in-person Neighborhood Meeting following all of the requirements of the standard Neighborhood Meeting procedures shall be held prior to public hearing by the Planning Board and/or Town Council or approval by Technical Review Committee, as appropriate. Feasibility shall be determined by the Planning Director, taking into account the regularly published schedule, length of delay caused by ongoing emergency declarations, amount of public interest expressed during the electronic neighborhood meeting and afterwards, and any other pertinent information that would show that a particular project warrants an in-person neighborhood meeting prior to public hearings and/or approval.

The Electronic 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 the "mailed materials" requirements below.



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

- During emergency declarations and/or limits on size of gatherings and social distancing, the meeting must be held as follows prior to application submittal:
  - Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant's choice 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 Town recognized holidays (which coincide with the State of North Carolina recognized holidays).
- An attendance sheet must be used log known attendees at the electronic meeting. Note if no one attended.
- Mailed materials requirements:

In addition to a vicinity map, the following documents shall be mailed with the meeting notice:

  - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ), an 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 provided to help facilitate discussion. Neighbors may request emailed copies of the maps or plans from the applicant by contacting the applicant and requesting such; applicant shall provide reduced copies upon request.
  - 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.
  - A copy of the mailed materials must be included as part of the Neighborhood Meeting report.
- The agenda for the Electronic Neighborhood 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 virtual attendees, and responses by the applicant, if any, must be noted. 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 during the Electronic Neighborhood Meeting and in the Neighborhood Meeting Report.
- The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date 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 attendance sheet for the Electronic Neighborhood Meeting (use attached attendance 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 provided in the mailing.

# NOTICE OF ELECTRONIC 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.

03/15/2021

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at  
1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road 0732333570, 0732337537, 0732345135,  
0732347080, 0732430661

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. 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). If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic 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 proposal is to rezone the subject site to a Planned Unit Development with  
Single-Family, Townhouses, and Accessory Dwelling Units.

Estimated submittal date:

## MEETING INFORMATION:

Property Owner(s) name(s):

Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard

Applicant(s):

Brendie Vega

Contact information (email/phone):

919-535-5212 bvega@withersravenel.com

Electronic Meeting invitation/call in info:

Date of meeting\*\*:

03/29/2021

Time of meeting\*\*:

5:30 PM - 7:30 PM

## MEETING AGENDA TIMES:

Welcome: 5:30 PM Project Presentation: 5:45 PM Question & Answer: 6:15 PM

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



# 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: Chapel Ridge Towns Zoning: RR

Location: \_\_\_\_\_

Property PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661 Acreage/Square Feet: 21.6 acres

Property Owner: \_\_\_\_\_

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

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

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

Developer: \_\_\_\_\_

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

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

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

Engineer: \_\_\_\_\_

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

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

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

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 Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

### Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at [AllCouncil@apexnc.org](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>Jessica Bolin</b>	<b>919-249-3537</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.

# ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE 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 Format: Webex

Date of meeting: 03/29/2021 Time of meeting: 5:30-7:30

Property Owner(s) name(s): See Attached

Applicant(s): Brendie Vega

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	See Attached				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.



<b>PIN</b>	<b>Property Owner</b>	<b>Mailing Address</b>
Applicant	Brendie Vega	137 S Wilmington St #200 Raleigh, NC 27601
Client	Toll Brothers	14529 Grand Palisades Parkway Charlotte, NC 28278
732432148	Abdul Raouf & Sandhya Chalke	22756 Highcrest Cir Brambleton VA 20148
732431210	David & Laura Kuntarich	1001 Wild Sonnet Ct Apex, NC 27502
732339147	Brian & Perdana Freitas	1000 Ashley Downs Dr. Apex NC 27502
732338134	Dwayne Dickson	1002 Tribble Gate Ct Apex, NC 27502
732337079	William Pickering & Jessica Lynn Varson Mincher	1004 Tribble Gate Ct Apex, NC 27502
732336072	William & Pamela Barfield	1004 Double Spring Ct Apex, NC 27502
732336121	Michael and Trudie Laches	1006 Double Spring Ct Apex, NC 27502
732335130	Tien Nong & Nham Nguyen	1008 Double Spring Ct Apex, NC 27502
732334047	Sumeet & Vinita Kochar	717 Manassas Gap Pl Cary, NC 27519
732324938	Mohammed Hassan & Israt Fatema	1005 Double Spring Ct Apex, NC 27502
732323917	Todd & Jennifer Savard	1501 Olive Chapel Rd Apex, NC 27502
732322948	Paul Aiman & Kezia Johnas	1505 Olive Chapel Rd Apex, NC 27502
732321976	Britt Schuman-Humber & Gregoire Humbert	1509 Olive Chapel Rd Apex, NC 27502
732321905	Ganesh & Sushima Rao	1513 Olive Chapel Rd Apex, NC 27502
732320934	Sebastian Thomas & Maria Ramondino	1517 Olive Chapel Rd Apex, NC 27502
732229953	Heather Dashnau & Panagoitis Kampanakis	1521 Olive Chapel Rd Apex, NC 27502
732228956	Jessie & Regina House	1702 Ashbark Ct Apex, NC 27502
732227949	Erick Contreras-Blanco & Tyler Wilson	1704 Ashbark Ct Apex, NC 27502
732324950	Wendy Moravec	1003 Double Spring Ct Apex, NC 27502
732326858	Joseph & Elizabeth Avigliano	1403 Ashley Downs Dr Apex, NC 27502
732327829	Kashiram & Mangala Shere	1302 Ashley Downs Dr Apex, NC 27502
732327999	Thomas & Sally Pepsny	1003 Tribble Gate Ct Apex, NC 27502
732339048	Maurice Propst	1002 Ashley Downs Dr Apex, NC 27502
732432055	Matthew Cook & Premlata Vaishnava	1005 Wild Sonnet Ct Apex, NC 27502
732422942	Virgil Jr. & April Wall	1004 Wild Sonnet Ct Apex, NC 27502
732420976	Randolph & Candace Martindale	1000 Wild Sonnet Ct Apex, NC 27502
732435158	Osvaldo & Beatriz Mottes	1001 Patterson Grove Rd Apex, NC 27502
732443421	Charles & Iris Pope	1408 Olive Chapel Rd Apex, NC 27502
732347395	Sara Grover & David Prestrud	1313 Chapel Ridge Rd Apex, NC 27502
732342436	Raymond & Rita Boykin	1500 Clark Farm Rd Apex, NC 27502
732340146	Mojo Property Management LLC	2755 E Franklin Blvd Gastonia, NC 28056

732239874	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732239577	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238377	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732331404	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732238148	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732249026	Olive Chapel Professional Park LLC	1121 Pemberton Hill RD Apex, NC 27502
732235461	540 Flex & Business Park LLC	2509 Southwinds Run Apex, NC 27502
732348563	Russ & Kristal Overton	1305 Chapel Ridge Rd Apex, NC 27502
732343658	Stephen & Jill Brown	1304 Chapel Ridge Rd Apex, NC 27502



### Chapel Ridge Neighborhood Meeting - WebEx Attendance Record

	FirstName	LastName	Email	Address 1	City	State	Zip Code
1	Jason	Barron					
2	Brendie	Vega					
3	Ben	Mayo					
4	Jeff	Westmoreland					
5	Charles	& Iris Pope		1408 Olive Chapel Road	Apex	NC	27502
6	Cindy	Cindy Thomas					
7	Sara	Grover		1313 Chapel Ridge Rd	Apex	NC	27502
8	Ken	& Erica Bunn		1408 Barnside Ln	Apex	NC	27502
9	Laura	Kuntarich		1001 Wild Sonnet Ct	Apex	NC	27502
10	Will	Pickering					
11	Greg	humbert					
12	Heather	Dashnau			Nc		27502
13	Russ	Overton					
14	David	Prestrud			Apex	NC	27502
15	Jess	Mincher					
16	rita	boykin		1500 clark farm road	apex	NC	27502

# SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): See Attached  
Applicant(s): Brendie Vega  
Contact information (email/phone): bvega@withersravenel.com (919) 535.5212  
Meeting Format: Webex  
Date of meeting: 03/29/2021 Time of meeting: 5:30-7:30

Please summarize the questions/comments and your response from the Electronic 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:  
See Attached

Applicant's Response:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #2:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Response:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #3:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Response:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #4:  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Response:  
\_\_\_\_\_  
\_\_\_\_\_



# Chapel Ridge Tracts

## Neighborhood Meeting

Date: March 29, 2021

Time: 5pm – 7pm

Location: Webex - <https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/>

### Representatives in Attendance:

- Jason Barron, Morningstar Law
- Jeff Westmoreland, Toll Bros.
- Brendie Vega, WithersRavenel
- Ben Mayo, WithersRavenel

Brendie Vega welcomed everyone to the neighborhood meeting and invited participants to ask Questions in the Q&A option and we would get to them.

1. Can you send this recording out after the meeting?  
*A recording will be available in a few days at the same website where you signed up.*  
<https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/>
2. Will there be a pool and will neighboring properties get access to this community pool?  
*No anticipation of a pool in the development. Neighborhood of this size will have outdoor amenities, but no plan to incorporate a pool.*
3. Where will development add sidewalks and trails?  
*Sidewalk will be added along frontage of the site shared with Chapel Ridge Road. Sidewalk will also be added along Olive Chapel. Residential streets will have sidewalks on both sides of the streets.*
4. How will developer assist with impact to schools and schools being at capacity?  
*The developer is aware but is unable to dictate the development of school facilities. Wake County Public Schools System is in charge of this specific detail. Toll Brothers does not have the ability to control, but hopes the Town of Apex can work with Wake County. Adequate facilities ordinances are not permitted in NC.*
5. What zoning density are you proposing?  
*5.5 dwelling units per acre*
6. How will you ensure you do not make it more difficult to turn out of Chapel Ridge Estates development?  
*Development of the site will include access sites from Chapel Ridge Road. During the Permitting stage, the Town will be studying access points. Olive Chapel is NCDOT road. There will be additional traffic using Chapel Ridge Road but it will be studied.*
7. Will you be willing to build North Beaver Creek trail?  
*We will go to Parks and Rec advisory Board as a part of the project.*
8. Do you already own or have contracts to buy all of these parcels?  
*We do not own the parcels, but we have them under contract.*

9. How many years of construction would you expect? When would you anticipate being fully sold out / built with all 116 townhomes?  
*The site should be completed in year 2026. Permitting will start 2022, site construction will start the end of the year. Townhomes will start construction in 2023 through 2025.*
10. Do we have to type all the questions???
- No. We wanted to go through the questions that were put in first.*
11. Will there be limitations on development activity, i.e. nights, holidays, and weekends when adjacent homeowners are more likely to be affected?>  
*The Town of Apex has noise ordinance that construction must follow. There is also a construction schedule that all builders must follow.*
12. What conditions are you offering? Specifically what is above minimum Apex standards?  
*That will be an evolving conversation. Initial conditions to start the process will be maximum development density and intensity. There will be architectural standards.*
- a. We will be adding conditions as the project evolves*
  - b. Architectural*
  - c. Density*
  - d. Standard off the shelf condition*
  - e. EAB – host of recommendations*
13. Our drive is along the eastern border of the proposed development. Will there be any interruption of our access?  
*We do not anticipate a vehicular connection to the other site in this location because of the environmentally sensitive features.*
14. My wife and I own the property directly to the north and own most of the pond. We're extremely concerned, not only about the impact during construction, but more importantly, what Toll Brothers plans to do relative to liability and providing a barrier between the pond and future residents. And what are the implications of two entities owning portions of a single pond?
- We are willing to work with neighbor to see how we can prevent this from becoming and attractive nuisance.*
15. What's your story to the Apex staff and Council?
- What is special about this project?*
  - What if anything should compel Apex Council to approve your project?*
- Big picture the town will be looking to the land use plan to see if this is consistent with the Town's land use plans. This is a special project to the current Apex Town Council directs their interests such as affordable housing, environmental advisory board, architectural conditions.*
16. Are you only building townhomes or adding some single family units too? will you be building a tree buffer on olive chapel road side?  
*A 30' tree buffer is required on Olive Chapel Road. The zoning case will establish whether single family detached and townhomes. Toll Brothers plans for exclusive townhomes.*
17. What price range will the townhomes be priced at?  
*Approx \$385,000 per unit*
18. Will the townhomes have garages, on street parking, or both?  
*Garages for every unit in this location. Parking Pads will be incorporated for guest parking.*
19. Will you be establishing a sidewalk?



*Yes there is a proposed sidewalk that lines the road.*

*Traffic Signal? To be determined.*

*Extending site? The boundaries of the site exist today and the boundaries will continue to be as the development progresses.*

20. Why are there 3 access points?

*They are required by the Town based on number of dwelling units.*

*More access points mean less congestion.*

21. What are accessory dwelling units?

*There are no proposed accessory dwelling units.*

22. So Toll will only develop these properties if they are townhomes?

*That is correct.*

23. The access point on Chapel Ridge closest to Olive Chapel is in a dangerous location - curve and drainage issue there also.

*Understood. These arrows are conceptual, they are designed to inform everyone to expect the access points.*

24. Russ Overton, long list of questions – will send a long list for 8 – 10 of the questions.

a. Chapel Ridge Road State maintained road. Don't align with the new entrances with the new office park.

b. State is also involved in this process.

c. Toll Bros ever developed a portion of a larger subdivision?

*i. This is probably a new type of project taking an existing subdivision and assembling part of it to a new project.*

d. Subdivision Sign moved to Bunn property, would like to have it moved and given to the existing property owners. Monument sign? Yes, it is a concrete block/brick?

*Concrete brick block, at the intersection.*

e. Timeline to close. How long will properties stay vacant? Trying to avoid an attractive nuisance.

*i. Once CDs are approved will start demo. The homes will not be vacant for an extended period of time. The intention is not to have a vacancy period.*

f. Demo would be normal part of the construction activities, not at the time of taking possession.

*It will be, they will essentially be demoed in order about the same time.*

g. Will construct site in one phase.

*There will not be phases in construction.*

h. Three story townhomes (Towns at North Salem an example of type)

i. 4/5/6 units per building to allow for adaptation to the site

j. Increase the buffer, or a fence along the properties that are currently existing.

k. Gas easement incorporated on the site?

*The Town suggested that we may use it as a play lawn and talk to gas company to make sure its doable.*

l. Connecting the water line?

*No connection will be made on Olive Chapel Road. Water lines are to be determined.*

m. Retaining walls? Do not want to see a 30' retaining wall – would like to see it tiered walls or height limits. Does Apex have a tiering requirement?

*No determined placement of the retaining walls. Prices increase as the height increases, so walls will not be drastically tall.*

- n. Olive Chapel Road will that be the feature entrance? Monument signage?  
*Primary access for the folks travelling from the East. There are no specific plans, as the access points are to be determined.*
  - o. Are there any plans for construction traffic? Money in escrow to help pay for potholes that NCDOT is not responsive to. Keep traffic from cutting through to Beaver Creek.  
*We will take a look at that.*
  - p. Traffic Study? The traffic engineers make assumptions, but it has been more. Would like to have some input.  
*Noted.*
  - q. Not a lot of tree canopy, what will you be saving?  
*We will be saving existing tree canopy in riparian areas and perimeter of site.*
  - r. Trash pick-up?  
*Apex will pick up trash.*
  - s. Cluster mailboxes internal to the site.  
*We will take a look.*
  - t. Housing Affordability a concern of the Council?  
*It is definitely. It is considered a big picture problem the Town is trying to resolve.*
  - u. Concerns around noise with tree buffers along Olive Chapel already being thin.  
*Noted.*
25. 25-year storm is required in this area, can you go further?  
*Would not be allowed to discharge into the pond. It would need to be bioretained prior to going to the pond.*
26. It is a bit early to have a developed subdivision plan. Have some predictability.  
*It is early, but there is a possibility as conversation evolves as zoning is determined.*
27. Conceptual vehicular Access point, will there be a traffic light?  
*It will not have a stoplight.*
28. What are your proposed perimeter buffers?  
*Buffers will comply with the Town of Apex UDO.*
29. What can be developed over/on Gas Easement?  
*Will have to discuss options with gas company as to what is allowed.*
30. What will have to be along Chapel Ridge Road regarding utility connections?  
*No connections will be made on Olive Chapel Road. Connections are planned for the other side of the property. Water lines are TBD.*
31. Please keep the subdivisions recreation/community gathering spaces internal/central to your site. Please do not place anything along an edge or abutting/adjacent to existing Olive Chapel properties, including cluster mailbox locations to be respectfully to neighbors regarding noise.  
*Concerns have been noted.*
32. I would prefer to see buffers above the minimums along the northern most property boundary and adjacent to homeowner in Chapel Ridge Subdivision.  
*Buffers will comply with Town of Apex UDO, but some natural features may add to the buffers.*
33. Why do vehicular access point onto Chapel Ridge Road not aligned with other intersections?  
Why 2?



*Arrows are conceptual. Discussions will need to be had with the town as to the alignment.*

34. What are your stormwater plans?

*Design has not yet be determined.*

35. What year storm are you designing for?

*25 year storm at a minimum, would consider adding more*

36. How much new impervious surface will be added?

*Still to be determined.*

37. Are you considering wet ponds, dry ponds, underground, etc?

*Design is still in progress.*

38. How will the existing pond be protected?

*No discharge into the pond. Also protected by current buffer.*

39. Does Apex have a requirement of planting trees back?

*Condition to plant back any trees over 18" that are removed.*

40. What is the timeline for approval from the town?

*May 3<sup>rd</sup> submittal, with July/August approval for zoning. 4 mo process for Master Subdivision submittal and 4 mo process for construction drawing submittal.*

# AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING 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, Brendie Vega, do hereby declare as follows:  
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential 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 Electronic Neighborhood Meeting.
3. The meeting was conducted via Webex virtual confernece (indicate format of meeting) on 03/29/2021 (date) from 5:30 pm (start time) to 7:30 pm (end time).
4. I have included the mailing list, meeting invitation, attendance 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.

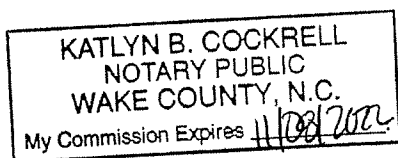
7/9/2021  
Date

By: Brendie Vega

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Kathlyn B. Cockrell, a Notary Public for the above State and County, on this the 9th day of July, 2021.

SEAL



Kathlyn B. Cockrell  
Notary Public  
Kathlyn B. Cockrell  
Print Name

My Commission Expires: 11/08/2022



**RE: CHAPEL RIDGE TOWNS – REZONING #21-CZ-15**

Dear Resident:

Please find enclosed an invitation for a neighborhood meeting on **July 29, 2021** to be held virtually by WebEx from **5pm to 7pm**. You can join by computer, smartphone, tablet or other internet enabled device at the meeting link (this will first take you to a registration):

<https://withersravenel.webex.com/withersravenel/j.php?MTID=m5e195d9382058fdb70fa59ccc6de8419>

To join by phone you can dial in toll-free and use the access code:

+1-415-655-0001 US Toll

Access code: 161 418 7082

Normally you would have received notice of a neighborhood meeting before we submitted our rezoning request to the Town of Apex. Unfortunately, due to a change in how iMaps calculated buffer distance and generated mailing labels, you and two other addresses were left off our notices for our initial neighborhood meeting. The initial e was held on Monday, March 29, 2021 from 5-7 pm. A recording of that meeting can be viewed on the webpage:

<https://withersravenel.com/meeting/chapel-ridge-neighborhood-meeting/>

Our project submittal to the Town of Apex can be viewed on their website (this may not be the latest submittal):

<https://www.apexnc.org/DocumentCenter/View/35535/21CZ15?bidId=>

Please send me an email if you'd like a copy of the most recent submittal.

The neighborhood meeting scheduled for July 29<sup>th</sup> will only be for the 3 addresses that were inadvertently left off the original mailing. If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please do not hesitate to contact me.

[bvega@withersravenel.com](mailto:bvega@withersravenel.com) or 919-535-5212

We sincerely apologize that you were not initially notified, we were disappointed when the Town of Apex staff notified us of the error earlier this month. We have been informed that the Town has updated their notification policy so these errors are avoided in the future. If you have questions for the Town, the Planner on the rezoning case is Liz Loftin: [Liz.Loftin@apexnc.org](mailto:Liz.Loftin@apexnc.org) or 919-249-3439.

Sincerely,

WithersRavenel

Brendie Vega, ACIP, CNU-A  
Director of Planning

0732228864NAVY, FRANK NAVY, CECILIA1700 ASHBARK CT  
732340602SHERRY, DAVID D SHERRY, ETHEL V1512 CLARK FARM RD  
0732439867SLATE, LYNN S SLATE, TERRY E1310 OLIVE CHAPEL RD

115 MacKenan Drive | Cary, NC 27511

t: 919.469.3340 | f: 919.467.6008 | [www.withersravenel.com](http://www.withersravenel.com) | License No. C-0832  
Asheville | Cary | Greensboro | Pittsboro | Raleigh | Southern Pines | Wilmington



# NOTICE OF ELECTRONIC 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.

07/29/2021

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at  
1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road  
Address(es) 0732333570, 0732337537, 0732345135, 0732347080, 0732430661  
PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. 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). If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic 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 proposal is to rezone the subject site to a Planned Unit Development with Single-Family, Townhouses, and Accessory Dwelling Units.

Submitted May 3, 2021 - Anticipated hearing dates: Aug 9  
Estimated submittal date: Planning Board, Aug 24 Town Council

<b>MEETING INFORMATION:</b>	
Property Owner(s) name(s):	Gasiorowski Properties LLC, Paul and Anne Cain, Kenneth and Erica Christine Bunn, Warren and Dianne Hinson, Benjamin and Arnold Hoch, and Lesley Ballard
Applicant(s):	Brendie Vega
Contact information (email/phone):	919-535-5212 bvega@withersravenel.com
Electronic Meeting invitation/call in info:	Webex +1-415-655-0001 US Toll Access code: 161 418 7082
Date of meeting**:	07/29/2021
Time of meeting**:	5:00 PM - 7:00 PM

## MEETING AGENDA TIMES:

Welcome: 5:00 PM Project Presentation: 5:15 PM Question & Answer: 5:45 PM

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

# 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: Chapel Ridge Towns Zoning: RR to PUD

Location: 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

Property PIN(s): 0732333570, 0732337537, 0732345135, 0732347080, 0732430661 Acreage/Square Feet: 21.6 acres

Property Owner: See Attached

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

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

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

Developer: Toll Brothers

Address: 14529 Grand Palisades Parkway

City: Charlotte State: NC Zip: 28278

Phone: 704-430-9392 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: Ben Mayo

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-238-0341 Fax: \_\_\_\_\_ Email: bmayo@withersravenel.com

Builder (if known): Toll Brothers

Address: 14529 Grand Palisades Parkway

City: Charlotte State: NC Zip: 28278

Phone: 704-430-9392 Fax: \_\_\_\_\_ Email: drossi@tollbrothers.com

**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 Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

# ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE 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 Format: \_\_\_\_\_

Date of meeting: \_\_\_\_\_ Time of meeting: \_\_\_\_\_

Property Owner(s) name(s): \_\_\_\_\_

Applicant(s): \_\_\_\_\_

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

*Use additional sheets, if necessary.*



# SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): \_\_\_\_\_

Applicant(s): \_\_\_\_\_

Contact information (email/phone): \_\_\_\_\_

Meeting Format: \_\_\_\_\_

Date of meeting: \_\_\_\_\_ Time of meeting: \_\_\_\_\_

Please summarize the questions/comments and your response from the Electronic 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:

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Applicant's Response:

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Question/Concern #2:

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Applicant's Response:

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Question/Concern #3:

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Applicant's Response:

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Question/Concern #4:

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Applicant's Response:

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# AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING 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, Brendie Vega, do hereby declare as follows:  
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential 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, <sup>3</sup> ~~all property~~ owners within 300 feet of the subject property <sup>BV</sup> ~~and any neighborhood association that represents citizens in the area via~~ first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via WebEx Virtual (indicate format of meeting) on 07/29/2021 (date) from 5 pm (start time) to 7 pm (end time).
4. I have included the mailing list, meeting invitation, attendance 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.

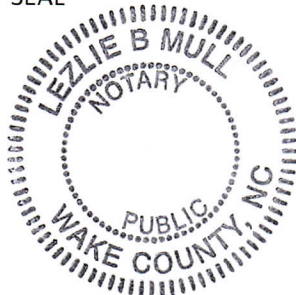
8/2/2021  
Date

By: Brendie Vega

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Lezlie B. Mull, a Notary Public for the above State and County, on this the 2 day of August, 2021.

SEAL



Lezlie B. Mull  
Notary Public  
Lezlie B. Mull  
Print Name

My Commission Expires: 07/16/2022

<b>PIN</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>ACREAGE</b>
0732333570	1121 PEMBERTON HILL RD APEX NC 27502-4280	GASIOROWSKI PROPERTIES LLC	6.10
0732337537	1401 BARNSIDE LN APEX NC 27502-8501	CAIN, PAUL A CAIN, ANNE H	4.01
0732347080	1400 BARNSIDE LN APEX NC 27502-8501	HINSON, WARREN R HINSON, DIANNE B	3.26
0732345135	1408 BARNSIDE LN APEX NC 27502-8501	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	3.33
0732430661	1412 OLIVE CHAPEL RD APEX NC 27502-8511	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	4.46
BARNSIDE LANE R/W		NCDOT	.40



# CHAPEL RIDGE TOWNS

PLANNED UNIT DEVELOPMENT

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May 3, 2021

June 6, 2021 – 2<sup>nd</sup> Submittal

July 9, 2021 – 3<sup>rd</sup> Submittal

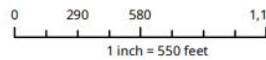
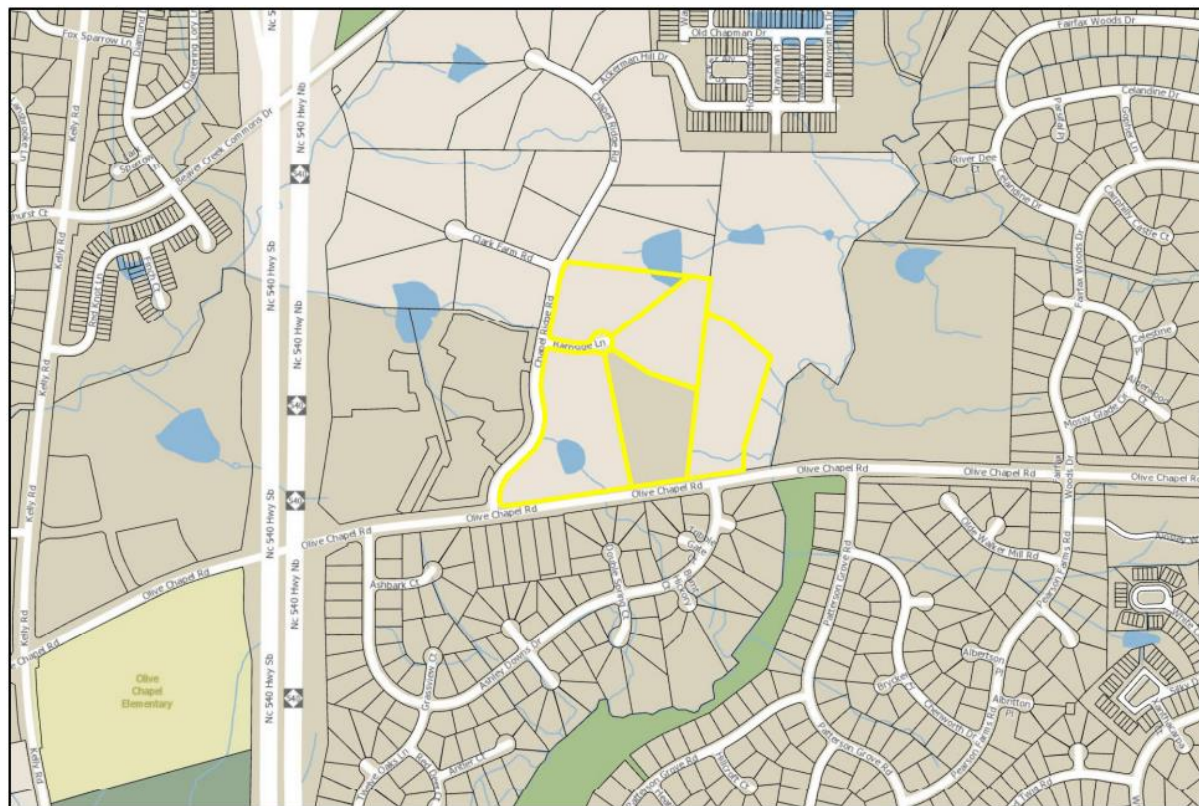
August 2, 2021 Planning Board Submittal

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## VICINITY MAP



### Disclaimer

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



## PROJECT INFORMATION

Name of Project	Chapel Ridge Towns
PIN(s)	0732333570, 0732337537, 0732347080, 0732345135, 0732430661
Preparer Information	WithersRavenel 115 MacKenan Drive, Cary, NC 27511 Phone: 919.469.3340 Fax: 919.467.6008 Email: <a href="mailto:bvega@withersravenel.com">bvega@withersravenel.com</a> <a href="mailto:bmayo@withersravenel.com">bmayo@withersravenel.com</a> Attn: Brendie Vega, AICP, CNU-A Ben Mayo, PE
Contract Purchaser	Toll Bros. Inc 900 Perimeter Park Drive, Suite B3, Morrisville, NC 27560 (919) 321-4800 Attn: Jeff Westmoreland, PLA
Attorney	Morningstar Law Group 421 Fayetteville St, Suite 530, Raleigh, NC 27601 (919)590-0371 Attn: Jason L. Barron, Partner
Traffic Consultant	Exult Engineering 304-F West Millbrook Road Raleigh, NC 27609 Attn: Lisa Lundeen, PE
Current Zoning Designation	Rural Residential (RR)
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)
Current 2045 Land Use Map Designation	Medium Density Residential
Proposed 2045 Land Use Map Designation	Medium Density Residential
Area of Tracts (ac.)	21.17 Parcel Area 0.40 Barnside Lane R/W 21.57 Total Rezoning

## LIST OF 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.

<u>Residential</u>	<u>Non-Residential</u>
Single-Family	Utility, Minor
Accessory Apartment	Park, Active
Townhouse	Park, Passive
	Greenway

## PURPOSE STATEMENT

### Planned Unit Development (PUD-CZ) District Standards

The Chapel Ridge Towns PUD meets the standards of the Town of Apex UDO Sections 2.3.4.F.1.iv-vi as follows:

- The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways and other transportation systems.
- Sidewalks are provided on all streets throughout the subdivision, as well as sidewalk that will be installed on the frontage of Chapel Ridge and Olive Chapel Road.
- Cul-de-sacs will be avoided and instead will provide connectivity in the form of connections to existing roads and provide stubs to future connection points.
- The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced non-residential uses.
- The site will be across from a proposed transit stop and is walkable to many shopping opportunities in the area.
- The PD Plan proposes architectural standards that are exceptional and provide high quality while incorporating energy saving features.

## Conditional Zoning Standards

The Chapel Ridge Towns PD Plan meets the Legislative Considerations as defined in the Town of Apex UDO Sections 2.3.3.F.1-10:

- The PD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for Single-family homes, duplexes, and townhomes.
- The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. The introduction of public water and sewer to a neighborhood currently served by multiple wells and septic systems will improve the facilities on the site as well as to the adjoining parcels. Several of the existing homes contain underground propane tanks, which will be removed. Improvements made to the existing infrastructure as well as new infrastructure will improve the public facilities. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety and welfare of the Town and ETJ residents.
- There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.
- The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment and safety of residents in their homes.
- The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.



## DESIGN CONTROLS

### Intensity and Density

Maximum Density (du/Acre)	5.5 du/acre		
Maximum Dwelling Units	116		
Maximum Height of Buildings	45 feet, 3 stories		
Setbacks, Townhome:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 0' 8' Building to Building	Rear: 5'
		Corner Side: 8'	
Setbacks, Single Family:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 5'	Rear: 10'
		Corner Side: 8'	
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	70% Maximum		

### Perimeter Buffers

North	20' Type A Buffer
East	20' Type B Buffer
South	30' Type B Buffer
West	20' Type B Buffer

## ARCHITECTURAL CONTROLS

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows
  - Bay window
  - Recessed window
  - Decorative window
  - Trim around the windows
  - Wrap-around porch or side porch
  - Two or more building materials
  - Decorative brick/stone
  - Decorative trim
  - Decorative shake
  - Decorative air vents on gables
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer

## SIGNAGE

All signage on the Chapel Ridge Towns site will comply with the requirements in Section 8.7 of the Town of Apex Unified Development Ordinance.

## PARKING

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

## ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS

The Environmental Advisory Board held a meeting with the applicant on February 18, 2021 and accepted the following recommendations as proposed by the applicant:

1. The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.
2. The developer shall include signage identifying environmentally sensitive areas to discourage pet waste and chemical use in the vicinity. A minimum of 2 signs will be provided.
3. The development shall provide diverse and abundant pollinator sources (e.g. larval host plants, nectar, pollen, berries and blooming plants) that bloom in succession from spring to fall.
4. Species shall be selected from the Design & Development Manual or otherwise approved by Planning Staff.

5. The development shall provide native species listed in the Design and Development Manual or otherwise approved by Planning Staff to increase the native diversity of hardwood trees on site. No species shall constitute more than 25% of the required plantings for each planting type (trees, shrubs, etc.).
6. All homes shall be pre-configured with conduit for a solar energy system.
7. The builder will provide EV charging outlets as an option to individual units.
8. The developer shall provide at least 2 pet stations.
9. Outdoor lighting shall be full cut off and shielded to prevent glare and light spill over to minimize impact of neighboring residential properties. LED fixtures shall be used, and the lighting temperature shall be a maximum of 3500 Kelvin.

## NATURAL RESOURCE AND ENVIRONMENTAL DATA

### Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

### FEMA Floodplain

The properties are not in a 100-Year Fema Flood Plain as shown on the existing conditions plan.

### Resource Conservation Area

The Site is subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 Planned Developments. The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

Development located north and east of NC 540 and outside Apex Peakway which do not meet the criteria of subsections 8.1.2.C.2, 3, or 10 and which are located north and east of NC 540 and outside existing and future Apex Peakway shall provide buffers and RCA equal to or greater than 20% of the gross site acreage per UDO Section 8.1.2.C.4.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

## STORMWATER MANAGEMENT REQUIREMENTS

This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

## PARKS, RECREATION AND CULTURAL ADVISORY COMMISSION REVIEW

The project was reviewed at the May 26th, 2021, PRCR Advisory Commission meeting. The Advisory Commission unanimously recommended a fee-in-lieu for the project. This is based on 127 single family attached units and the rate will be set based on the date of approval by Town Council.

## PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

### Sanitary Sewer Service

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase.

### Water Service

Water extension along the property frontage will be required. Currently there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

### Gas & Electric Service

Electric service currently exists on-site and will be improved.

### Roadways

A Trip Generation Letter was prepared showing the proposed land use and number of units would be below the threshold for requiring a Traffic Impact Analysis, so recommended improvements are limited to development frontage and proposed access. The Site will require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. Frontage improvements along Olive Chapel Road and Chapel Ridge Road have been identified and will be incorporated into the design of the development, subject to approval by the Town of Apex and NCDOT.

Olive Chapel Road is identified as a 4-lane median divided thoroughfare with 6' bike lanes and 5' sidewalks on 110' ROW.

- Developer shall provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6' bike lane, constructing curb and gutter along with 5' sidewalk, and ROW dedication for half of the ultimate 110' ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
- Developer shall provide a deceleration taper at the site access on westbound Olive Chapel Road with 50' of full width deceleration lane and 50' taper.

Chapel Ridge Road is identified as a minor collector street with 5' sidewalks on 60' ROW.

- Developer shall provide frontage improvements based on a minimum 27' curb and gutter roadway with 5' sidewalk and ROW dedication a minimum of 30' from roadway centerline.



## Transit

GoApex Route 1 is planned to include a bus stop at the Olive Chapel Professional Park directly across Chapel Ridge Road from this site and begin service by 2022. The Route will tie into a larger network of transit that provides ridership to downtown Raleigh and the greater Triangle. A crosswalk will be provided across the stop-controlled approach of Chapel Ridge Road at Olive Chapel Road with the addition of sidewalk along the development frontage.

## Pedestrian Facilities

Sidewalks shall be provided along the property frontage on Olive Chapel Road and Chapel Ridge Road as well as both sides of all proposed subdivision streets.

## PHASING PLAN

Currently the intent is to prepare the site in one phase. More details will be developed at subdivision plan.

## CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN

The PD Plan is consistent with the Advance Apex Plan and Maps as follows:

- The Apex 2045 Future Land Use Map identifies the subject parcels as Medium Density Residential.
- The Transit Plan Map dated April 27, 2021 shows the Future Apex Go Route 1 having a stop at the Olive Chapel Business Park. With close access to the transit stop, residents of this subdivision will be able to take transit locally and connect to the larger transit system.
- The Thoroughfare and Collector Street Plan Map dated March 29, 2021 identifies Chapel Ridge Road as an existing Minor collector Road, and Olive Chapel Road as a 4-Lane with Median, Widening.
- The Bicycle, Pedestrian and Equestrian Plan identifies proposed sidewalks along Chapel Ridge Road, and proposed sidewalks along this section of Olive Chapel Road.
- The Council recently considered a Town initiated Future Land Use Map amendment to the subject parcels to increase the density. The amendment did not move forward with Council. The Chapel Ridge Towns PUD will not pursue a Land Use Map Amendment to increase the density; however it does meet the goal of the Planning Committee by introducing a higher density near a transit stop.

## CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.

## ELEVATIONS

Elevations will comply with the Architectural and Design Controls for the Chapel Ridge Towns PUD. Elevations submitted with this PD Plan are representative of what may be provided. Elevations will be customized to the site and may differ from what is shown in the PD Plan or on other Toll Bros. residential townhome products.



Elevations are representative of the Architectural Controls provided in the PUD PD Text. Elevations will be customized to the site and may differ from what is shown here or on other Toll Bros. residential townhome products.





## **CONCEPTUAL FRONT ELEVATION**

Elevations are for illustrative purposes only;  
elevations submitted with Subdivision Plans  
will be consistent with the written architectural  
standards included in the PUD



**CONCEPTUAL SIDE ELEVATION**

**Elevations are for illustrative purposes only;  
elevations submitted with Subdivision Plans  
will be consistent with the written architectural  
standards included in the PUD**





## CONCEPTUAL REAR ELEVATION

Elevations are for illustrative purposes only;  
elevations submitted with Subdivision Plans  
will be consistent with the written architectural  
standards included in the PUD



# PLANNED UNIT DEVELOPMENT CHAPEL RIDGE TRACTS

TOWN OF APEX, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: MAY 3, 2021 2ND SUBMITTAL: JUNE 11, 2021  
3RD SUBMITTAL: JULY 9, 2021

SITE DATA									
2045 LAND USE PLAN DESIGNATION	CURRENT				MEDIUM DENSITY RESIDENTIAL				
	PROPOSED				NO CHANGE				
ZONING	CURRENT				RURAL RESIDENTIAL (RR)				
	PROPOSED				PLANNED UNIT DEVELOPMENT (PUD)				
AREA OF TRACTS IN PROPOSED PUD	0732-43-0661				4.50 AC.				
	0732-45-5135				3.33 AC.				
	0732-34-7080				3.25 AC.				
	0732-33-7537				3.99 AC.				
	0732-33-3570				6.09 AC.				
	BARNSIDE LANE ROW				0.40 AC.				
	TOTAL =				21.57 AC.				
REQUESTED SEWER CAPACITY	120 GPD * 3 BEDROOMS/TOWNHOME * 120 TOWNHOMES = 43,200 GPD								
RESIDENTIAL DENSITY	MAXIMUM				5.5 DU/ACRE				
BUILDING HEIGHT	MAXIMUM				45 FT, 3 STORIES				
TOWNHOUSE BUILDING SETBACKS	FRONT	19 FT*	REAR	5 FT	SIDE	0 FT**	CORNER	8 FT	
SINGLE FAMILY BUILDING SETBACKS	FRONT	19 FT*	REAR	10 FT	SIDE	5 FT	CORNER	8 FT	
WATERSHED	PROPERTY LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.								
HISTORIC STRUCTURES	NONE								
COMMUNITY AMENITIES	0.7 ACRE RECREATIONAL PLAY LAWN								
SITE BUFFERS	NORTH			20' TYPE A BUFFER					
	EAST			20' TYPE B BUFFER					
	SOUTH			30' TYPE B BUFFER					
	WEST			20' TYPE B BUFFER					
*19' FROM GARAGE TO LOT LINE AND 20' FROM GARAGE TO BACK OF SIDEWALK									
**8' BUILDING TO BUILDING SETBACK									

NOTE: THE PARKS AND RECREATION ADVISORY COMMISSION VOTED TO APPROVE FEE-IN-LIEU OF PARK LAND DEDICATION ON \_\_\_\_\_, 2021.  
FEE-IN-LIEU AMOUNT TO BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLANS ACCORDING TO THE TOWN OF APEX FEE SCHEDULE.

## ZONING CONDITIONS

- DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON OLIVE CHAPEL ROAD, MAINTAINING THE EXISTING WESTBOUND THROUGH LANE, WIDENING FOR A 6' BIKE LANE, CONSTRUCTING CURB AND GUTTER ALONG WITH 5' SIDEWALK, AND ROW DEDICATION FOR HALF OF THE ULTIMATE 110' ROW, MEASURED 55' FROM CENTERLINE. THE EXISTING TWO WAY LEFT TURN LANE SHALL BE RE-STRIPED AS NEEDED TO SERVE EASTBOUND LEFT TURNS AT THE PROPOSED ACCESS.
- DEVELOPER SHALL PROVIDE A DECELERATION TAPER AT THE SITE ACCESS ON WESTBOUND OLIVE CHAPEL ROAD WITH 50' OF FULL WIDTH DECELERATION LANE AND 50' TAPER.
- DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON CHAPEL RIDGE ROAD BASED ON A MINIMUM 27' CURB AND GUTTER ROADWAY WITH 5' SIDEWALK AND ROW DEDICATION A MINIMUM OF 30' FROM ROADWAY CENTERLINE.

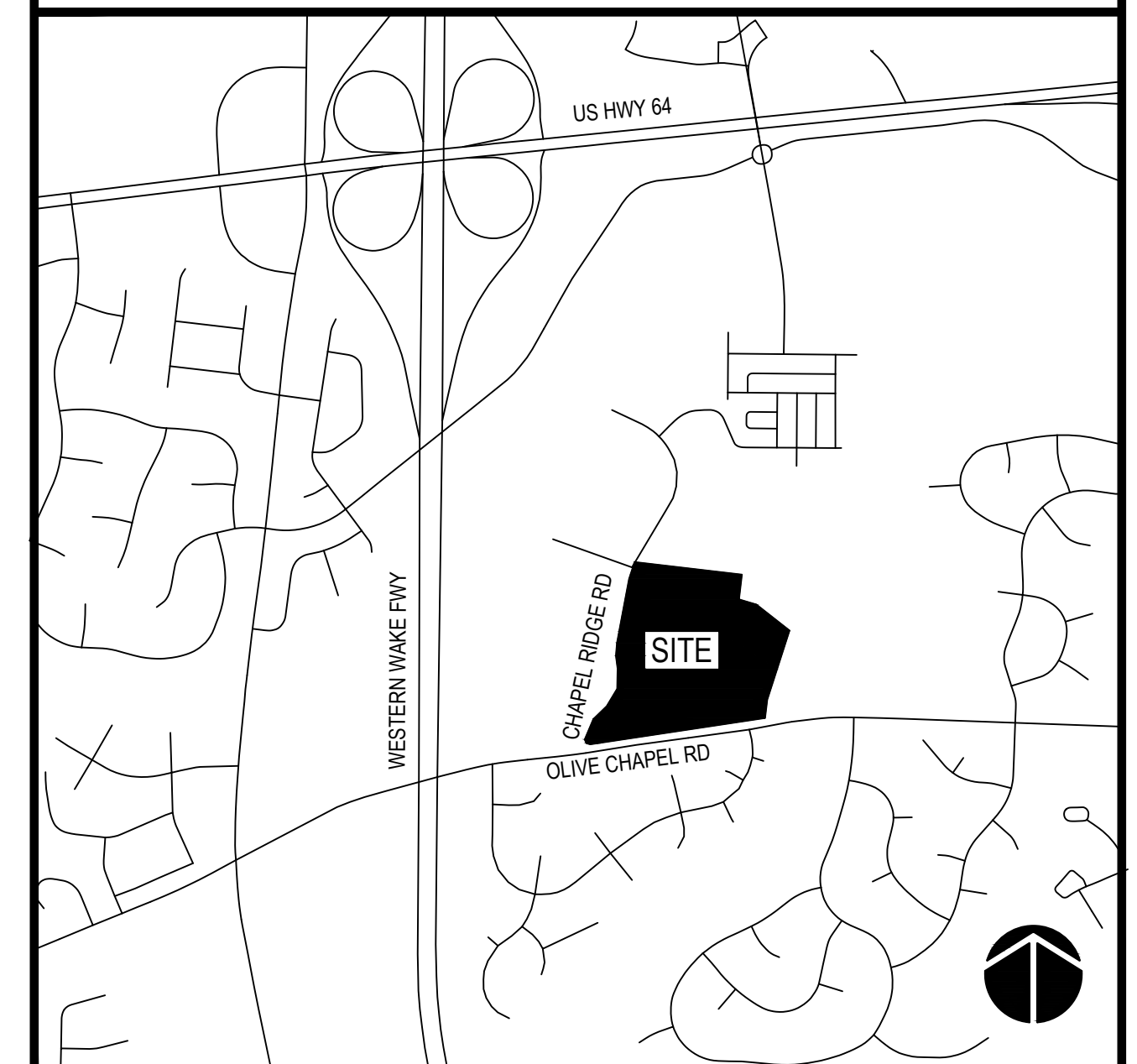


## INDEX OF SHEETS

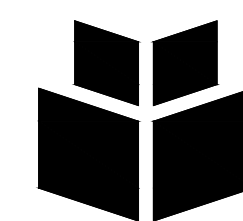
0	COVER
1	EXISTING CONDITIONS
2	CONCEPTUAL PUD PLAN
3	CONCEPTUAL UTILITY PLAN
4	CONCEPTUAL STORM WATER PLAN

## VICINITY MAP

1"=1,000'



## PREPARED BY:



**WithersRavenel**

Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: BRENDIE VEGA, AICP  
BVEGA@WITHERSRAVENEL.COM

CIVIL ENGINEER: BEN MAYO, PE  
BMAYO@WITHERSRAVENEL.COM

## DEVELOPER

**TOLL BROTHERS INC.**

900 PERIMETER PARK DRIVE, SUITE B3  
MORRISVILLE, NC 27560

ATTN: DAN ROSSI, VICE PRESIDENT - LAND DEVELOPMENT



1. NO NGS MONUMENT FOUND WITHIN 2,000 FEET OF THE SITE.
2. THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 (GEOID 12B) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
  - 2.1. CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
  - 2.2. POSITIONAL ACCURACY: 0.03' (H), 0.07' (V)
  - 2.3. GPS FIELD PROCEDURE: VRS
  - 2.4. DATE OF SURVEY: 03/31/2021
  - 2.5. DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
  - 2.6. PUBLISHED DATE/FIXED CONTROL USED: VRS, NCRD
  - 2.7. GEOID MODEL: GEOID 12B
  - 2.8. COMBINED GRID FACTOR: 0.99989615
  - 2.9. UNITS: U.S. SURVEY FEET
  - 2.10. GRID/GROUND POINT: Y(N) 724.296.53 X(E) 2,033.345.72
3. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4. ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
5. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
6. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
7. PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720073200J DATED MAY 02 2006.
8. LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APURTANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

#### LINETYPES

PROPERTY LINE	---
ADJOINER LINE	---
OVERHEAD ELECTRIC	---
GAS LINE	---
FLOOD LINE	---
BUFFER	---
WATER LINE	---
EASEMENT	---
GRAVEL	---
WETLANDS	---
STORM DRAIN	---

#### LEGEND

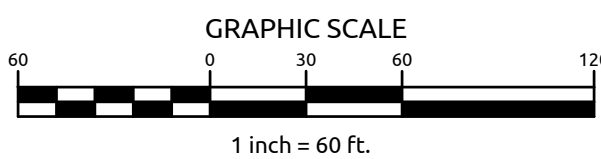
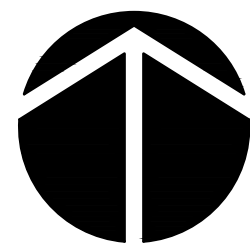
EXISTING IRON PIPE	○ EIP	FIBER OPTIC MARKER	⚡
IRON PIPE SET	○ IPS	WATER MANHOLE	⊙ WMH
SIGN	⊗	BASKETBALL GOAL	⚡ BG
CLEANOUT	⊙ CO	SATELLITE DISH	⚡ SAT
SEWER MANHOLE	⊙ SSMH	AIR CONDITION UNIT	⊡ AC
CATCH BASIN	⊙ CB	POWER POLE	⊙ PP
DROP INLET	⊙ DI	LIGHT POLE	⊙ LP
FLARED END SECTION	⊙ FES	TRANSFORMER	⊡ TLP
WATER SPIGOT	⊙ SPG	UNDERGROUND	⊡ CBX
TELEPHONE PEDESTAL	⊙ TLP	TELEPHONE BOX	⊡ MB
CATV BOX	⊙ CBX	MAILBOX	⊡ MB
GAS VALVE	⊙ GV	WATER VALVE	⊡ WV
WELL	⊙ W		
FIRE HYDRANT	⊙ FH		

#### EXISTING CONDITION NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21. BUFFERS BASED ON TOWN OF APEX STREAM BUFFER DETERMINATION (APEX #20-011).
3. REGULATORY FEMA MAPPED FLOODPLAIN EXISTS ON SITE PER FIRM MAP #3720073200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. TREE INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/21.
6. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.

CURVE		RADIUS		DELTA ANG.		CHORD BRG		CHORD LEN.	
C1	51.52'	30.00'	108°23'44"	S 48°56'05" E	45.42'				
C2	140.62'	177.00'	045°31'10"	S 23°01'22" W	136.95'				
C3	253.38'	244.00'	059°29'55"	N 16°01'55" E	242.15'				
C4	158.98'	374.54'	024°19'12"	S 01°33'27" E	157.79'				
C5	39.27'	25.00'	090°00'00"	S 55°36'09" W	35.36'				
C6	100.76'	234.50'	024°37'10"	N 88°11'34" E	99.99'				
C7	19.18'	25.00'	043°57'20"	N 82°02'21" W	18.71'				
C8	36.21'	50.00'	041°29'40"	S 80°48'31" E	35.42'				
C9	39.88'	50.00'	045°42'00"	N 55°35'39" E	38.83'				
C10	61.86'	50.00'	070°52'56"	N 02°41'49" W	57.99'				
C11	105.84'	50.00'	122°25'28"	S 90°38'59" W	87.64'				
C12	26.27'	25.00'	060°12'39"	N 49°33'25" E	25.08'				
C13	69.30'	189.50'	020°57'14"	S 88°52'28" E	68.92'				
C14	39.27'	25.00'	090°00'00"	S 34°23'51" W	35.36'				
C16	108.42'	400.00'	015°31'51"	S 18°11'52" W	108.09'				

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION



No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	06/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD

NORTH CAROLINA

EXISTING CONDITIONS



WithersRavenel  
Engineers | Planners | Surveyors

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Sheet No.

1



LEGEND

- RESIDENTIAL
- PERIMETER BUFFER
- STREETYARD BUFFER
- STREAM BUFFER
- EXISTING POND
- RIGHT OF WAY DEDICATION
- EXISTING GAS PIPELINE EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING WETLAND
- CONCEPTUAL SCM LOCATION

CURVE		ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1		51.52	30.00	098°23'44"	S 48°56'05" E	45.42
C2		140.62	177.00	045°31'10"	S 23°01'22" W	136.95
C3		253.38	244.00	059°29'55"	N 16°01'55" E	242.15
C4		158.98	374.54	024°19'12"	S 01°33'27" E	157.79
C5		39.27	25.00	090°00'00"	S 55°36'09" W	35.36
C6		100.76	234.50	024°37'10"	N 88°17'34" E	99.99
C7		19.18	25.00	043°57'20"	N 82°02'21" W	18.71
C8		36.21	50.00	041°29'40"	S 80°48'31" E	35.42
C9		39.88	50.00	045°42'00"	N 55°35'39" E	38.83
C10		61.86	50.00	070°52'58"	N 02°41'49" W	57.99
C11		106.84	50.00	122°25'28"	S 80°38'59" W	87.64
C12		26.27	25.00	060°12'39"	N 49°32'35" E	25.08
C13		69.30	189.50	020°57'14"	S 89°52'28" E	68.92
C14		39.27	25.00	090°00'00"	S 34°23'51" E	35.36
C16		108.42	400.00	015°31'51"	S 18°11'52" W	108.09

- NOTES:
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
  - PER 2.3.4(F)(V)(F) OF THE UDO, THE PD PLAN FOR PUD C2 SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD C2 SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
  - EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
  - A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.





UTILITY NOTES:

1. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
2. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
3. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
4. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
5. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
6. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.

NAD 83(2011)  
N:724,296.53  
E:2,033,345.72

SARAH W. GROVER & DAVID G. PRESTON  
1209 CHAPEL RIDGE ROAD  
DEED BOOK 12171 PAGE 2059  
BOOK OF MAPS 1987 PAGE 556  
PIN 0732447395  
ZONING RR

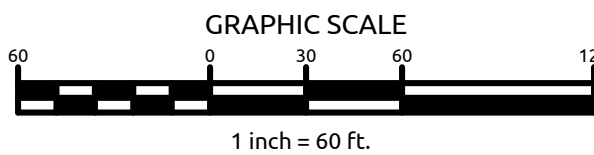
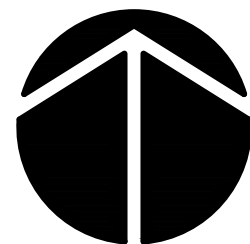
Sewer mains shall always be extended along  
any and all natural drainage courses/draws that  
are located within the property line boundaries  
of the proposed development. This sewer shall  
be extended to all adjacent upstream property  
lines.

CURVE TABLE				
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.
C1	51.52'	30.00'	098°23'44"	S 48°56'05" E
C2	140.62'	177.00'	045°31'10"	S 23°01'22" W
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C11	105.84'	50.00'	122°25'28"	S 90°38'59" W
C12	26.27'	25.00'	060°12'39"	N 49°32'35" E
C13	69.30'	189.50'	020°57'14"	S 88°52'28" E
C14	39.27'	25.00'	090°00'00"	S 34°23'51" E
C16	108.42'	400.00'	015°31'51"	S 18°11'52" W
CHORD LEN.				
45.42'				
136.95'				
242.15'				
157.79'				
35.36'				
99.99'				
18.71'				
35.42'				
38.83'				
57.99'				
87.64'				
25.08'				
68.92'				
35.36'				
108.09'				

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1408 OLIVE CHAPEL ROAD  
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PIN 0732443421  
ZONING RR

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION



No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	06/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

CHAPEL RIDGE PUD

NORTH CAROLINA

CONCEPTUAL UTILITY PLAN

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3

STORMWATER MANAGEMENT NOTES:

- TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
- WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21.
- REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720073200J (5/2/06).
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
- STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
- ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
- STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
- THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.
- STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE FINALIZED AT TIME OF MASTER SUBDIVISION PLAN.

NAD 83(2011)  
N:724,296.53  
E:2,033,345.72

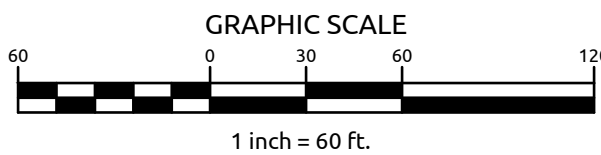
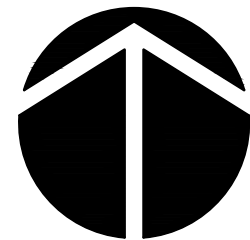
SARAH W. GROVER & DAVID G. PRESTRUD  
1205 CHAPEL RIDGE ROAD  
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PIN 0732347385  
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CURVE TABLE				
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.
C1	51.52'	30.00'	098°23'44"	S 48°56'05" E
C2	140.62'	177.00'	045°31'10"	S 23°01'22" W
C3	253.38'	244.00'	059°29'55"	N 18°01'55" E
C4	158.98'	374.54'	024°19'12"	S 01°33'27" E
C5	39.27'	25.00'	090°00'00"	S 55°36'09" W
C6	100.76'	234.50'	024°37'10"	N 89°17'34" E
C7	19.18'	25.00'	043°57'20"	N 82°02'21" W
C8	36.21'	50.00'	041°29'40"	S 80°48'31" E
C9	39.88'	50.00'	045°42'00"	N 55°35'39" E
C10	61.86'	50.00'	070°52'56"	N 02°41'49" W
C11	106.84'	50.00'	122°25'28"	S 90°38'59" W
C12	26.27'	25.00'	060°12'39"	N 49°32'35" E
C13	69.30'	189.50'	020°57'14"	S 89°52'28" E
C14	39.27'	25.00'	090°00'00"	S 34°23'51" W
C16	108.42'	400.00'	015°31'51"	S 18°11'52" W

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APEX

CHAPEL RIDGE PUD

NORTH CAROLINA

CONCEPTUAL STORMWATER PLAN



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