

Attachment B:

# Heelan Property PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted:

October 1, 2019

Revised:

November 7, 2019

December 6, 2019

January 9, 2020

January 26, 2020

July 31, 2020

August 27, 2020

October 6, 2020

PREPARED BY:



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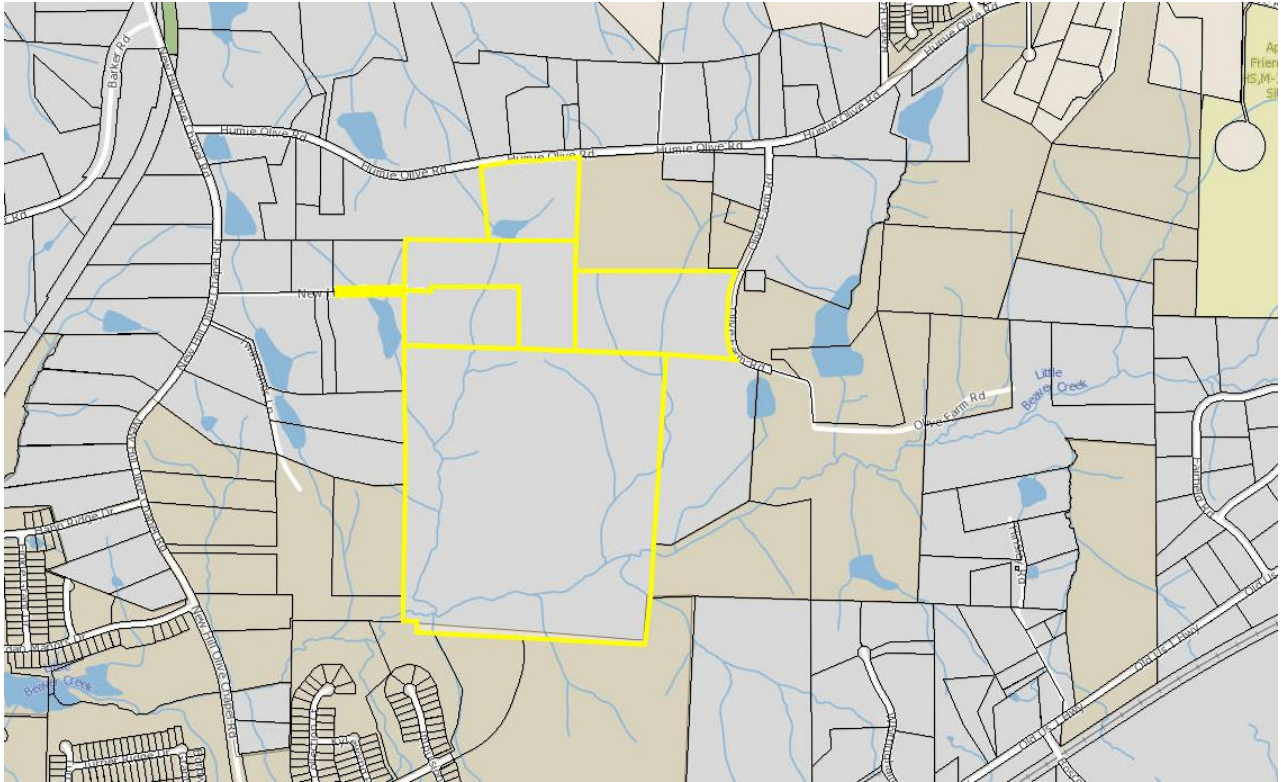
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**Section 2: Vicinity Map**



The Heelan Property PUD is in the southwest region of Apex, east of New Hill Olive Chapel Road, south of Humie Olive Road, west of Olive Farm Road, and north of Old US-1. The Friendship Station PUD is being developed just east of the property. The Woodbury Community is being developed south of the property and Jordan Manors is further west of the property.

**Section 3: Project Data**

**A. Name of Project:**

Heelan Property PUD

**B. Property Owners:**

Henry Steven Kastelberg  
Carol B Heelan Irrevocable Trust  
Lisa & Jerif Cicin  
Deborah N & Edward A Peart

**C. Prepared By:**

Jason Barron, Partner  
Morningstar Law Group  
421 Fayetteville St | Ste 530  
Raleigh, NC 27601

**D. Current Zoning Designation:**

Residential-40 Watershed (R-40W)

**E. Proposed Zoning Designation:**

Planned Unit Development – Conditional Zoning (PUD-CZ)

**F. Current 2045 Land Use Map Designation:**

Low Density Residential ( $\leq 3$  units/acre)  
Medium Density Residential (3-7 units/acre)

**G. Proposed 2045 Land Use Map Designation:**

Medium Density Residential  
Low Density Residential

**H. Proposed Use**

Up to 520 dwelling units and associated open space, recreational amenities and infrastructure.

**I. Size of Project**

Wake County Tax Identification Number	Acreage
0710-98-6889	
0720-07-5965	
0720-09-2779	
0720-09-3139	
0720-18-1967	142.42 acres

#### **Section 4: Purpose Statement**

The Heelan Property PUD development will be a single-family residential community with both detached and townhomes. The maximum building height shall be forty-five feet (45') measured to the top of any pitched roof. A 20-ft Type B Buffer will be established along the majority of the project's boundary, except for a 50-foot Type B Thoroughfare Buffer along Humie Olive Road, and a 15-ft Type A Landscape Buffer along the southern boundary and portions of the east and west boundaries. Additionally, all the buildings shall be prewired for solar.

This concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. More specifically, this plan will:

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing open space areas.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide significant open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas.
- Extend Horton Ridge Boulevard from its current terminus through and to the eastern edge of the property.
- Construct and install a Town greenway addition through the property from the adjacent Olive Ridge PUD.
- In an effort to facilitate the Town's ability to extend Richardson Road in the future, dedication to the State of North Carolina of a conservation easement area of not less than 7.9 acres in order to facilitate release of other conservation easement area from the State of North Carolina.
- Provide energy efficient amenities, including prewiring of all single-family detached dwellings for solar installation, installation of electric vehicle charging stations at the amenity, and active solar installations for several single family model homes along with the primary amenity building for the property.
- In partnership with Habitat for Humanity or other non-profit affordable housing provider, provide for a minimum of fifteen (15) affordable townhome dwellings on the property.

All site-specific standards and conditions of this PUD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, *Conditional Zoning Districts* and UDO Section 2.3.4.F.1, *Planned Unit Development (PUD-CZ) District*. The proposed PUD will provide a development density that is consistent with principles found throughout the recently updated Advance Apex 2045.

**Section 5: Permitted Uses:**

The development will only include residential and supporting uses. Specifically, the permitted uses include:

- Accessory apartment
- Single-family
- Townhouse
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall also apply:

**A.** A maximum of 520 residential units shall be permitted upon the property, no more than 260 of which may be developed as townhomes.

**B.** No covenant prohibiting the accessory apartment use shall encumber the property.

**C.** Richardson Road Conservation Easement Mitigation:

- a. In concert with the Town's request to release the Richardson Road corridor from the State of North Carolina conservation easement, prior to the Town issuing the Tree Protection Fencing permit, the developer shall dedicate or cause to be dedicated to the State of North Carolina a conservation easement area over and upon approximately 7.946 acres of land as shown on the attached Exhibit A and more particularly described therein. The developer will endeavor to provide this dedication as early as commercially reasonable, but in no event later than described herein.

**D.** Energy Efficiency:

- a. All single-family detached dwellings constructed upon the property will be designed and constructed to include pre-configuration measures for future installation of roof-mounted solar panels.
- b. A minimum of two (2) model homes for single family detached dwellings constructed upon the property shall include installation of solar panels and power system of at least 4 KW capacity.
- c. Solar PV systems shall be installed upon the primary amenity building constructed upon the property. The size of such PV systems shall have a capacity of not less than .75 KW/1,000 heated square feet of building floor area.
- d. Development of the property shall include the installation of a minimum of two (2) electric vehicle charging stations within the primary amenity area as designated on the master subdivision plan.

**E.** Affordable Housing:

- a. Prior to recording the plat containing the 200th lot upon the property, the developer shall record with the Wake County Register of Deeds an Option in favor of Habitat for Humanity of Wake County, Inc. ("Habitat Wake") or other non-profit affordable housing provider granting to Habitat Wake an option to purchase a minimum of fifteen (15) finished townhome lots within the community, with the cost of such lots being the cost that the developer pays for such lots. If the option is not exercised prior to recording of the last final plat for the development, then the developer shall cause the sum of \$300,000 to be

paid to a non-profit organization participating in affordable housing. The developer will work with the Town of Apex to identify a mutually acceptable non-profit organization to receive these funds.

**F. Tree Canopy:**

- a. To demonstrate the project’s commitment to preserving and re-establishing tree canopy in our region, the developer seeks to replant and restore existing tree canopy that is removed from those portions of the property that are anticipated to contain single family and townhome lots. To that end, prior to recording the first subdivision plat for the property, the developer will provide a donation of \$19,200 to a local non-profit organization with a mission towards tree preservation and replacement. In those portions of the site where trees are removed for single family or townhome lots, the developer anticipates it can offset such removal by preserving 33.7 acres of existing tree canopy in other places on the site, and replacing and replanting trees over 95.82 acres of the rest of the property. As such, this \$19,200 donation represents an assigned per-tree value in substitute canopy for the remainder of the property.

**Section 6: Proposed Design Controls**

**A. Maximum Non-Residential Design Controls**

This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

**B. Residential Densities and Design Controls**

**Density** - The overall gross density shall not exceed 3.7 units per acre. Density within the region designated as Low Density on the 2045 Land Use Map shall not exceed 3 units per acre, with a maximum of 96 residential units in this area. A density of up to 6 units per acre is allowed within areas designated as Medium Density on the 2045 Land Use Map.

**Design Controls** – At a minimum all residential uses shall comply with the following dimensional standards:

Maximum Density:	3.7 Units/Acre
(including RCA and rights-of-way)	
Maximum Number of Units:	520
Within Low Density Residential:	96
Maximum Built-Upon Area:	70%
Minimum Lot Size:	n/a
Minimum Lot Width:	
Townhome Lots:	18'
Single-Family Lots:	40'
Maximum Building Height:	45' and 3 stories

Minimum Setbacks	Single-Family	Townhome
Front	10'	10'
Rear	20'	20'
Side	5'	0'
Corner	5'	5'

Building to Building	NA	10'
From Buffer/RCA	10' for Buildings 5' for Parking Areas	10' for Buildings 5' for Parking Areas

*Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.*

**C. Buffers**

Perimeter Buffers

North boundary:	20-foot Type B
South boundary:	15-foot Type A
West boundary:	
Adjacent to Use Class 1:	20-foot Type B
Adjacent to Other Use Classes:	15-ft Type A
East boundary:	
Adjacent to Use Class 1:	20-foot Type B
Adjacent to Other Use Classes:	15-ft Type A

*Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.*

Thoroughfare Buffers

As depicted on the PD Plan, a 50-ft Type B Buffer shall be established along Humie Olive Road. Acreage within this buffer may be used to accommodate easements for other purposes including, but not limited to, greenways, public utilities, sidewalk, and the like.

**Section 7: Proposed Architectural Controls**

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Site Plan submittal. The following conditions shall apply:

- A. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- B. Residential areas will utilize brick, stone, and fiber cement plank siding.
- C. Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
- D. At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
- E. A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- F. Garage doors shall have windows, decorative details or carriage-style adornments on them.



- G. The front façade of any front-loaded garage shall not protrude farther than one foot forward of (i) the front façade of the dwelling unit, or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.
- H. J-drives or courtyard driveways shall be exempt from condition G above but shall make up no more than 30% of all single-family homes. There shall be no more than two (2) residences with a J-drive constructed in a row. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
- I. Garages on the front façade of a single-family home that faces the street shall not exceed 40% of the total width of the house and garage together.
- J. Eaves shall project at least 12 inches from the wall of the structure.
- K. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- L. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- M. Front porches shall be a minimum of 6 feet deep.
- N. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - 1. Windows
  - 2. Bay window
  - 3. Recessed window
  - 4. Decorative window
  - 5. Trim around the windows
  - 6. Wrap around porch or side porch
  - 7. Two or more building materials
  - 8. Decorative brick/stone
  - 9. Decorative trim
  - 10. Decorative shake
  - 11. Decorative air vents on gable
  - 12. Decorative gable
  - 13. Decorative cornice
  - 14. Column
  - 15. Portico
  - 16. Balcony
  - 17. Dormer
- O. Additionally, the following conditions shall apply to any Townhome building(s):
  - 1. The roof of each unit shall be horizontally and/or vertically distinct from any adjacent unit to avoid the appearance of a single mass.

**Section 8: Parking and Loading**

Parking for the development shall be per Town of Apex UDO. The requirements under Section 8.3 of the Town’s UDO will be met.

**Section 9: Signage**

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

**Section 10: Natural Resource and Environmental Data**

**A. River Basins and Watershed Protection Overlay Districts**

The project is located within the primary watershed within the Beaver Creek Basin. Portions of the subject property along the southern boundary lie within Zone AE flood hazard areas according to the FEMA Floodplain Maps #s 3720072000J and 3720071000K. Based on review of the FEMA Floodplain Map #s 3720072000J and 3720071000K the majority of the subject property is located in the Zone X (non-shaded) area that is determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.

**B. Resource Conservation Areas (RCA) – Required and Provided**

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO,

*Resource Conservation Area and Section 2.3.4, Planned Development Districts.*

The Site is located on the west of the 540 corridor and therefore is required to preserve a minimum of 25% Resource Conservation Area (RCA). Because the project is planned to be mass graded, an additional 5% RCA is required per Section 7.2.5(B) of the Town's UDO. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided may include stormwater management areas, perimeter buffers, and greenway trails within the walkable community.

**C. Any Historic Structures Present**

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

**Section 11: Stormwater Management**

This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Sections 2.3.4.F.1.h & 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

**Section 12: Parks and Recreation**

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the Heelan Assemblage Planned Unit Development at the January 29, 2020 Meeting. The Advisory Commission unanimously recommended the following with the understanding that the final credits for greenway construction and acreage for dedication will be determined at the time of Master Subdivision approval:

1. The dedicated land will be contiguous and directly south of the Town of Apex property intended for the future Olive Farm Park (PIN #s 0720-19-6276; 0720-19-0665; 0720-19-7417), being a portion of Parcel ID # 0720-18-1967 in Wake County.
2. The dedicated land shall not be bisected by any road(s) providing access into the applicant's property, nor by any public or private utilities corridors.
3. In the event the applicant acquires agreed upon property located offsite, being Parcel ID #s 0720-19-7898 and 0721-10-4045, as needed to meet dedication requirements, that property may be substituted for the property identified in Section 1 above and may be dedicated in satisfaction of the requirements of the UDO and upon the confirmation of the dedication calculations identified in the UDO, at any time prior to subdivision plan approval. Subdivision plan approval shall not be granted until applicant confirms which of the above options is being offered in satisfaction of dedication requirements.

Calculations for acreage dedication normally are based upon the total number of proposed units within a development. While the Heelan PUD contemplates a total of 520 units, no more than 260 of which would be Single Family Attached, the acreage dedication must be adjusted on account of credit the developer will receive for installation of a planned greenway.

The greenway construction for the Heelan PUD is planned for an estimated 0.80 miles

which should be calculated at \$1.2M per mile or **\$960,000**. If the developer were not dedicating land for open space, the Recreation fee for the Heelan PUD would be:

$$(260 \text{ Single Family Attached units} \times \$2,321.54 \text{ per unit}) + (260 \text{ Single Family Detached units} \times \$3,446.98 \text{ per unit}) = \mathbf{\$1,499,815.20}$$

Subtracting the greenway construction cost from the calculated Recreation fee shows a remaining value of **\$539,815.20** = \$1,499,815.20 - \$960,000.00.

Dividing this remaining value by the per unit Recreation fee determines the number of units which should serve as the basis for the required acreage dedication:

$$\mathbf{\$539,815.20 / \$2,321.54 \text{ per Single Family Attached unit} \approx \mathbf{232.5 \text{ Single Family Attached units}}$$

Therefore, the required acreage dedication can be calculated using the Town's per unit acreage schedule:

$$232.5 \text{ Single Family Attached units} \times 0.0223 \text{ acres per unit} \approx \mathbf{5.2 \text{ acres}}$$

### **Section 13: Public Facilities**

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

#### **A. General Roadway Infrastructure**

Developer shall provide minimum frontage widening based on ½ of a 2-lane thoroughfare in the rural context with public right-of-way dedication based on a 110-foot right-of-way along Humie Olive Road. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site and along street frontage.

Please refer to the concept plan of the PUD plan for proposed access points, stub streets and planned vehicular connectivity. All access and circulation are conceptual and will be finalized at the time of Development Plan review and approval.

#### **B. Transportation Improvements**

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the site plan and construction plan approval process. A traffic study has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the traffic study, the following traffic improvements are proposed for this development:

1. Developer shall construct a westbound left turn lane on Humie Olive Road at the proposed Site Drive with minimum 75 feet of storage and appropriate deceleration length and taper.
2. Developer shall restripe the existing westbound approach of Horton Ridge Boulevard at New Hill Olive Chapel Road to accommodate an exclusive right turn lane and a shared through-left lane at the intersection.

3. An eastbound left turn lane shall be constructed on Humie Olive Road at Richardson Road with minimum of 200 feet of storage plus appropriate deceleration length and taper prior to the 200 platted lot.
4. Developer shall construct an eastbound right turn lane on Humie Olive Road at the proposed Site Drive with minimum 75 feet of storage and appropriate deceleration length and taper.
5. Consistent with the 2045 Advance Apex Thoroughfare and Collector Street Plan and State law, the Developer shall construct Horton Ridge Boulevard in accord with the Town's design standards for a Major Collector.
6. A westbound left turn lane with 50 feet of storage and appropriate deceleration length and taper shall be provided on Humie Olive Road at Olive Farm Road prior to platting access to Olive Farm Road.
7. Developer shall improve Olive Farm Road based on a minimum 27' back-to-back roadway section along the development frontage and avoid direct residential access. Where development is on one side of the road and the opposite side is unimproved, the opposite side shall be constructed based on a minimum 22' edge-to-edge typical section.
8. Olive Farm Road shall be paved based on a minimum 22' edge-to-edge typical section with minimum 30 mph design speed from the development boundary to Humie Olive Road prior to platting access to Olive Farm Road.
9. Olive Farm Road shall meet Apex Minor Collector Street and NCDOT minimum requirements for secondary road pavement structure for all improved sections.
10. A southbound left turn lane with 150 feet of full width storage and appropriate deceleration length and taper shall be constructed on New Hill Olive Chapel Road at Humie Olive Road prior to the 200th platted lot.
11. The westbound left turn lane on Humie Olive Road at New Hill Olive Chapel Road shall be constructed to provide 200 feet of full width storage and appropriate deceleration length and taper prior to the 200th platted lot.
12. Developer shall monitor the intersection of Richardson Road at Humie Olive Road for installation of a traffic signal and install when warranted. A warrant study shall be conducted following the 200th platted lot or as otherwise directed by Apex staff. If a traffic signal is not permitted by NCDOT prior to the 300th platted lot, the Developer shall construct a southbound left turn lane on Richardson Road at Humie Olive Road with 150 feet of storage and appropriate deceleration length and taper. Construction of the southbound left turn lane shall release the developer from the requirement to install a traffic signal.

### **C. Water and Sanitary Sewer**

All lots within the project will be served by the Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Development Plan review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference. The ultimate design for the utilities must meet the current Town of Apex master water and sewer plans for approval.

**D. Other Utilities**

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

**Section 14: Phasing Plan**

This development is expected to be phased. The number and timing of the phases will depend on market conditions and other factors. Construction is anticipated to begin in 2022. Project phasing will be planned to ensure the points of access are provided in accordance with the UDO.

**Section 15: Consistency with the 2045 Land Use Map**

The proposed land use is consistent with the 2045 Land Use Map.

**Section 16: Compliance with the UDO**

The development standards adopted for this PUD follow those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined elsewhere within this document and/or below:

**Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan**

Development plans for new development made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time the development plan is submitted as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan. Pursuant to Bike Apex, new development on the property shall provide a 20' easement generally along Humie Olive Road within which a 10' wide asphalt meandering trail shall be installed.

## Heelan PUD: Exhibit A

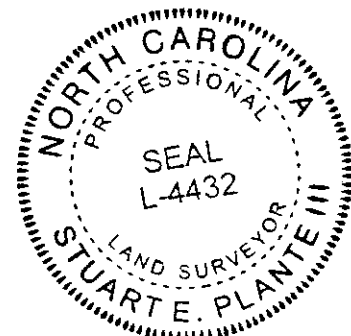
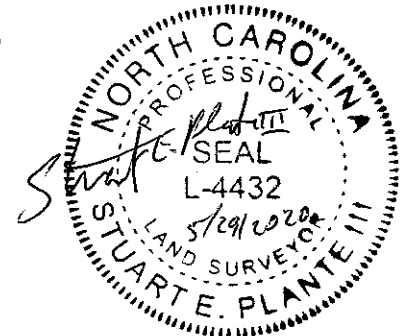
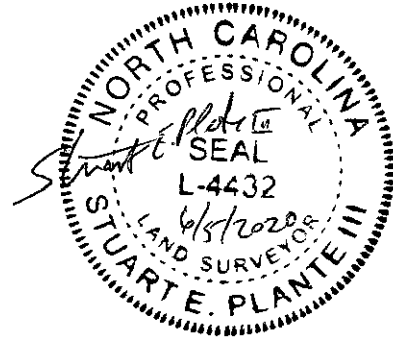
### WETLAND MITIGATION PARCEL

Beginning at an existing Iron pipe on the eastern property line of the Heelan Property, said Iron pipe being South 46°59'52" West 30,771.52' from NCGS survey monument "STALEY" having N.C. Grid Coordinates (NAD83/2011) of N=727,821.36, E=2,043,644.97, thence from said Beginning point along said eastern property line South 06°15'03" West 29.76' to a point on the northern line of the Town of Apex 40' Public Utility Easement recorded in Deed Book 17419, Page 2651, Wake County Registry, thence leaving said eastern property line with said northern easement line North 64°16'42" West 280.47' to a point, thence South 63°35'54" West 174.31' to a point, thence leaving said easement North 18°40'10" East 251.15' to a point, thence North 53°39'09" West 53.01' to a point, thence North 19°45'46" West 43.36' to a point, thence North 03°05'56" West 187.40' to a point, thence North 08°03'50" East 210.66' to a point, thence North 36°31'13" East 24.99' to a point, thence North 65°42'05" East 77.21' to a point, thence North 43°26'33" East 86.71' to a point, thence North 38°14'05" East 92.04' to a point, thence North 57°58'37" East 87.98' to a point, thence North 74°34'56" East 93.13' to a point, thence South 60°16'07" East 28.36' to a point, thence North 67°21'25" East 49.85' to a point on the eastern property line of the Heelan Property, thence along said eastern property line South 03°55'05" West 585.31' to an existing Iron pipe, thence continuing with said eastern property line and crossing Little Beaver Creek South 03°53'40" West 401.10' to the point and place of Beginning containing 7.946 Acres more or less.

**LEGEND**

- (IPF)—IRON PIPE FOUND
- (RBS)—REBAR SET
- (NPF)—NO POINT FOUND
- (CLD)—CENTERLINE CREEK
- (PP)—POWER POLE
- (OHPL)—OVERHEAD POWER LINE
- (SPP)—STEEL POWER POLE
- (POB)—POINT OF BEGINNING
- (X)—CALCULATED POINT
- (-E-)-ELECTRIC EASEMENT
- (-SS-)-PIPELINE EASEMENT
- (-F-)-100 YR. FLOOD ZONE
- XXX—ADDRESS
- STATE OF N.C. CONSERVATION EASEMENT FOR STREAM RESTORATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°15'03" W	29.76'
L2	N 64°16'42" W	280.47'
L3	S 63°35'54" W	174.31'
L4	N 18°40'10" E	251.15'
L5	N 53°39'09" W	53.01'
L6	N 19°45'46" W	43.36'
L7	N 03°05'56" W	187.40'
L8	N 08°03'50" E	210.66'
L9	N 36°31'13" E	24.99'
L10	N 65°42'05" E	77.21'
L11	N 43°26'33" E	86.71'
L12	N 38°14'05" E	92.04'
L13	N 57°58'37" E	87.98'
L14	N 74°34'56" E	93.13'
L15	S 60°16'07" E	28.36'
L16	N 67°21'25" E	49.85'
L17	S 03°55'05" W	585.31'
L18	S 03°53'40" W	401.10'



**NOTES:**

1. A PORTION OF THE PROPERTY IS IN THE 100 YR. FLOOD AND FLOODWAY, ZONE AE, BY FEMA FIRM MAP NO. 3720071000K PANEL 0710, EFFECTIVE DATE 2/2/2007 AND FIRM MAP NO. 3720072000J PANEL 0720, EFFECTIVE DATE 5/2/2006. 100 YR. FLOOD AND FLOODWAY LINES TAKEN FROM NCFLOODMAPS.COM ON 8/2/19.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED MITIGATION AREA.

D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

Stuart E. Plante III  
PROFESSIONAL LAND SURVEYOR

2/26/2020  
DATE

NORTH CAROLINA  
WAKE COUNTY

I, STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 28,682 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, 2020 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR  
LICENSE NO. L-4432

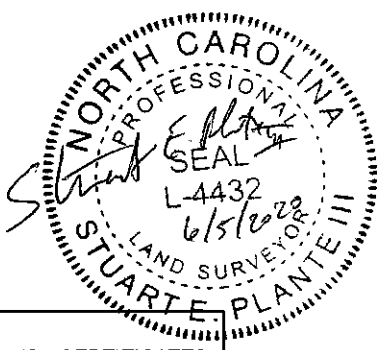
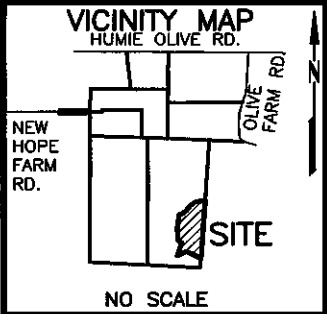
MITIGATION AREA EXHIBIT  
BUCKHORN TOWNSHIP  
WAKE COUNTY, N.C.

**ROBINSON & PLANTE PC**

LAND SURVEYING  
C-2687

970 TRINITY ROAD  
RALEIGH, N.C. 27607  
PHONE (919) 859-6030  
FAX (919) 859-6032

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



SEE SHEET 1 FOR NOTES,  
LINE AND CURVE TABLES, LEGEND AND CERTIFICATES.

GEORGE HEELAN, AS TRUSTEE  
OF THE CAROL B. HEELAN  
IRREVOCABLE TRUST  
DATED DECEMBER 17, 2012  
PART OF D.B. 15075, PG. 1886  
PART OF D.B. 3128, PG. 392  
B.M. 1924, PG. 34  
PIN 0720.01-07-5965

3120 OLIVE FARM ROAD

ROBERT A. OLIVE  
JUDITH H. OLIVE  
D.B. 11988, PG. 1891  
D.B. 2668, PG. 263  
B.M. 2006, PG. 523  
B.M. 1978, PG. 623  
PIN 0720.01-18-5030

N.C. GRID NORTH NAD83 (2001)  
BY GPS(VRS)  
N.C. CORS BASE STATION NETWORK  
DATED 7/17/19  
0.999892 COMBINED GRID FACTOR

PROPERTY LINE PER  
D.B. 11988, PG. 1891  
B.M. 2006, PG. 523  
FOUND W/ EXISTING  
CORNER MONUMENTATION

PROPOSED  
MITIGATION  
AREA  
7.946 ACRES  
346,116 S.F.

DEP DANGER TREE  
RIGHTS AREA EASEMENT  
D.B. 11327, PG. 1543

TOWN OF CARY  
40' UTILITY AND  
PIPELINE EASEMENT  
D.B. 15369, PG. 236  
D.B. 14529, PG. 2136

70' DEP EASEMENT  
D.B. 9928, PG. 1752

TOWN OF APEX  
35' ELECTRIC EASEMENT  
D.B. 15876, PG. 1217

STATE OF N.C.  
CONSERVATION EASEMENT  
FOR STREAM RESTORATION  
D.B. 9332, PG. 2670

3 BOYS CAPITAL, LLC  
MUSIC ROW INVESTMENTS, LLC  
OLD NORTH STATE CAPITAL, LLC  
1071 CLASSIC ROAD, LLC  
D.B. 17080, PG. 941  
TRACT A  
B.M. 2007, PG. 650  
PIN 0720.01-17-7185

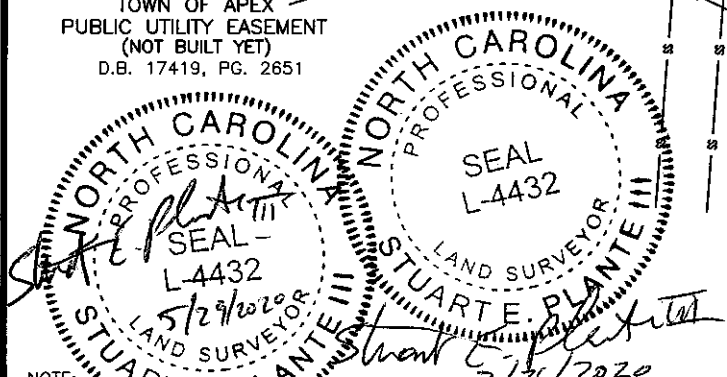
NCGS "STALEY"  
NAD 83 (2011)  
N.C. GRID COORDS.  
N=727821.36  
E=2043644.97

100 YR. FLOOD  
(SEE NOTE 1)

FLOODWAY  
(SEE NOTE 1)

100 YR. FLOOD  
(SEE NOTE 1)

TOWN OF APEX  
PUBLIC UTILITY EASEMENT  
(NOT BUILT YET)  
D.B. 17419, PG. 2651



NPF/RBS  
(AT B.M. 2018,  
PG. 2237-2243 AND  
D.B. 16792, PG. 2460)

MITIGATION AREA EXHIBIT  
BUCKHORN TOWNSHIP  
WAKE COUNTY, N.C.

**ROBINSON & PLANTE PC**  
LAND SURVEYING  
C-2687  
970 TRINITY ROAD  
RALEIGH, N.C. 27607  
PHONE (919) 859-6030  
FAX (919) 859-6032

NOTE:  
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES  
ON THIS MAP ARE HORIZONTAL GROUND DISTANCES UNLESS  
OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 150 300 450



GRAPHIC SCALE

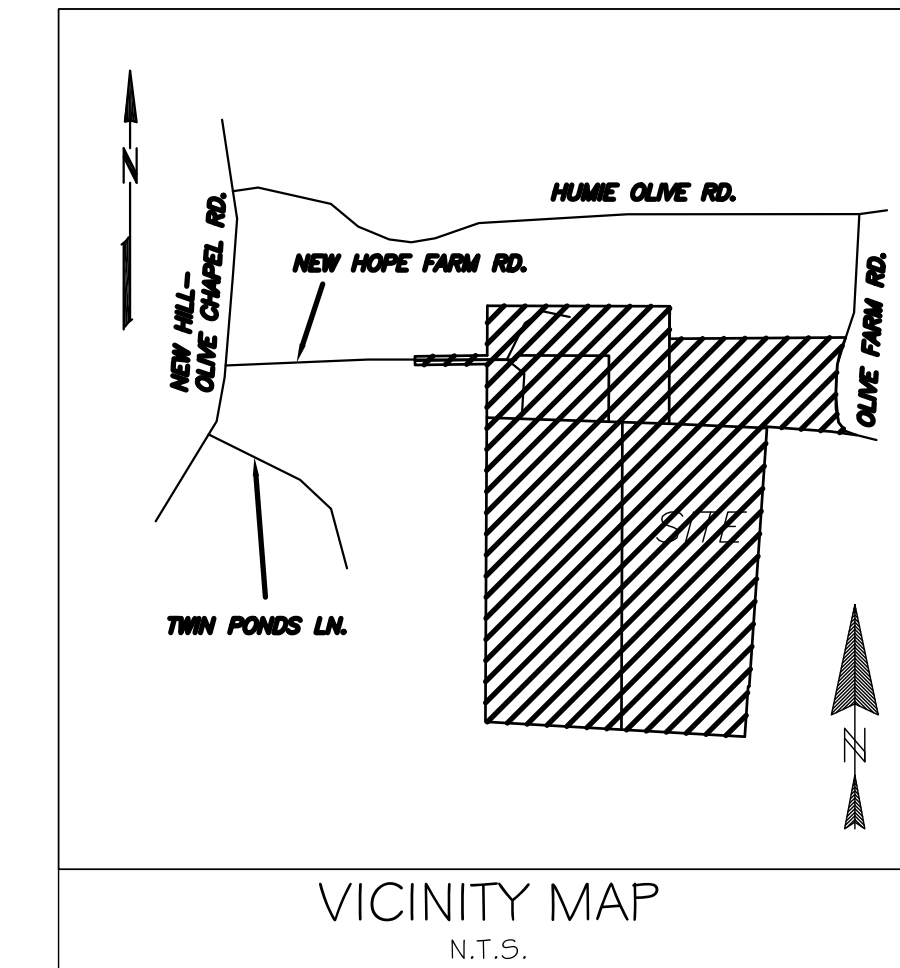
REVISION: 5/29/2020 REVISED MITIGATION AREA  
REVISION: 6/5/2020 REVISED MITIGATION AREA

FILE: WETLAND SWAP3

DATE: 2-25-2020 SHEET 2 OF 2



# HEELAN PROPERTY PLANNED UNIT DEVELOPMENT



SITE DATA	
PROJECT NAME	HEELAN PROPERTY PUD
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	MI HOMES-RALEIGH 1511 SUNDAY DRIVE SUITE #110 RALEIGH, NC 27607 PHONE - (919) 205-9980 CONTACT PERSON - ERICA LEATHAM
CURRENT ZONING	R-40W
CURRENT 2045 LAND USE MAP DESIGNATION	LOW & MEDIUM DENSITY RESIDENTIAL (LD & MD)
PROPOSED ZONING DESIGNATION	PUD-CZ
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW & MEDIUM DENSITY RESIDENTIAL (LD & MD)
WAKE COUNTY PINS	0710-98-6889 (PARTIAL), 0720: 07-5965, 09-2779, 09-3139 (PARTIAL), 18-1967
TOTAL PROJECT AREA	142.42 ACRES
AREA IN HUMIE-OLIVE ROAD R/W DEDICATION	0.95 ACRE
AREA IN LAND DEDICATION	0.69 ACRE
NET SITE AREA	140.78 ACRES
MAXIMUM ALLOWED NUMBER OF UNITS	746 UNITS (108.57 AC. MEDIUM DENSITY AT 6 UNITS/ACRE, 31.86 AC. LOW DENSITY AT 3 UNITS/ACRE)
PROPOSED NUMBER OF UNITS	520 UNITS (3.7 UNITS/ACRE)
REQUIRED RCA / BUFFER AREA	42.13 ACRES (30.0%)
PROVIDED RCA / BUFFER AREA	42.26 ACRES (30.1%)
MAXIMUM BUILT UPON AREA FOR PUD	70% OR 98.3 ACRES
MAXIMUM BUILDING HEIGHT	45'
OFF STREET PARKING	PARKING WILL COMPLY WITH TOWN OF APEX UDO SECTION 8.3 FOR BOTH SINGLE-FAMILY RESIDENTIAL LOTS & TOWNHOME LOTS.
PUBLIC RECREATION REQUIREMENT	MULTI-FAMILY ATTACHED
WATERSHED INFORMATION	PRIMARY; BEAVER CREEK BASIN
APEX BUFFER DETERMINATION	APEX 19-003
HISTORIC STRUCTURE?	NO
PHASED DEVELOPMENT	YES
FEMA FLOODPLAIN INFORMATION	MAP #3720072000J & #3720071000K PROJECT IS WITHIN 100 YEAR FLOODPLAIN

#### PERMITTED USE:

- Single-family
- Townhouse
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

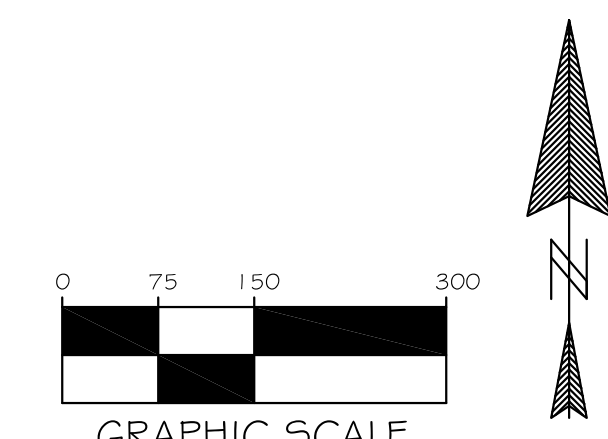
#### PD PLAN - DRAWING SHEET INDEX

- 1 COVER SHEET
- 2 PRELIMINARY LAYOUT PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 PRELIMINARY UTILITY PLAN

MINIMUM BUILDING SETBACKS-TOWNHOME	
FROM BUILDING TO BUILDING	10'
FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR PARKING
FRONT	10'
REAR	20'
SIDE	5'
CORNER SIDE	5'

MINIMUM BUILDING SETBACKS-SINGLE FAM.	
FROM BUFFER/RCA	10' FOR BUILDINGS, 5' FOR PARKING
FRONT	10'
REAR	20'
SIDE	5'
CORNER SIDE	5'

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



THIS SHEET IS FOR  
ILLUSTRATIVE PURPOSES ONLY

FOR  
REVIEW  
ONLY

HEELAN PROPERTY PUD  
PD PLANS

COVER SHEET

WAKE COUNTY, NORTH CAROLINA  
TOWN OF APEX

SCALE	1" = 300'	DATE	OCTOBER 1, 2019
REVISION	1/10/2019	1st TRC REVIEW	
REVISION	1/20/2019	2nd TRC REVIEW	
REVISION	01/09/2020	3rd TRC REVIEW	
REVISION	01/27/2020	4th TRC REVIEW	
SHEET	1	PROJECT	1910



TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
2. SITE ELEMENTS REQUIRED TO SATISFY RECREATION REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
3. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

NOTES:

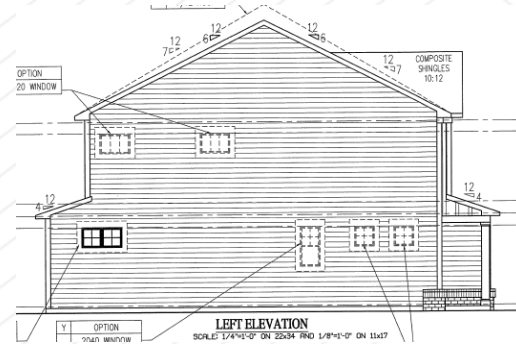
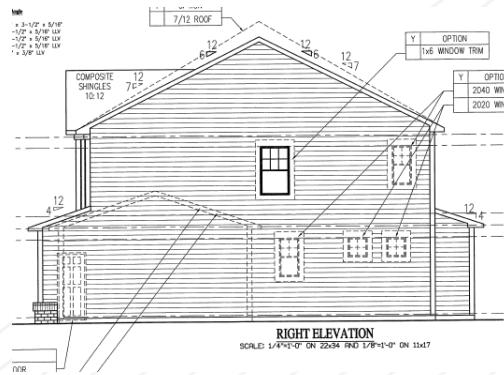
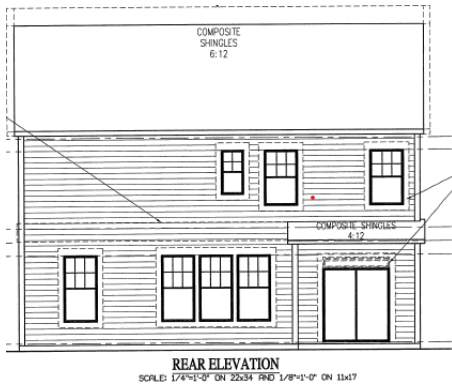
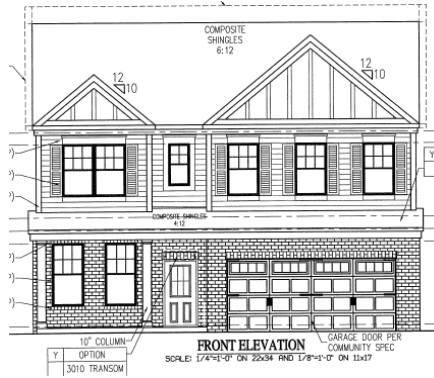
1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY ROBINSON & PLANTE SURVEYORS.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA UTMAR.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
4. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
5. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
6. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.

LINE TABLE							
LINE	BEARING	DISTANCE	L26	S 01'11"10" W	51.23'		
L1	N 82°02'43" W	78.75'	L27	S 00°48'41" W	100.85'		
L2	N 82°02'43" W	64.50'	L28	S 00°07'38" E	100.78'		
L3	N 01°00'24" E	76.02'	L29	S 02°58'58" E	53.35'		
L4	N 89°12'54" W	100.50'	L30	S 13°59'14" E	57.97'		
L5	N 00°48'29" W	30.00'	L31	S 32°03'06" E	60.35'		
L6	N 00°48'29" W	30.00'	L32	S 52°15'03" E	20.12'		
L7	N 89°11'31" E	501.95'	L33	S 03°53'40" W	401.10'		
L8	S 89°48'46" E	200.00'	L34	N 87°29'01" W	3.36'		
L9	N 00°10'30" E	30.00'	L35	S 04°53'09" W	345.87'		
L10	S 89°48'42" E	1.08'	L36	S 87°47'41" W	8.33'		
L11	S 00°29'09" W	225.80'	L37	N 01°00'24" E	3.64'		
L12	N 62°54'45" E	32.90'	L38	N 83°31'45" W	81.79'		
L13	S 21°48'27" W	100.04'	L39	N 01°06'45" E	72.46'		
L14	S 12°15'17" W	100.09'	L40	S 00°16'40" W	0.34'		
L15	S 03°45'42" W	100.03'	L41	S 00°16'40" W	225.80'		
L16	S 01°43'47" W	100.04'	L42	S 82°02'43" E	33.58'		
L17	S 00°11'33" E	100.03'	L43	N 00°15'45" E	10.05'		
L18	S 10°26'03" E	99.95'	L44	N 06°52'51" W	101.55'		
L19	S 32°21'17" E	74.79'	L45	N 03°07'19" E	22.13'		
L20	S 62°11'48" E	52.88'	L46	S 88°43'43" E	215.50'		
L21	S 23°47'54" W	36.43'	L47	S 06°52'51" E	0.17'		
L22	S 22°31'40" W	51.58'	L48	N 89°34'45" E	33.65'		
L23	S 17°34'35" W	53.33'	L49	N 89°34'45" E	0.26'		
L24	S 10°08'49" W	53.06'	L50	S 09°28'09" E	0.67'		
L25	S 05°13'38" W	52.14'	L51	S 09°28'09" E	10.71'		

Point	Description	101	POPULAR22	202	GUM20	300	POPULAR24	401	PINE18	501	PINE24
1	GUM20	102	POPULAR22	203	GUM20	301	POPULAR24	402	PINE18	502	PINE24
2	GUM19	103	GUM22	204	GUM22	302	POPULAR24	403	PINE18	503	PINE24
3	GUM18	104	GUM21	205	POPULAR30	303	GUM18	404	POPULAR21	504	POPULAR22
4	GUM22	105	GUM24	206	GUM19	304	GUM21	405	PINE18	505	SWEETGUM21
5	GUM19	106	GUM22	207	GUM21	305	GUM22	406	PINE18	506	GUM22
6	GUM22	107	GUM23	208	GUM23	306	GUM21	407	PINE18	507	SWEETGUM21
7	GUM20	108	POPULAR19	209	GUM22	307	PINE18	408	POPULAR18	508	GUM20
8	GUM21	109	GUM22	210	POPULAR22	308	POPULAR19	409	POPULAR22	509	POPULAR22
9	POPULAR19	110	GUM23	211	GUM19	309	POPULAR19	410	POPULAR26	510	POPULAR19
10	GUM22	111	GUM20	212	GUM20	310	GUM20	411	GUM21	511	POPULAR18
11	GUM22	112	POPULAR25	213	POPULAR25	311	GUM20	412	POPULAR24	512	GUM22
12	GUM22	113	GUM23	214	GUM19	312	POPULAR25	413	GUM19	513	GUM18
13	GUM19	114	GUM22	215	POPULAR29	313	GUM19	414	POPULAR18	514	GUM28
14	POPULAR19	115	GUM22	216	GUM22	314	GUM22	415	GUM18	515	GUM22
15	GUM23	116	GUM24	217	GUM25	315	MAPLE20	416	POPULAR19	516	POPULAR25
16	PINE19	117	MAPLE24	218	POPULAR36	316	GUM19	417	POPULAR19	517	PINE22
17	PINE22	118	MAPLE24	219	MAPLE21	317	MAPLE21	418	MAPLE21	518	POPULAR24
18	GUM20	119	MAPLE19	220	MAPLE19	318	POPULAR19	419	GUM22	519	POPULAR25
19	GUM19	120	GUM25	221	MAPLE22	319	GUM21	420	POPULAR28	520	GUM22
20	GUM18	121	GUM25	222	GUM25	320	POPULAR18	421	POPULAR18	521	POPULAR23
21	GUM20	122	POPULAR22	223	POPULAR22	321	POPULAR21	422	GUM20	522	SWEETGUM22
22	GUM19	123	GUM25	224	POPULAR21	322	GUM21	423	GUM22	523	POPULAR18
23	GUM20	124	GUM25	225	GUM25	323	GUM18	424	GUM18	524	GUM22
24	GUM25	125	GUM24	226	GUM22	324	GUM20	425	GUM20	525	GUM23
25	GUM19	126	POPULAR18	227	POPULAR25	325	GUM25	426	GUM20	526	SWEETGUM19
26	GUM21	127	GUM25	228	GUM25	326	GUM25	427	GUM18	527	POPULAR25
27	GUM23	128	MAPLE20	229	POPULAR31	327	GUM27	428	PINE20	528	POPULAR25
28	MAPLE25	129	MAPLE21	230	GUM20	328	GUM25	429	GUM28	529	PINE19
29	GUM20	130	GUM20	231	GUM20	329	GUM19	430	GUM20	530	GUM25
30	MAPLE24	131	MAPLE22	232	GUM21	330	GUM18	431	GUM20	531	GUM20
31	GUM22	132	GUM25	233	GUM28	331	GUM23	432	GUM18	532	PINE24
32	GUM24	133	POPULAR19	234	POPULAR19	332	PINE18	433	GUM19	533	SWEETGUM19
33	GUM22	134	MAPLE25	235	POPULAR19	333	PINE23	434	GUM21	534	GUM18
34	GUM22	135	GUM24	236	GUM23	334	POPULAR18	435	POPULAR18	535	GUM21
35	MAPLE18	136	POPULAR18	237	GUM19	335	POPULAR18	436	POPULAR18	536	POPULAR23
36	GUM24	137	GUM25	238	GUM20	336	GUM20	437	GUM18	537	GUM20
37	GUM22	138	GUM23	239	GUM21	337	GUM20	438	GUM24	538	GUM21
38	GUM20	139	GUM20	240	POPULAR25	338	POPULAR25	439	POPULAR25	539	POPULAR25
39	MAPLE29	140	GUM21	241	GUM23	339	PINE36	440	GUM21	540	GUM21
40	POPULAR19	141	GUM23	242	BIRCH28	340	POPULAR19	441	GUM20	541	GUM18
41	MAPLE19	142	GUM22	243	GUM20	341	GUM20	442	POPULAR18	542	POPULAR19
42	GUM19	143	POPULAR22	244	POPULAR22	342	POPULAR25	443	POPULAR20	543	SWEETGUM23
43	GUM22	144	GUM19	245	GUM21	343	GUM18	444	POPULAR18	544	SWEETGUM24
44	GUM19	145	GUM20	246	POPULAR21	344	POPULAR21	445	GUM20	545	GUM20
45	POPULAR28	146	GUM23	247	POPULAR25	345	GUM27	446	GUM23	546	GUM18
46	GUM20	147	GUM23	248	GUM19	346	POPULAR19	447	GUM25	547	POPULAR20
47	POPULAR19	148	GUM28	249	POPULAR24	347	GUM28	448	MAPLE23	548	MAPLE23
48	GUM24	149	GUM24	250	GUM24	348	GUM24	449	GUM27	549	GUM27
49	GUM21	150	GUM21	251	GUM19	349	GUM24	450	POPULAR21	550	PINE25
50	GUM22	151	POPULAR22	252	GUM23	350	GUM27	451	GUM23	551	GUM25
51	GUM25	152	GUM25	253	GUM21	351	GUM22	452	GUM21	552	GUM28
52	MAPLE18	153	POPULAR20	254	POPULAR29	352	PINE23	453	GUM23	553	GUM21
53	POPULAR20	154	MAPLE20	255	GUM24	353	PINE22	454	GUM23	554	GUM18
54	GUM24	155	GUM27	256	GUM27	354	GUM21	455	POPULAR18	555	SWEETGUM24
55	POPULAR23	156	POPULAR18	257	POPULAR21	355	PINE18	456	GUM20	556	PINE22
56	POPULAR24	157	MAPLE23	258	POPULAR22	356	PINE23	457	MAPLE18	557	PINE20
57	POPULAR25	158	POPULAR25	259	PINE24	357	GUM26	458	GUM22	558	GUM25
58	MAPLE26	159	GUM24	260	GUM25	358	GUM18	459	GUM18	559	SWEETGUM20
59	GUM21	160	GUM19	261	GUM23	359	GUM19	460	GUM21	560	POPULAR19
60	GUM19	161	GUM24	262	MAPLE20	360	GUM19	461	GUM18	561	POPULAR25
61	SYCAMORE25	162	GUM27	263	GUM21	361	PINE24	462	GUM26	562	MAPLE25
62	MAPLE22	163	POPULAR19	264	GUM21	362	GUM22	463	GUM22	563	POPULAR21
63	POPULAR20	164	GUM21	265	GUM21	363	PINE18	464	GUM18	564	GUM23
64	POPULAR28	165	GUM19	266	GUM20	364	PINE24	465	GUM21	565	PINE19
65	MAPLE21	166	GUM22	267	POPULAR24	365	POPULAR23	466	GUM23	566	PINE19
66	POPULAR21	167	MAPLE22	268	POPULAR25	366	PINE23	467	PINE23	567	POPULAR25
67	GUM19	168	GUM23	269	GUM24	367	GUM18	468	GUM22	568	PINE25
68	MAPLE23	169	GUM22	270	GUM24	368	GUM22	469	GUM23	569	PINE21
69	GUM22	170	POPULAR25	271	GUM25	369	MAPLE20	470	MAPLE20	570	POPULAR25
70	GUM22	171	POPULAR22	272	GUM23	370	MAPLE25	471	GUM20	571	GUM20
71	HORSEBEAM28	172	POPULAR26	273	POPULAR26	371	GUM19	472	GUM21	572	POPULAR24
72	GUM19	173	POPULAR26	274	GUM18	372	GUM19	473	GUM23	573	POPULAR25
73	HORSEBEAM25	174	MAPLE44	275	GUM19	373	GUM20	474	PINE23	574	PINE23
74	GUM19	175	GUM19	276	MAPLE27	374	POPULAR29	475	GUM20	575	GUM20
75	GUM19	176	MAPLE23	277	GUM23	375	GUM23	476	GUM20	576	GUM20
76	GUM19	177	POPULAR32	278	GUM27	376	GUM19	477	POPULAR21	577	POPULAR21
77	GUM19	178	MAPLE19	279	POPULAR28	377	POPULAR22	478	GUM25	578	POPULAR25
78	POPULAR21	179	POPULAR22	280	POPULAR22	378					

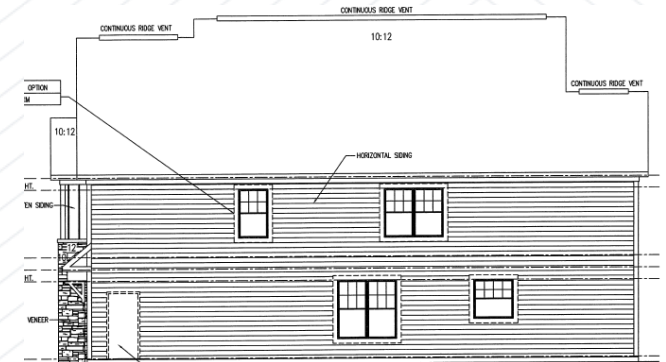
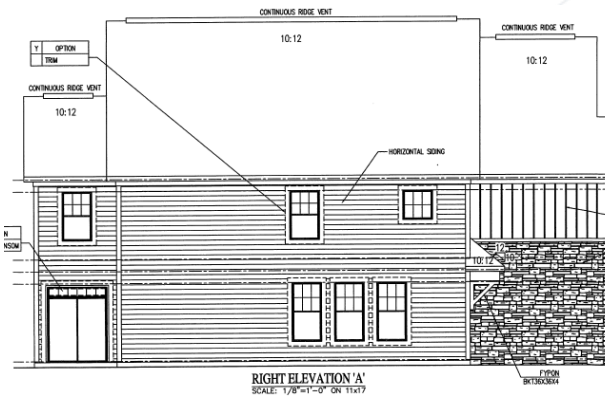
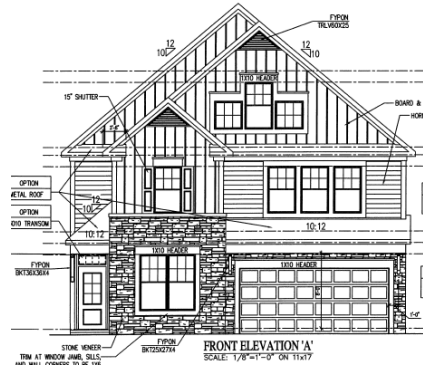


# Single Family Elevations, Illustrative



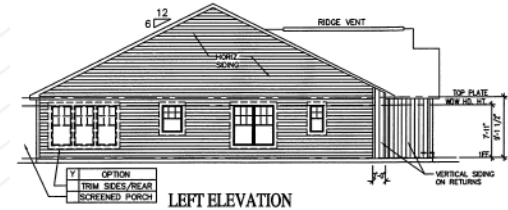
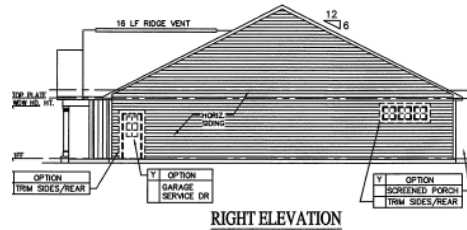
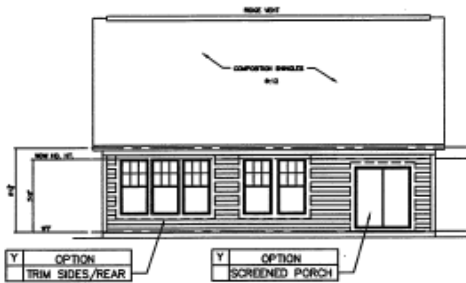
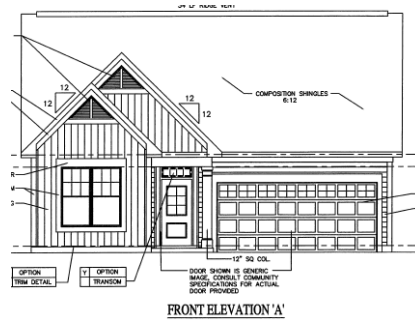
M/I HOMES

# Single Family Elevations, Illustrative



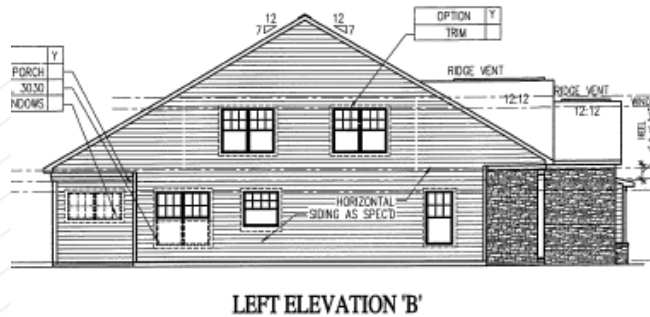
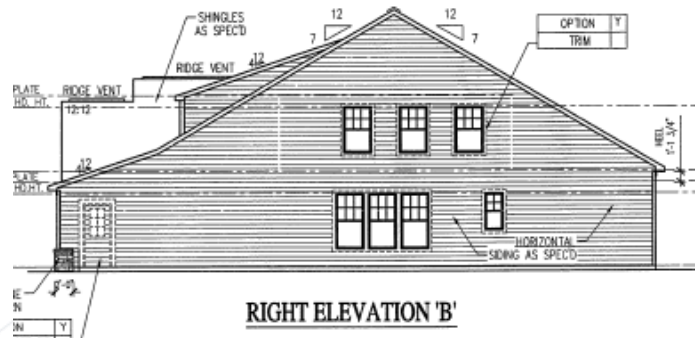
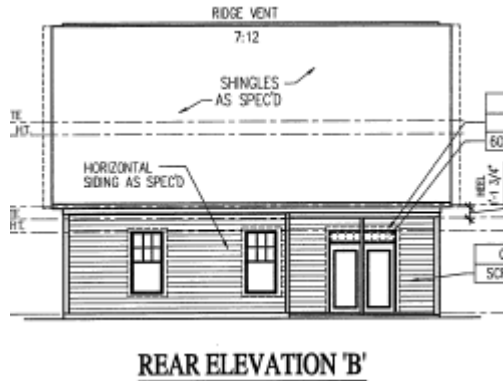
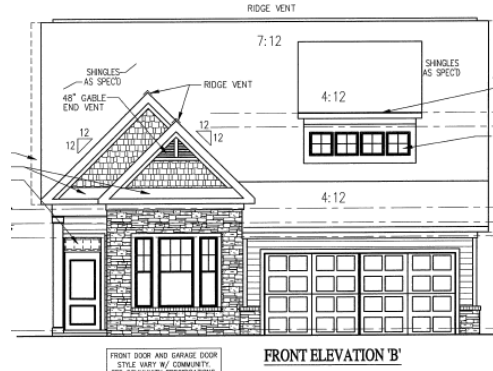
M/I HOMES

# Single Family Elevations, Illustrative



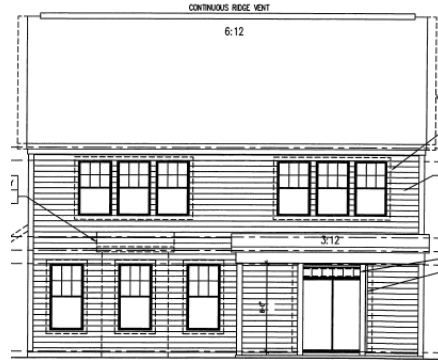
M/I HOMES

# Single Family Elevations, Illustrative

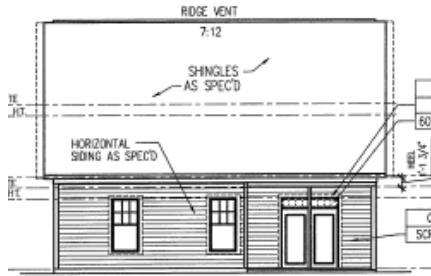




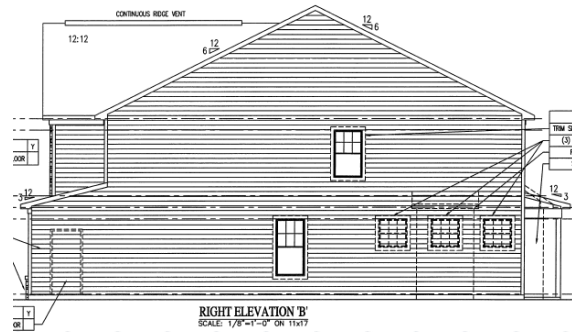
# Single Family Elevations, Illustrative



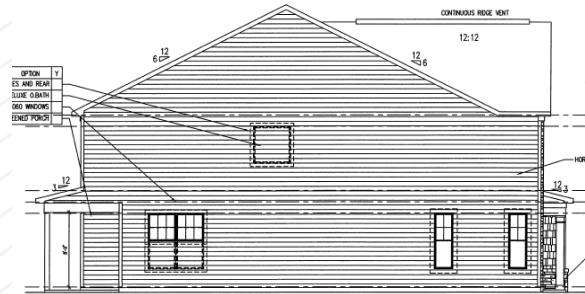
REAR ELEVATION 'B'  
SCALE: 1/8"=1'-0" OR 1/4"=1'-0"



REAR ELEVATION 'B'

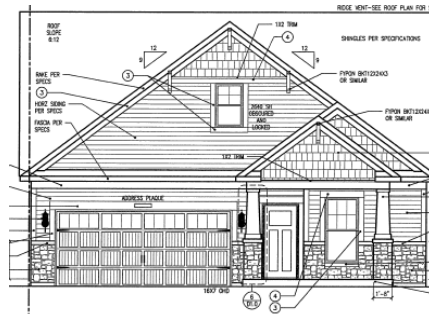


RIGHT ELEVATION 'B'  
SCALE: 1/8"=1'-0" OR 1/4"=1'-0"

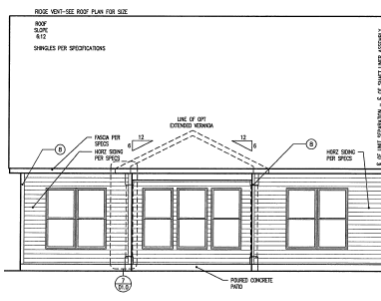


LEFT ELEVATION 'B'  
SCALE: 1/8"=1'-0" OR 1/4"=1'-0"

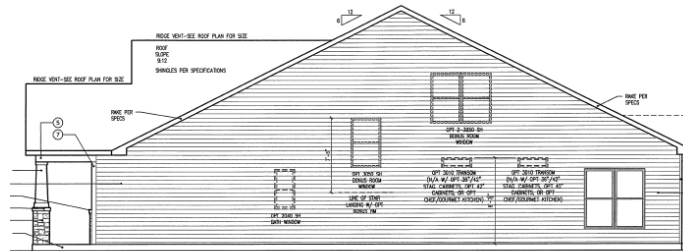
# Single Family Elevations, Illustrative



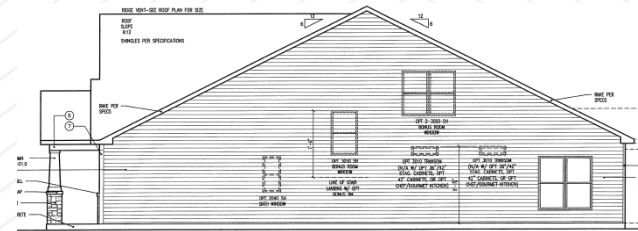
**Front Elevation - A2**  
SCALE: 1/4" = 1'-0"



**Rear Elevation - A2**  
SCALE: 1/4" = 1'-0"

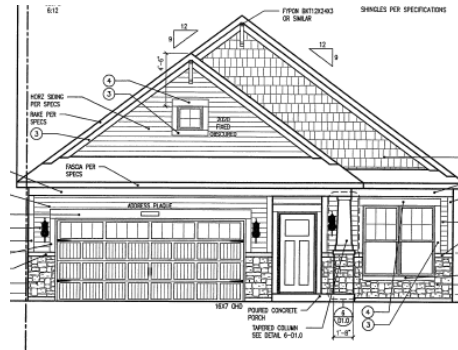


**Side Elevation - A1**  
SCALE: 1/4" = 1'-0"

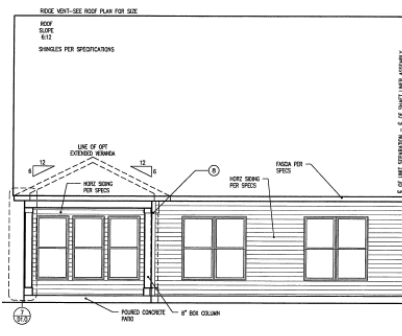


**Side Elevation - A2**  
SCALE: 1/4" = 1'-0"

# Single Family Elevations, Illustrative



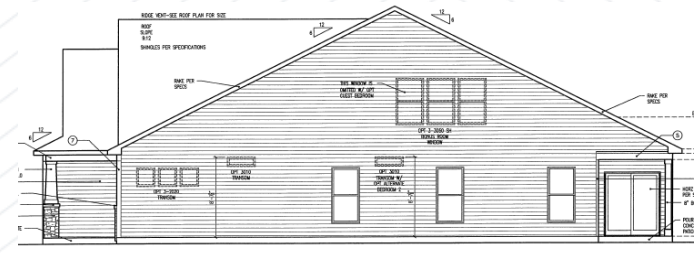
Front Elevation - C2



Rear Elevation - C2



Side Elevation - C1

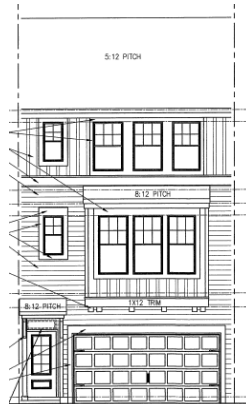


Side Elevation - C2

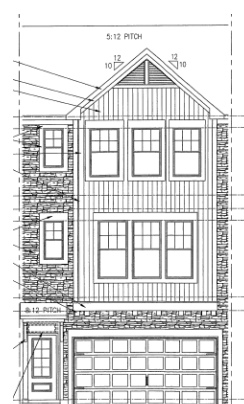


M/I HOMES

# Townhome Elevations, Illustrative



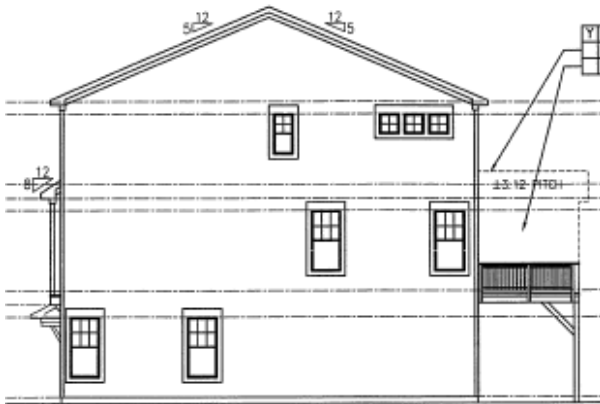
**ELEVATION-A**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



**ELEVATION-C**

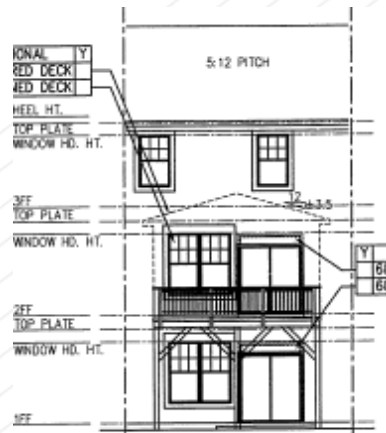


**ELEVATION-C**



**END UNIT -A □**

SCALE: 1/8"=1'-0" ON 22x34 AND 1/16"=1'-0" ON 11x17



**REAR ELEVATION-A**

1/8"=1'-0" ON 22x34 AND 1/16"=1'-0" ON 11x17



M/I HOMES