

Attachment "B"

Welch Homestead

Planned Unit Development

Apex, North Carolina

Submittal Dates:

First Submittal: July 1, 2025

Second Submittal: September 5, 2025

Third Submittal: October 3, 2025

Fourth Submittal: November 3, 2025

Fifth Submittal: December 1, 2025

Sixth Submittal: January 2, 2026

Seventh Submittal: February 6, 2026

Eighth Submittal: February 26, 2026

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Land Use Attorney:

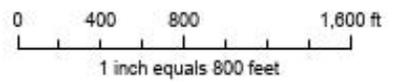
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VICINITY MAP



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PROJECT DATA	
Name of Project:	Welch Homestead PUD
Current Zoning:	R-40W (Wake County)
Proposed Zoning:	PUD-CZ
Current 2045 LUM Designation:	1) Medium Density Residential 2) Medium Density Residential/Commercial Services 3) Office Employment/ Commercial Services 4) Park – Public or Private
Proposed 2045 LUM Designation:	1) Medium Density Residential 2) Park – Public or Private
Site Address:	3204, 3216, 3312 Old US 1 Hwy
Property Identification Number:	0720158891, 0720144298, 0720046146
Total Acreage:	83.53 acres (including 1.77 acres of existing right-of-way)
Area Designated as Mixed Use on LUM:	0 acres
Area Proposed as Non-Residential:	0 acres

PURPOSE STATEMENT

This PUD-CZ is submitted with the purpose and intent of implementing the Town of Apex's 2045 Land Use Plan and facilitating the development of a well-designed neighborhood with a range of housing types and densities.

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of residential housing types including single family detached houses and townhouses at a moderate density (approximately 3.3 units per acre). Environmental and access constraints prevent the development of viable commercial uses on this site.

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site – creating a cohesive neighborhood, rather than disconnecting the future residents by housing type.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate this land to the Town of Apex for the development of a linear park along the future S-Line route.

In summary, the PUD zoning allows the project to provide a balanced mix of housing types at a density conforming to the goals of the Medium Density Residential designation. Absent a PUD, attached townhouses are only permitted by right in the High Density Multi Family zoning district, which would also permit apartments and a much higher density (14 units per acre vs. 6 -7 units per acre) than would be appropriate for this area and this land use designation. Therefore, the proposed PUD allows the future development to strike a balance between two zoning districts, design a creative neighborhood layout, provide a range of housing choices, and do so at a density that fits with the existing and future surrounding development.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS (UDO Sec.

2.3.4.F.1.iv-vi)

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

Response: Proposed uses include single-family detached, attached townhouse, and recreation facility, private, which are all permitted uses in the PUD district per UDO 4.2.2 Use Table.

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

Response: The PUD-CZ is proposed to be entirely residential, with accessory recreational uses. The overall maximum density is set at 3.3 units per acre, or a total of 270 units (based on gross acreage – including land proposed for public park dedication). A minimum of 105 units and a maximum of 140 units shall be single-family detached units. A minimum of 115 and maximum of 150 units shall be townhouse units. This project proposes clustered townhouses along the western half of the site to align with the adjacent townhome development and to help make the transition to higher intensity commercial and office uses along Old US 1 in the future. Single family detached uses are proposed on the eastern portion of the property to provide effective transitions to the adjacent single family detached homes.

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

Response: Some dimensional standards proposed in this PUD-CZ vary from the UDO – some are less restrictive, and some are more restrictive. The dimensional standards mirror the intent of the project to strike a balance between the Medium Density Residential District and High Density Multi Family Residential District. In order to achieve a layout which adheres to the density targets outlined in the Town’s adopted plans, the proposed dimensional standards are generally slightly less restrictive than required in MDR, but more restrictive than HDMR. Except for dimensional standards listed in this PUD-CZ document, all other dimensional standards from the UDO, NC Building Code, and NC Fire Code will be met.

- (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the *Advance Apex: The 2045 Transportation Plan* and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by

the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the *Advance Apex: The 2045 Transportation Plan*. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

Response: The proposed PUD-CZ seeks to provide an integrated range of housing choices within the same neighborhood, clustered throughout the site in service of protecting existing environmental features like streams, wetlands, and substantial tree canopy. Five-foot-wide sidewalks will be provided along both sides of all residential streets (regardless of fronting single family detached or townhouses). Five-foot-wide sidewalk and six-foot-wide bicycle lanes will also be constructed along both sides of the site's frontage on Old US 1 Hwy (*as permitted by NCDOT*), consistent with *Advance Apex: the 2045 Transportation Plan* and the Town's Standard Cross Section for 4-Lane Thoroughfare (3001.01). The Town of Apex does not have any Greenway plans that overlap with the subject property. The southern portion of the site falls within a Future Parkland Search area on the Parks, Recreation, Greenways, and Open Space Plan. As a condition of approval, this PUD-CZ offers the dedication of land to the Town of Apex south of Old US 1 and north of the railroad for future use as a linear public park.

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

Response: This PUD-CZ seeks to enhance walkability and connectivity in this area and provide multimodal transportation options to future residents. In accordance with UDO requirements, the PUD-CZ will connect to four existing street stubs and provide new stubs for future development to tie into, strengthening local street redundancy and the block network. All streets will have sidewalks, allowing residents to walk safely through the neighborhood. The request will increase density near an area designated for commercial services and office employment uses. In the future, residents in this neighborhood should be able to access these commercial amenities either on foot/bicycle, or without having to drive on major connector roads.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate

this land to the Town of Apex for the development of a linear park along the future S-Line route.

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

Response: The site is in southwest Apex, which is dominated by residential uses. This proposed project shares all property lines with existing residential uses – including single family detached on large and smaller lots, and townhouses. This project provides incremental infill to provide more housing supply choices in an existing residential area. The proposed project is expected to enhance the value of the surrounding properties and enhance this area’s reputation as a desirable place to live.

- (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

Response: Architectural standards proposed with this PUD-CZ restrict materials (such as vinyl siding), commit to each house having decorative architectural elements, and reduce the visual impact of a front-facing garage. Architectural standards are provided for both the single family detached and townhouse building types. Precedent images are provided with these PUD-CZ documents as examples of how these architectural standards may look once built.

CONSISTENCY WITH CONDITIONAL ZONING STANDARDS (UDO Sec. 2.3.3.F.1-10)

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

PERMITTED USES

The Welch Homestead 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.

The following uses shall be permitted:

Residential Uses	
Single family detached	P
Townhouse	P
Accessory Dwelling Unit*	P
Recreational Uses	
Park, active	P
Greenway	P
Park, passive	P
Recreation facility, private	P
Utility, Minor	P

*Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

DESIGN CONTROLS

Acres for each district are approximate and may increase or decrease by up to 10% based on updated surveys at Master Subdivision Plan/Site Plan.

Residential District		
Site Acreage:	83.53 acres (including 1.77 acres of existing right-of-way)	
Project Area (sans existing right-of-way)	81.76 acres (not including 1.77 acres of existing right-of-way)	
Single Family Detached District Acreage	+/- 51.06 acres	
Townhouse District Acreage	+/- 28.40 acres	
Maximum Total Residential Units	270 (~3.3 units/acre**)	
Single Family Detached (Min./Max.)	Min. 105 / Max. 140	
Townhouses (Min./Max.)	Min. 115/ Max. 150	
Maximum Built-Upon Area	60%	
	Single-Family	Townhouses
Minimum Lot Size	5000SF	2000 SF
Minimum Lot Width	40'	20'
<p>40% of single-family lots are required to be a minimum of 50' in width. All single family detached lots within 150' of single family detached lots recorded in the Woodbury subdivision and the Friendship Station subdivision shall be a minimum of 50' in width.</p>		

Setbacks		
Minimum Front	20'	10' (House Building Façade)
		20' (Garage)
Minimum Side	5'	0'
Minimum Rear	20'	5'
Minimum Corner Side	10'	10'
Minimum Building Separation	N/A	15'
Maximum Building Height	40'	36'
Minimum RCA Setbacks	10'	10'

** Density calculated in accordance with UDO 5.2.1: Density shall be measured by taking the quotient of the total number of dwelling units on a site proposed for development divided by the gross acres of the site.

LANDSCAPING, BUFFERING, AND SCREENING

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

Location:	Buffer Size & Type:
Along Old US Hwy 1	30-ft, Type B, Undisturbed Thoroughfare Buffer
Along the southern property boundary, abutting PINs 0720035657, 0710937592, 0710934464	20-ft, Type B
Along the western property boundary, abutting PINs 0710931641, 0710940061, 0710940436	20-ft, Type B
Along the western property boundary, abutting PINs 0720141565, 0720143936, 0720153352, 0720162381, 0720163682	20-ft, Type B
Along the northern property boundary, abutting PINs 0710849632, 0710946626, 0710948688, 0720141565	20-ft, Type B
Along the northern property boundary, abutting PINs 0720167874, 0720263872	20-ft, Type B
Along the eastern property boundary, abutting PINs 0720264696, 0720265065, 0720255682, 0720255142	20-ft, Type B

Type B Buffer – Minimum Planting Requirements

- Large Trees –
 - 40' on center for length of buffer
 - Mature height: +/-40'
 - Installed size: 2 ½" caliper
- Small Trees –
 - 20' on center for length of buffer
 - Mature height: +/- 18'
 - Installed size: 1 ½" caliper
- Shrubs –
 - 5' on center for length of buffer
 - Min. 75% evergreen
 - Min. size: 18" height; 3 gallons

ARCHITECTURAL STANDARDS

This PUD offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create visual interest and avoid monotony. Elevations included are conceptual examples that adhere to the binding architectural standards provided below. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Site Plan submittal.

Single-Family Residential:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include brick, cultured stone, and fiber cement board (horizontal siding, shake, board & batten, smooth board).
3. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
4. Eaves shall project at least 12 inches from the wall of the structure.
5. Garage doors shall have windows, decorative details or carriage-style adornments on them.
6. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window

- 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 gable
- Decorative gable
- Decorative cornice
- Columns
- Portico
- Balcony
- Dormer
- Shutters
- Louvers
- Pediments
- Architectural shingles

8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include stone and fiber cement board (horizontal siding, shake, board & batten).
3. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
4. Garage doors must have windows, decorative details or carriage-style adornments on them.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. 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 gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

PARKING AND LOADING

The PUD will comply with the minimum parking standards set forth in UDO Section 8.3.

To accommodate guest parking along local streets in the form of on-street parking, customized local street sections may be used which differ from the standard detail for 'Residential Street' shown in STD. No. 300.01. Deviations from this standard will be coordinated with the Town of Apex staff at the time of subdivision plan review and approval.

Guest parking is planned to be accommodated through on-street parallel bump out spaces, or through small off-street parking areas. Guest parking will evenly dispersed throughout the townhome development pod, so that there is at least one parking space within 200' of each townhouse lot, in accordance with UDO 8.3.4.D.

AFFORDABLE HOUSING

A minimum of five percent (5%) of the total units on the property shall be affordable housing units. The affordable units shall be for sale or for rent units, at the election of developer prior to issuance of building permits for the affordable units. The affordable units may be all townhomes or a combination of single family detached and townhomes, at the discretion of the developer. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer. If the affordable units calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

For sale affordable units (the "For Sale Units") shall be subject to the following terms and conditions:

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the “Initial Sales Price”).
- The For Sale Units shall be occupied by households earning no more than one-hundred twenty (120%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the “Income Limit”). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner’s insurance, homeowner’s association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the “Housing Costs”). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the “Affordability Period”) shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.
- Following the first sale of the For Sale Units to a buyer for use as a residence, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units.

For rent affordable units (the “Rental Units”) shall be subject to the following terms and conditions:

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).
- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.

- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

SIGNAGE

Signage shall comply with UDO Section 8.7.

HISTORIC STRUCTURES

The Welch-Hearn House (WA 1093) (the “House”) and the associated corn crib (the “Shed”) are located on the site and are believed to date back to the mid nineteenth century. Based on a detailed Historic Structure Survey Report prepared by Richard Grubb & Associates, the House is described as a one-story gable frame traditional/vernacular house and is representative of architecture in this area from that time period. The home’s form and function were typical for subsistence farming families of modest means during the late 1800s and early 1900s. Capital Area Preservation has evaluated the site and found that the House has not maintained its historic integrity and does not recommend its preservation. Capital Area Preservation found that the corn crib outbuilding does have historic integrity and recommended its relocation and preservation off-site.

The corn crib shall be evaluated by one or more third party licensed professionals (the “Relocation Consultant”) for relocation of the building. If the Relocation Consultant determines relocation of the corn crib is infeasible due to structural or other documented concerns, then this condition shall be deemed satisfied. If the Relocation Consultant determines relocation is feasible, the corn crib shall be relocated to an offsite property identified by the developer prior Master Subdivision Final Plat approval.. The developer shall be responsible for all costs associated with the relocation, including evaluation, permitting, transportation, and reassembly.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

The property is in the Jordan Lake Watershed, within the Non-Critical Area. There are multiple streams extending through the site, as shown on the accompanying PUD plan set. The PUD plan accounts for 50' buffers on intermittent streams and 100' riparian buffers along the sole perennial stream. This PUD will comply with all applicable UDO built-upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

Resource Conservation Areas (RCA)

The PUD will meet the requirements of UDO Section 8.1.2, Resource Conservation Area, and Section 2.3.4, Planned Development Districts.

Minimum RCA = The development will designate 30% of the gross site area as RCA (per UDO 8.1.2) and an additional 5% of the gross site area as RCA within the single-family detached portion of the development, if the single-family detached portion is mass graded (per UDO 7.2.5.B.8).

Floodplain and Wetlands

A preliminary stream and wetland survey completed by an environmental consultant (S&EC) identified several potentially jurisdictional streams and wetlands, which if proven to be jurisdictional (following concurrence with the U.S. Army Corps of Engineers), will require Riparian Buffers in accordance with Town of Apex and NCDEQ rules (50' on intermittent streams, 100' on perennial streams).

Per FIRM Panel 3720072000K dated July 19, 2022, the project site is not within a current or future 100-year FEMA floodplain.

Environmental Commitments Summary

The following environmental conditions shall apply to the Development:

1. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
2. The project shall ensure that 60% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
3. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.

4. A minimum of 75% of landscaping shall be native or nativar species.
5. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
6. The project shall select and plant only warm season grasses.
7. All single-family garages shall be wired with a 220/240-volt electric outlet.

STORMWATER MANAGEMENT

The development shall meet all stormwater management requirements for quality and quantity treatment in accordance with UDO Section 6.1.

Acceptable stormwater structures shall include all approved devices consistent with NCDEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

On September 24, 2025, the Parks and Recreation Advisory Board recommended the following:

The Advisory Board unanimously recommended land dedication with the provision that the final combination of land dedication, construction for credit and or fee in lieu would be determined at the time of subdivision plan approval. Provided it qualifies for parkland dedication under the UDO, a portion of the subject site located south of Old US 1 (as labeled on the Preliminary Site/Utility Layout Plan) is proposed to be dedicated to the Town of Apex for use as a linear public park in accordance with the Town of Apex's 2045 Land Use Map. The rate of the fee-in-lieu of dedication will be based on 2025 rates for a maximum combination of 270 single-family detached and attached townhouse residential units as follows:

Single-family Units: \$4,244.42/Unit

Attached Townhouse Units: \$2,858.65/Unit

Note: If Welch Homestead PUD is approved by Town Council any time after 12/31/2025 but before 12/31/2026, it will be subject to 2026 fee-in-lieu rates.

PUBLIC FACILITIES

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

Transportation Improvements

The following transportation improvements shall be phased consistent with the Traffic Impact Analysis performed for this rezoning on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roads are subject to Apex and NCDOT review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

1. Old US 1.

- a. Developer shall dedicate right of way for the length of the property's Old US 1 frontage, measured 55 feet from the existing Old US 1 centerline and widen and improve Old US 1 for the length of the property's Old US 1 frontage based on an 72-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare section with a separated off-road bicycle lane, and a reduced width (8-foot wide) side path on the south side, and a separated off-road bicycle lane and a 5-foot wide sidewalk on the north side (pending NCDOT approval).
- b. Developer shall construct a full-movement driveway approximately 800 feet east of Mason Road.
- c. Developer shall construct an eastbound left-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.
- d. Developer shall construct a westbound right-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

2. Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road Intersection.

- a. The New Hill Commons PUD (ORD-2025-033) requires the developer of that project to construct a westbound left turn lane on Old US 1 with a minimum 250 feet of storage plus appropriate taper (the "Old US 1 Left Turn Lane") prior to recordation of the Final Plat for the first site plan in the Non-Residential District. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario One"), developer shall be responsible for extending the Old US 1 Left Turn Lane to provide 350 feet of storage (the "Extension"). In Scenario One, developer may either (1) pay a fee in lieu for the Extension, in which case the New Hill Commons PUD developer shall use the fee in lieu to

construct the Old US 1 Left Turn Lane and Extension (collectively, the “Extended Turn Lane”), or (2) construct the Extension as part of the Welch Homestead PUD project. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has not been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane (“Scenario Two”), developer shall construct the full Extended Turn Lane.

- b. Developer shall construct a northbound right-turn lane on New Hill Holleman Road with 175 feet of storage and appropriate taper (the “New Hill Holleman Right Turn Lane”). There is an existing structure (the “Structure”) and electrical equipment, including an electrical box and power pole (the “Electrical Equipment”), located on PINs 0710923721 and 0710922715 and partially in the existing New Hill Holleman Road right of way. If plans for the New Hill Holleman Right Turn Lane require demolition or relocation of the Structure, Developer shall revise the length and design of the New Hill Holleman Right Turn Lane to avoid all impacts to the Structure (the “Revised Turn Lane”), submit plans for the Revised Turn Lane at Master Subdivision, and pay a fee in lieu plus 15% contingency for the difference in costs to design, acquire the right-of-way, and construct the New Hill Holleman Right Turn lane and the Revised Turn Lane. If plans for the New Hill Holleman Right Turn Lane require relocation of the Electrical Equipment, and the necessary right-of-way and/or easements to allow for relocation cannot be acquired through good faith efforts, and the Town of Apex is unable or unwilling to assist in acquisition, then Developer shall pay a fee in lieu equal to the estimated cost of acquiring the right-of-way (based on the appraised value of the property) and constructing the New Hill Holleman Right Turn Lane plus 15% contingency.
 - c. Developer shall modify the traffic signal to accommodate geometric improvements.
3. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the “Offsite ROW”), Developer shall make good faith efforts to acquire the Offsite ROW for fair market value. If Developer is unable to acquire any Offsite ROW for fair market value through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement, or portion of the transportation improvement, that cannot be completed.

Access Points and Street Stubs

Access Points shown on the Preliminary Site/Utility Layout Plan (Sheet C2.00) that do not connect to existing stub streets are conceptual and indicate required connections; exact locations may vary. Connections may only be removed from the subdivision connectivity requirements of the PUD if the developer demonstrates to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.

The developer shall provide connections to existing stub streets on adjacent properties, including Red Bluff Road, Zebroid Way, Impulsion Drive, and Jazzy Street. Where the existing street stub is not constructed to the shared property line, the developer shall construct the remainder of the stub to complete the connection in accordance with these zoning conditions and the Town of Apex Unified Development Ordinance, utilizing any previously paid fees-in-lieu contributed by the developers of the adjacent street stubs that were not fully constructed to the property line. Because there are no existing temporary construction easements or permanent slope easements in place, construction of the connections off-site shall be contingent on obtaining any necessary temporary construction easements and rights of way from the applicable adjacent property owner or Homeowners Association. If the applicable adjacent property owner or Homeowners Association does not provide the necessary temporary construction easements or rights of way, and no fee-in-lieu was previously paid for said off-site construction by a previous development, the developer shall pay a fee-in-lieu for the remainder of the connection off site.

The public right of way dedication for the stub streets to PINs 0720265065 and 0710937592 shall extend to the shared property line with PINs 0720265065 and 0710937592 (the "Property Line"), but the stub street shall terminate within approximately 25 feet of the Property Line shared with PINs 0720265065 and 0710937592. Developer shall pay a fee in lieu for the future extension of the stub streets to the Property Line in accordance with the UDO.

In accordance with the International Fire Code, Appendix D103.4 and North Carolina Fire Code, Section 503.2.5, for all stub streets exceeding 150 feet in length, the developer shall construct a temporary turnaround on commonly owned land within a temporary public access easement or public right-of-way. The turnaround shall be built to the Town of Apex Standard Specifications and Standard Details, with final design subject to Town approval. The turnaround shall not be used for parking and/or driveways and shall include signage indicating a planned future street connection. Prior to Master Subdivision Final Plat approval, the applicant shall provide an engineer's estimate and pay a fee-in-lieu to cover

the full cost of removal of the temporary turnaround and restoration of the area when the street is extended.

Pedestrian and Bicycle Improvements

The project shall include the following pedestrian and bicycle improvements:

1. Where single-family homes are constructed, 5-foot sidewalks on both sides of internal neighborhood streets as required by UDO Section 2.3.4.
2. Where townhomes are constructed, a 5-foot sidewalk shall be provided on both sides of internal neighborhood streets.
3. A separated bicycle lane and 5-foot sidewalk will be constructed on the north side of Old US 1 Hwy frontage based on the 4-Lane Median Divided Thoroughfare section (pending NCDOT approval). A separated bicycle lane and reduced width (8-foot wide) side path will be constructed on the south side of Old US Hwy 1 in accordance with Advance Apex: The 2045 Transportation Plan (pending NCDOT approval).

Water and Sanitary Sewer

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

Other Utilities

Electricity will be provided by Apex Electric or Duke Energy. Phone and cable will be provided by the Developer via third parties and shall meet Town of Apex standards as outlined in the UDO.

PHASING

The project may be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Plan review and approval.

CONSISTENCY WITH LAND USE PLAN

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of

residential housing types including single family detached houses and townhouses at a moderate density (approximately 3 units per acre).

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site. This approach provides a gradual transition to the commercial services/office employment area – acknowledging and setting the stage for connectivity to the future commercial land use.

COMPLIANCE WITH UDO

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

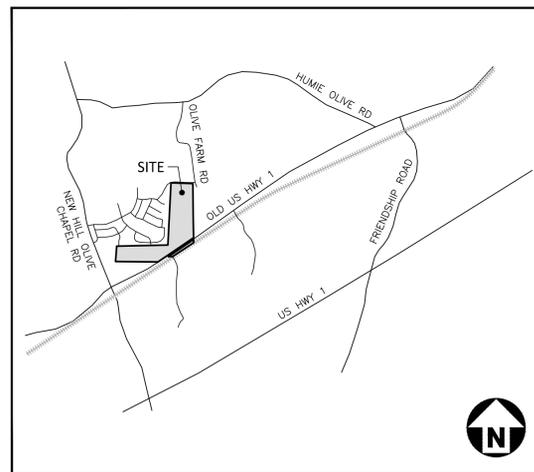
WELCH HOMESTEAD

3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

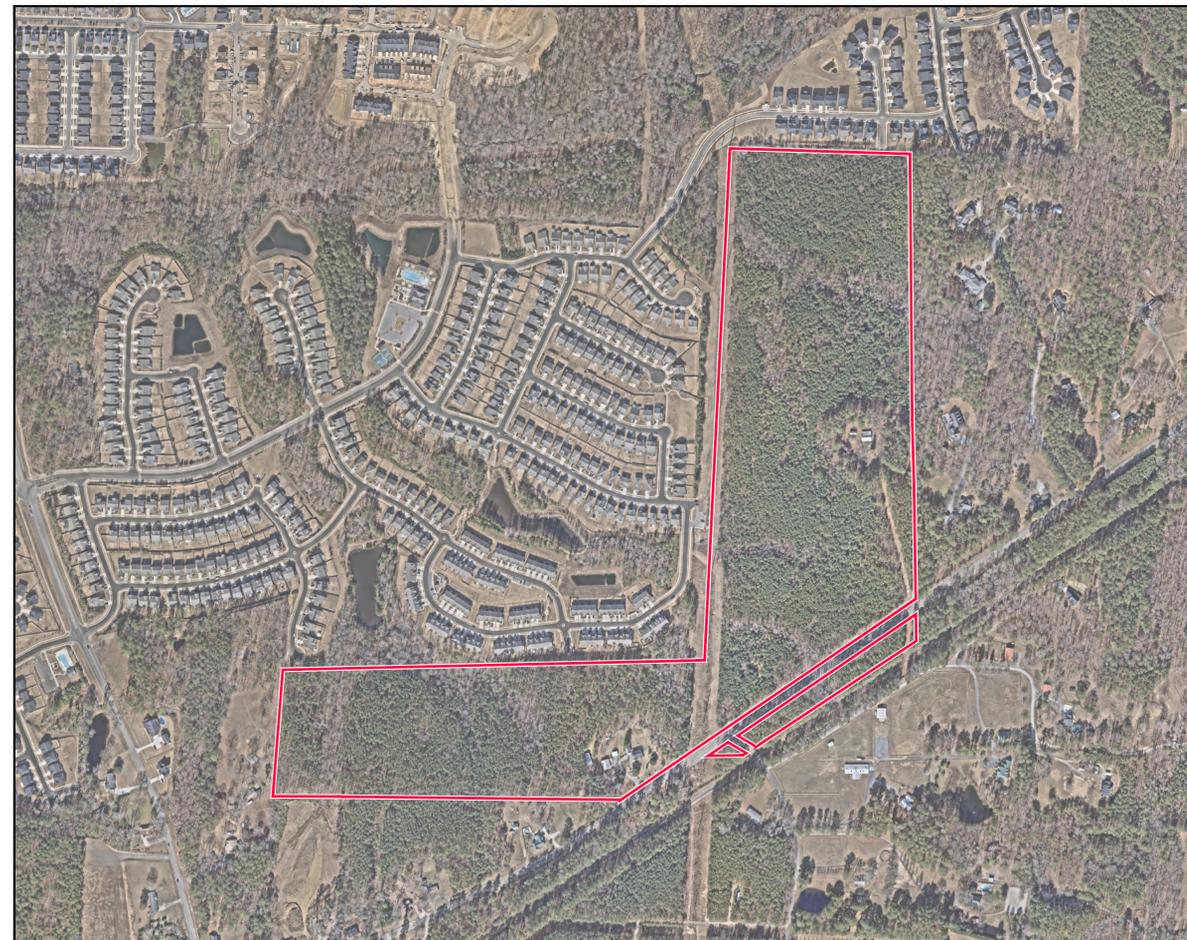
PLANNED UNIT DEVELOPMENT

TOWN OF APEX PROJECT ID: 25CZ14

DATE: JUNE 30, 2025



VICINITY MAP
N.T.S.



AERIAL VIEW
SCALE: 1"=400'

SHEET INDEX

C1.00	OVERALL EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS - AREA "A"
C1.02	EXISTING CONDITIONS - AREA "B"
C1.03	EXISTING CONDITIONS - AREA "C"
C1.04	EXISTING CONDITIONS - AREA "D"
C1.05	EXISTING CONDITIONS - AREA "E"
C2.00	PRELIMINARY SITE/UTILITY LAYOUT PLAN
A1.00	BUILDING ELEVATIONS
A1.01	BUILDING ELEVATIONS
A1.02	BUILDING ELEVATIONS
A1.03	BUILDING ELEVATIONS

SITE DATA

PIN	0720158891, 0720046146, 0720144298	
REID	0021902, 0003946, 0169957	
SITE AREA	GROSS AREA	83.53 AC
	EXISTING RIGHT-OF-WAY	1.77 AC
	AREA EXCLUDING EX. R/W	81.76 AC
	OLD US 1 HWY R/W DEDICATION	1.61 AC
	PROPOSED PARK DEDICATION	TBD
	NET AREA	±78.56 AC*
* NET ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION		
EXISTING ZONING	R-40W (WAKE)	
PROPOSED ZONING	PUD-C2 (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING)	
2045 LAND USE MAP DESIGNATION	CURRENT: 1) MEDIUM DENSITY RESIDENTIAL, 2) MEDIUM DENSITY RESIDENTIAL / COMMERCIAL SERVICES, 3) OFFICE EMPLOYMENT / COMMERCIAL SERVICES, 4) PARK - PUBLIC OR PRIVATE.	
	PROPOSED: 1) MEDIUM DENSITY RESIDENTIAL, 2) PARK - PUBLIC OR PRIVATE.	
WATERSHED OVERLAY	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT (TOWN OF APEX)	
WATERSHED	JORDAN LAKE	
RIVER BASIN	CAPE FEAR	
FEMA DATA	FIRM PANEL #3720072000, DATED JULY 19, 2022	
	FIRM PANEL #3720071000, DATED JULY 19, 2022	
EXISTING USE	SINGLE FAMILY / VACANT	
PROPOSED USE	RESIDENTIAL	PARKS, PUBLIC OR PRIVATE
	SFD (±51.06 AC) 105' MIN. - 140' MAX. LOTS	TBD*
	TOWNHOME (±28.54 AC) 115' MIN. - 150' MAX. LOTS	
* ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION		
HISTORIC STRUCTURES	THE WELCH-HEARN HOUSE (W11093) DOES NOT HAVE HISTORIC INTEGRITY AND WILL BE REMOVED FROM THE SITE, PER RECOMMENDATION FROM CAPITAL AREA PRESERVATION (CAP). THE CORN CRIB SHED DOES HAVE HISTORIC INTEGRITY AND WILL BE PRESERVED AND RELOCATED OFF-SITE. THE DEVELOPER WILL CONTINUE TO COORDINATE PRESERVATION AND RELOCATION WITH CAP.	
DENSITY	MAXIMUM	270 UNITS (±3.30 DU/AC)
SINGLE FAMILY DETACHED (SFD) LOT REQUIREMENTS & SETBACKS	LOT WIDTH	40' MINIMUM (40% OF SFD LOTS TO BE A MIN. OF 50' IN WIDTH)
	LOT SIZE	5,000 SF MINIMUM
	FRONT	20' MINIMUM
	SIDE	5' MINIMUM
	CORNER SIDE	10' MINIMUM
	REAR	20' MINIMUM
TOWNHOME (TH) LOT REQUIREMENTS & SETBACKS	LOT WIDTH	20' MINIMUM
	LOT SIZE	2,000 SF MINIMUM
	FRONT	10' MINIMUM (HOUSE BUILDING FACADE), 20' MINIMUM (GARAGE)
	SIDE	0' MINIMUM
	CORNER SIDE	10' MINIMUM
	REAR	5' MINIMUM
BUILDING SEPARATION	15' MINIMUM	
BUILDING HEIGHT	MAXIMUM	SFD - 40'
		TH - 36'
PARKING	REQUIRED	PARKING SHALL BE PROVIDED AS NOTED BELOW OR PER UDO 8.3
		SFD - 2 SPACES/DU
		TOWNHOME - 2 SPACES/DU + 0.25 GUEST PARKING SPACES/DU
		RECREATION FACILITY - PER UDO 8.3.2
		EV PARKING (IF REQUIRED) - PER UDO 8.3.11
RESOURCE CONSERVATION AREA	REQUIRED	THE DEVELOPMENT WILL DESIGNATE 30% OF THE GROSS SITE AREA AS RCA (PER UDO 8.1.2) AND AN ADDITIONAL 5% OF THE GROSS SITE AREA AS RCA WITHIN THE SINGLE-FAMILY DETACHED PORTION OF THE DEVELOPMENT, IF THE SINGLE-FAMILY DETACHED PORTION IS MASS GRADED (PER UDO 7.2.5.8.8).
IMPERVIOUS AREA	MAXIMUM	60% OF GROSS SITE AREA EXCLUDING PARK LAND DEDICATION
SEWER CAPACITY	MAXIMUM	300 GPD x 270 UNITS = 81,000 GPD
PARKS & RECREATION ADVISORY BOARD	THE ADVISORY BOARD UNANIMOUSLY RECOMMENDED LAND DEDICATION WITH THE PROVISION THAT THE FINAL COMBINATION OF LAND DEDICATION, CONSTRUCTION FOR CREDIT OR FEE IN LIEU WOULD BE DETERMINED AT TIME OF SUBDIVISION PLAN COMPLETION AND PLAN APPROVAL.	

CONTACT

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CLIENT

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Tyler.Wilson@lennar.com



PROJECT DIRECTORY

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BARBOUR, LINDA BARKER
PO BOX 252
NEW HILL, NC 27562
Barkerlb@bellsouth.net

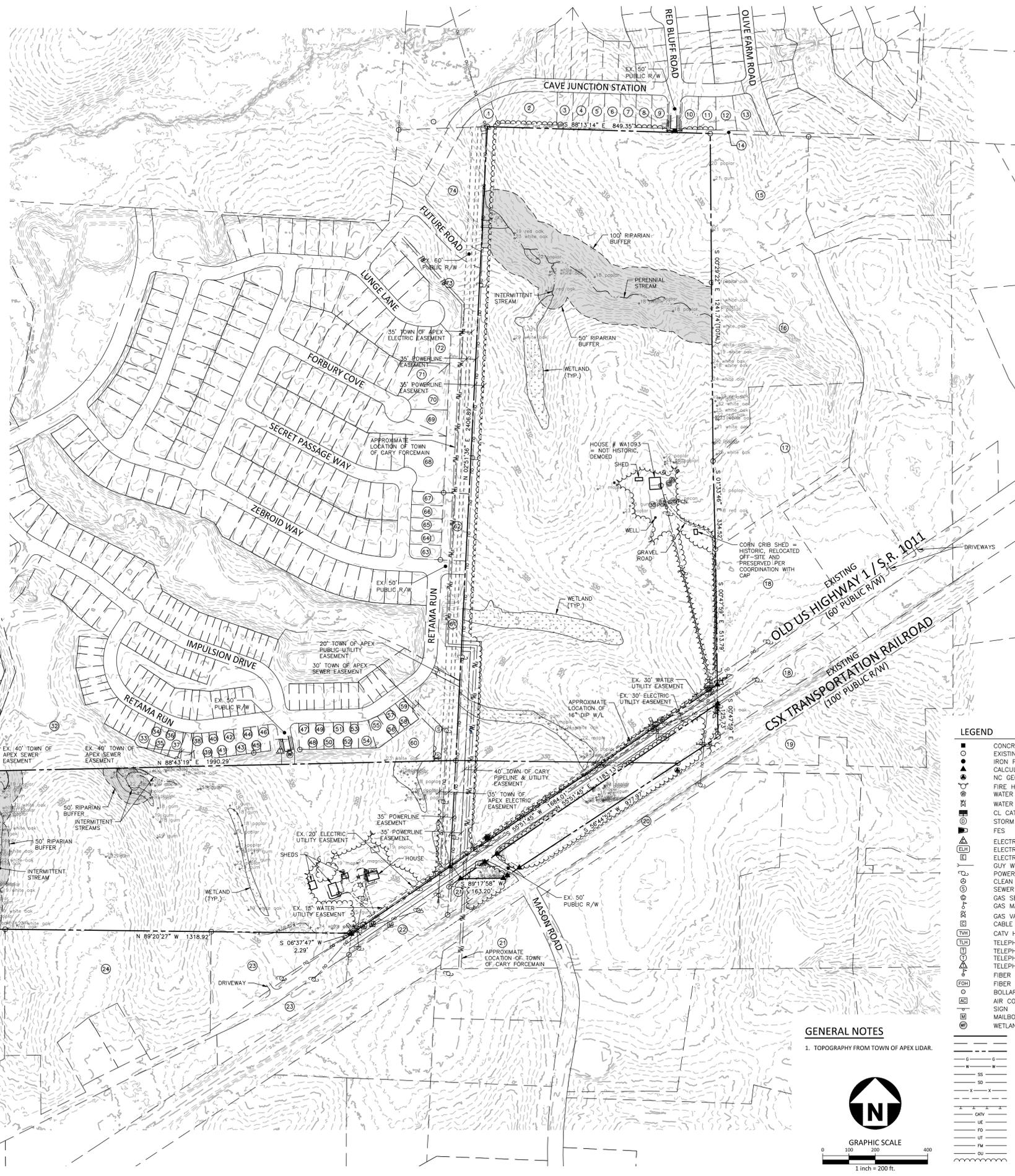
REVISIONS

NO.	DATE	DESCRIPTION
1	09.05.2025	PER TOWN COMMENTS
2	10.03.2025	PER TOWN COMMENTS
3	11.03.2025	PER TOWN COMMENTS
4	12.01.2025	PER TOWN COMMENTS
5	02.05.2026	PER TOWN COMMENTS
6	02.26.2026	PER TOWN COMMENTS

PLANNED UNIT DEVELOPMENT FOR:
WELCH HOMESTEAD
APEX, NORTH CAROLINA
PROJECT NUMBER: LEN-23012

ADJACENT PROPERTY INFORMATION

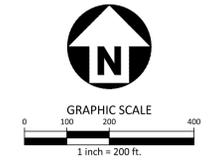
OWNERS	PIN	ACREAGE	DEED BOOK	DEED PAGE	LAND CLASS	ZONING
1 FRENDSHIP STATION OWNERS ASSOCIATION INC PPM INC	720167874	0.39 AC	19998	1914	Vacant	PUD-CZ
2 REDDY MANDADI VARUN KUMAR DIANDA NEERAJA	720168931	0.84 AC	19774	2759	Residential < 10 Acres	PUD-CZ
3 NUJEE ERICH LOZADA AUREA VIVEROS	720167971	0.17 AC	19777	450	Residential < 10 Acres	PUD-CZ
4 NATARAJAN JAYAPRAKASH ARULAMANNI KALAIARASI	720168931	0.17 AC	19769	1021	Residential < 10 Acres	PUD-CZ
5 SHAHA PANKAJ SURESH SHAHA SNEHAL PANKAJ	720168991	0.17 AC	19773	2784	Residential < 10 Acres	PUD-CZ
6 VEDULLA MAHESH MADHAMANCHI GEETHA KRISHNA	720169950	0.17 AC	19771	2753	Residential < 10 Acres	PUD-CZ
7 ZAKARIA SAJJITH JOHN FEBI ANN	720206910	0.17 AC	19772	1161	Residential < 10 Acres	PUD-CZ
8 GOPANNA KARTHIKARTHI SLIMATHIEE	720206970	0.17 AC	19771	455	Residential < 10 Acres	PUD-CZ
9 NEUPANE MOHAN NEUPANE DEVKA KANDEL	720261930	0.17 AC	19761	1533	Residential < 10 Acres	PUD-CZ
10 MARAPPAN KARTHICPRABU PALANISAMY CHITRA	720262849	0.19 AC	19714	612	Residential < 10 Acres	PUD-CZ
11 GUNDA NAGENDHAR BOOMDI SWATHI	720263919	0.19 AC	19722	2054	Residential < 10 Acres	PUD-CZ
12 TUBATI VEKATA NARASIMHAM TUBATI LAVANYA	720263989	0.21 AC	19713	1635	Residential < 10 Acres	PUD-CZ
13 EDE ANITHA PRASAD EDE RENJU DHANULAYA	720264969	0.28 AC	19701	1578	Residential < 10 Acres	PUD-CZ
14 FRENDSHIP STATION OWNERS ASSOCIATION INC	720263872	0.11 AC	19998	1914	Residential < 10 Acres	PUD-CZ
15 CUALES MICHAEL P CUALES ANGELA C	0720264996	5.1 AC	008385	01230	Residential < 10 Acres	UNKNOWN
16 CUALES MARLENE D	0720265065	6.11 AC	007233	00474	Residential < 10 Acres	UNKNOWN
17 UPCHURCH HEWITT LORI ANN	0720265862	4.8 AC	016671	01520	Residential < 10 Acres	UNKNOWN
18 WOODARD JAMES ARTHUR JR WOODARD GAIL LOUISE	0720255142	6.02 AC	016229	01789	Residential < 10 Acres	UNKNOWN
19 LILLES WILLIAM FRANKLEN	0720249771	6.23 AC	019054	00196	Residential < 10 Acres	UNKNOWN
20 LILLES OTHO E III LILLES SHAREE S	0720341228	7.68 AC	007219	00274	Residential < 10 Acres	UNKNOWN
21 MATTHEWS MARGIE S	0720135724	2.23 AC	003801	00938	Residential < 10 Acres	UNKNOWN
22 DUARTE MAYELA	0720131749	1.18 AC	019699	00519	Vacant	UNKNOWN
23 ZAREK TORY KINGSAND	0720305857	4.39 AC	017423	01738	Residential < 10 Acres	UNKNOWN
24 RAYMER DAVID F	0710937562	8.49 AC	012032	01679	Forestry	UNKNOWN
25 APEX FIRST INVESTMENTS LLC	0710934464	5.47 AC	017125	02357	Residential < 10 Acres	UNKNOWN
26 HUDSON CLAUDE LEE JR HUDSON JUDY A	0710931941	3.18 AC	003875	00047	Residential < 10 Acres	UNKNOWN
27 DAVIDSON HOMES LLC	0710940061	5.87 AC	019820	01920	Vacant	UNKNOWN
28 ATKINS LAURA B	0710940436	5.42 AC	002436	00309	Residential < 10 Acres	UNKNOWN
29 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	710849632	0.9 AC	19509	2318	HOA	PUD-CZ
30 BAPAT VIKRAM KHAN ZARINA S	0710944590	0.27 AC	019038	00749	Residential < 10 Acres	PUD-CZ
31 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	710849626	0.65 AC	019509	02318	HOA	PUD-CZ
32 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	710849688	6.45 AC	019509	02321	HOA	PUD-CZ
33 AKSAC ADWANIL AKSAC ASLIHAN	0720341574	0.11 AC	018550	01551	Residential < 10 Acres	PUD-CZ
34 KOMMREDDY SUNEEL KUMAR TRUSTEE PUNURU VANI T	0720042515	0.07 AC	019444	01448	Residential < 10 Acres	PUD-CZ
35 SANTIESTEBAN FLORES RAMON S GALINANES GIRALDEZ	0720042532	0.06 AC	017591	00515	Residential < 10 Acres	PUD-CZ
36 ROMAN VANESSA M	0720042561	0.06 AC	017578	01333	Residential < 10 Acres	PUD-CZ
37 KEANE DEREK KEANE JESSICA	0720042590	0.09 AC	017591	02600	Residential < 10 Acres	PUD-CZ
38 MCLAUGHLIN MAGGIE ELIZABETH	0720043478	0.09 AC	019165	01563	Residential < 10 Acres	PUD-CZ
39 GADARLA RANDIHEER R KOMREDDY ROHINI	0720044195	0.06 AC	017675	01449	Residential < 10 Acres	PUD-CZ
40 DARNELL CHRISTY W	0720044530	0.06 AC	017677	01911	Residential < 10 Acres	PUD-CZ
41 THIRUNAVUKKARASU SENTHILNATHAN MURUGANANTHAM	0720044560	0.06 AC	017679	02270	Residential < 10 Acres	PUD-CZ
42 MANEEN ELAINE	0720044591	0.09 AC	017680	00908	Residential < 10 Acres	PUD-CZ
43 MYERS SUSAN MARIE	0720044531	0.09 AC	019733	01034	Residential < 10 Acres	PUD-CZ
44 SHEVCOV MARIA V	0720044561	0.06 AC	017625	00355	Residential < 10 Acres	PUD-CZ
45 BALAN KAMALNATH BALAN ARTI	0720044562	0.06 AC	017646	00372	Residential < 10 Acres	PUD-CZ
46 MSKIMON MARY E COFFEY PAUL B	0720046522	0.09 AC	017647	02637	Residential < 10 Acres	PUD-CZ
47 QUINTAL GEORGE QUINTAL CONNIE K	720047583	0.09 AC	18491	1322	Residential < 10 Acres	PUD-CZ
48 FRITZ LINDA C TRUSTEE ARIES RODNEY LEE TRUSTEE	720048513	0.06 AC	17699	1289	Residential < 10 Acres	PUD-CZ
49 FRITZ LINDA C TRUSTEE ARIES RODNEY LEE TRUSTEE	720048543	0.06 AC	17699	1291	Residential < 10 Acres	PUD-CZ
50 LEUBBECKER TYLER	720048573	0.09 AC	17696	1220	Residential < 10 Acres	PUD-CZ
51 RALLAPALLI RAM KISHORE CHALAMASETTI TEJASRI	720049513	0.09 AC	19086	602	Residential < 10 Acres	PUD-CZ
52 KANE LUCAS MICHAEL KANE SHANNEN MARIE	720049543	0.06 AC	17832	2698	Residential < 10 Acres	PUD-CZ
53 SHENG SHUBIN LI YUE	720049573	0.06 AC	19542	2168	Residential < 10 Acres	PUD-CZ
54 ELDRED MICHAEL G ELDRED LETHA P	720140513	0.13 AC	17831	1618	Residential < 10 Acres	PUD-CZ
55 CAPILLA GUTIERREZ JOSE OCTAVO PAEZ PATRICIA BARR	720140595	0.14 AC	19272	1288	Residential < 10 Acres	PUD-CZ
56 LOPEZ MARISOL NGUYEN HIEU	720141507	0.06 AC	17840	278	Residential < 10 Acres	PUD-CZ
57 JOSHI AARTI AJEY JOSHI AJEY ANANT	720141529	0.06 AC	18647	1153	Residential < 10 Acres	PUD-CZ
58 ANGELLY SANDY K	720141641	0.06 AC	17846	725	Residential < 10 Acres	PUD-CZ
59 PEELE CHRISTOPHER SHAW LOGUE MAREE	720141673	0.09 AC	17848	2610	Residential < 10 Acres	PUD-CZ
60 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720141985	2.04 AC	19509	2321	HOA	PUD-CZ
61 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720143936	0.79 AC	019509	02325	HOA	PUD-CZ
62 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720153352	0.56 AC	019509	02325	HOA	PUD-CZ
63 GUPTA RAVI M GUPTA RAJNI	0720152243	0.15 AC	018593	01599	Residential < 10 Acres	PUD-CZ
64 BACHUWAR VAMSHI KRISHNA	0720152248	0.14 AC	018639	02053	Residential < 10 Acres	PUD-CZ
65 HITCHENS EVELYN LEAL ANTHONY J III	0720152343	0.14 AC	018290	02863	Residential < 10 Acres	PUD-CZ
66 BELDING ANDREW B BELDING MEGHAN MCCLOSKEY	0720152348	0.14 AC	018574	02760	Residential < 10 Acres	PUD-CZ
67 DAMORE STEPHEN V DAMORE MEGAN E	0720152453	0.14 AC	018428	02131	Residential < 10 Acres	PUD-CZ
68 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720152547	0.68 AC	019509	02325	HOA	PUD-CZ
69 THAPA DHEERAJ	0720152763	0.24 AC	018841	01383	Residential < 10 Acres	PUD-CZ
70 SHARBATI TOOSI ALI RAFATIAN NAHID	0720153873	0.36 AC	018910	01587	Residential < 10 Acres	PUD-CZ
71 KEATOR JUSTIN M KEATOR MEGAN ELIZABETH	0720152829	0.29 AC	018930	01807	Residential < 10 Acres	PUD-CZ
72 GRACEUX GEORGES GRACEUX MERLANGE	0720162091	0.23 AC	018671	01931	Residential < 10 Acres	PUD-CZ
73 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720162381	2.97 AC	019509	02325	HOA	PUD-CZ
74 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720163682	1.54 AC	019509	02325	HOA	PUD-CZ



LEGEND

■	CONCRETE MONUMENT
○	EXISTING IRON PIPE
●	IRON PIPE SET
○	CALCULATED POINT
○	NC GEODETIC SURVEY MON.
○	FIRE HYDRANT
○	OFF-SITE AND PRESERVED PER COORDINATION WITH O&P
○	WATER VALVE
○	CL CATCH BASIN AT BC
○	STORM DRAIN MANHOLE
○	FES
○	ELECTRIC PEDESTAL
○	ELECTRIC HANDHOLE
○	ELECTRIC BOX
○	GLY WIRE
○	POWER/UTILITY POLE
○	CLEAN OUT
○	SEWER MANHOLE
○	GAS SERVICE METER
○	GAS MARKER
○	GAS VALVE
○	CABLE TV BOX
○	CATV HANDHOLE
○	TELEPHONE HANDHOLE
○	TELEPHONE BOX
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	FIBER OPTIC MARKER
○	FIBER OPTIC HANDHOLE
○	BOLLARD
○	AIR CONDITIONER
○	SIGN
○	MAILBOX
○	WETLAND FLAGS
---	PROPERTY LINE SURVEYED
---	PROPERTY LINE FROM RECORD
---	RIGHT OF WAY LINE
---	GAS LINE
---	WATER LINE
---	SEWER LINE
---	STORM LINE
---	FENCE
---	CANOPY/BUILDING OVERHANG
---	GUARD RAIL
---	UNDERGROUND TV CABLE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC CABLE
---	UNDERGROUND TELEPHONE CABLE
---	FORCEMAIN LINE
---	OVERHEAD ELECTRIC LINE
---	WOOD LINE/LANDSCAPING

GENERAL NOTES
1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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MORRISVILLE, NORTH CAROLINA 27560
PHONE: 919. 465. 5929
Tyler.Wilson@lennar.com



WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	09.05.2025	PER TOWN COMMENTS
2	10.03.2025	PER TOWN COMMENTS
3	11.03.2025	PER TOWN COMMENTS
4	12.01.2025	PER TOWN COMMENTS
5	02.05.2026	PER TOWN COMMENTS
6	02.26.2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN-23012
FILENAME LEN23012-XC1
CHECKED BY DTB
DRAWN BY RLU
SCALE 1"=200'
DATE 06.30.2025

SHEET

OVERALL EXISTING CONDITIONS

C1.00

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PLAN INFORMATION

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FILENAME LEN23012-XC1
CHECKED BY DTB
DRAWN BY RLU
SCALE 1"=50'
DATE 06.30.2025

SHEET

EXISTING CONDITIONS
AREA "A"

C1.01

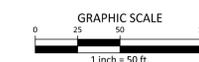
LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- POWER/UTILITY POLE
- CLEAN OUT
- SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS VALVE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WETLAND FLAGS

- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- STORM LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- GUARD RAIL
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND TELEPHONE CABLE
- FORCEMAIN LINE
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING

GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING
CAVE JUNCTION STATION
(50' PUBLIC R/W)

EXISTING
RED BLUFF ROAD
(50' PUBLIC R/W)

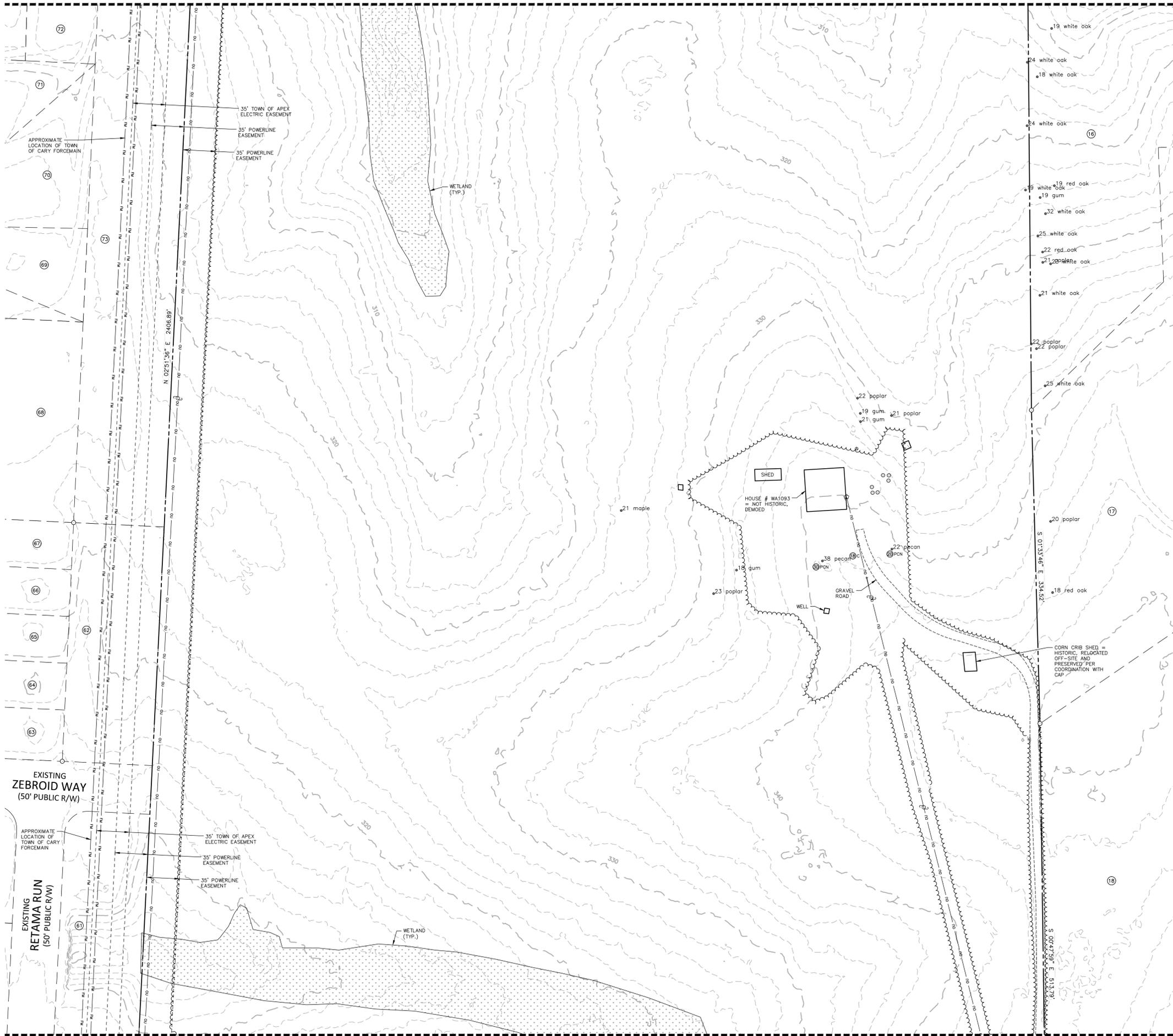
EXISTING
FUTURE ROAD
(60' PUBLIC R/W)

EXISTING
LUNGE LANE
(50' PUBLIC R/W)

SEE SHEET C1.02

X:\Projects\LEN\LEN23012_01\04-Production\Planning - Design\PLD\Current Drawings\LEN23012-XC1.dwg, 2/26/2026, 1:02:12 PM, Rich Updegrave

SEE SHEET C1.01

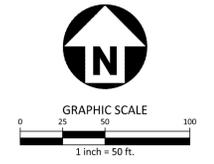


LEGEND

■	CONCRETE MONUMENT
○	EXISTING IRON PIPE
●	IRON PIPE SET
○	CALCULATED POINT
○	NC GEODETIC SURVEY MON.
○	FIRE HYDRANT
○	WATER METER
○	WATER VALVE
○	CL CATCH BASIN AT BC
○	STORM DRAIN MANHOLE
○	FES
○	ELECTRIC PEDESTAL
○	ELECTRIC HANDHOLE
○	ELECTRIC BOX
○	GUY WIRE
○	POWER/UTILITY POLE
○	CLEAN OUT
○	SEWER MANHOLE
○	GAS SERVICE METER
○	GAS MARKER
○	GAS VALVE
○	CABLE TV BOX
○	CATV HANDHOLE
○	TELEPHONE HANDHOLE
○	TELEPHONE BOX
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	FIBER OPTIC MARKER
○	FIBER OPTIC HANDHOLE
○	BOLLARD
○	AIR CONDITIONER
○	SIGN
○	MAILBOX
○	WETLAND FLAGS
---	PROPERTY LINE SURVEYED
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---	WATER LINE
---	SEWER LINE
---	STORM LINE
---	FENCE
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---	UNDERGROUND FIBER OPTIC CABLE
---	UNDERGROUND TELEPHONE CABLE
---	FORCEMAIN LINE
---	OVERHEAD ELECTRIC LINE
---	WOOD LINE/LANDSCAPING

GENERAL NOTES

- TOPOGRAPHY FROM TOWN OF APEX LIDAR.



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WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
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APEX, NORTH CAROLINA

REVISIONS

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PLAN INFORMATION

PROJECT NO. LEN-23012
FILENAME LEN23012-XC1
CHECKED BY DTB
DRAWN BY RLU
SCALE 1"=50'
DATE 06.30.2025

SHEET

EXISTING CONDITIONS
AREA "B"

C1.02

SEE SHEET C1.03

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SEE SHEET C1.02



LEGEND

- CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - CALCULATED POINT
 - NC GEODETIC SURVEY MON.
 - FIRE HYDRANT
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-
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 - OVERHEAD ELECTRIC LINE
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GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.



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PLAN INFORMATION

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 FILENAME LEN23012-XC1
 CHECKED BY DTB
 DRAWN BY RLU
 SCALE 1"=50'
 DATE 06.30.2025

SHEET

EXISTING CONDITIONS
 AREA "C"

C1.03

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REVISIONS

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FILENAME LEN23012-XC1
CHECKED BY DTB
DRAWN BY RLU
SCALE 1"=50'
DATE 06.30.2025

SHEET

EXISTING CONDITIONS
AREA "D"

C1.04

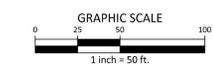
LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
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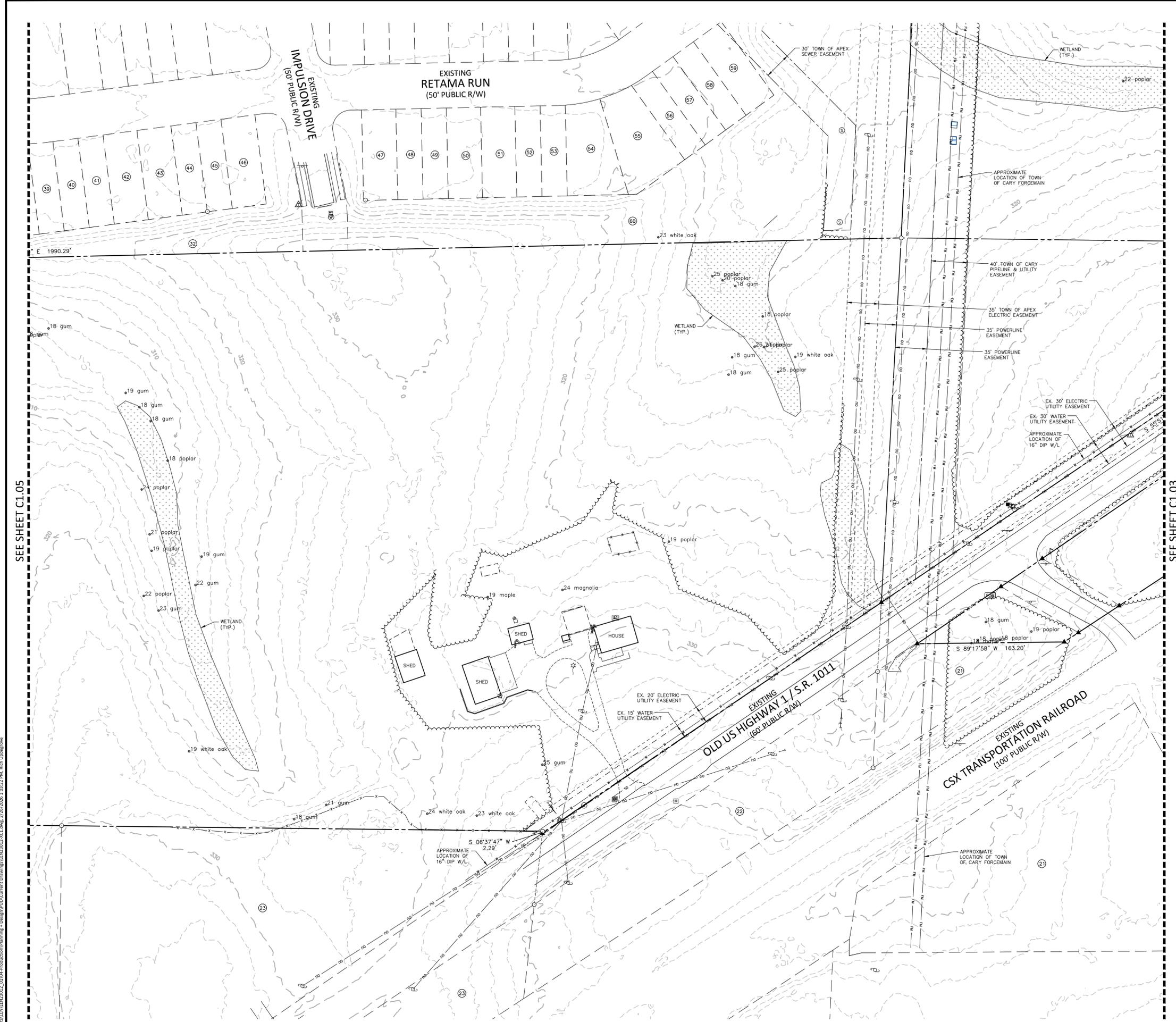
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GENERAL NOTES

- TOPOGRAPHY FROM TOWN OF APEX LIDAR.



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3204 OLD US 1 HIGHWAY
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LEGEND

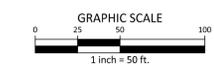
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SEE SHEET CL.04

GENERAL NOTES

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6	02.26.2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN-23012
 FILENAME LEN23012-XC1
 CHECKED BY DTB
 DRAWN BY RLU
 SCALE 1"=50'
 DATE 06.30.2025

SHEET

EXISTING CONDITIONS
AREA "E"

C1.05

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- LEGEND**
- SINGLE FAMILY DETACHED CONCEPTUAL DEVELOPMENT POD
 - TOWNHOME CONCEPTUAL DEVELOPMENT POD
 - ACTIVE RECREATION/POCKET PARKS
 - PASSIVE OPEN SPACE (PASSIVE OPEN SPACE NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS, WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)
 - PERIMETER BUFFER
 - RIGHT-OF-WAY DEDICATION
 - CONCEPTUAL PUBLIC VEHICULAR ACCESS
 - SC SEWER CONNECTION TO EXISTING
 - SS SEWER STUB TO UPSTREAM PROPERTY; STUB TO BE PLACED AT APPROXIMATE LOW POINT OF ADJACENT PROPERTY (SUBJECT TO CHANGE WITH CD DESIGN)
 - WC WATER CONNECTION TO EXISTING
 - WS WATER STUB TO ADJACENT PROPERTY FOR FUTURE EXTENSION

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APEX, NORTH CAROLINA

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PLAN INFORMATION

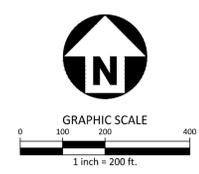
PROJECT NO.	LEN-23012
FILENAME	LEN23012-S1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	1"=200'
DATE	06.30.2025

SHEET

**PRELIMINARY SITE/
UTILITY LAYOUT PLAN**

C2.00

NOTE: PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY. LOCATIONS OF SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO STORMWATER PONDS, ACTIVE RECREATION AREAS, POCKET PARKS, STREAM BUFFERS, AND OPEN SPACE, ARE CONCEPTUAL AND MAY CHANGE AT MASTER SUBDIVISION PLAN.



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LENNAR

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Carolina Springs | Classic Collection
THE EASTMAN III



Elevation C



Elevation E



Elevation F



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LENNAR

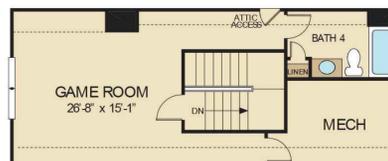
Third Floor

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Carolina Springs | Classic Collection
THE EDISON II



Elevation G



GAME ROOM WITH BATH



Elevation H



Elevation F



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Carolina Springs | Classic Collection
THE GALVANI II



Elevation G



Elevation H



Elevation F



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TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATIONS



CLASSIC COLLECTION
TYPICAL HOMESITES

REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	09. 05. 2025	PER TOWN COMMENTS
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4	12. 01. 2025	PER TOWN COMMENTS
5	02. 05. 2026	PER TOWN COMMENTS
6	02. 26. 2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	LEN-23012
FILENAME	LEN23012-A1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	NTS
DATE	06. 30. 2025

SHEET

BUILDING ELEVATIONS
A1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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APEX, NORTH CAROLINA

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Carolina Springs | Sterling Collection
THE NELSON



Elevation C



Elevation B



Elevation A



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Carolina Springs | Sterling Collection
THE SOMERSET III



Elevation K



Elevation J



Elevation L



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Carolina Springs | Sterling Collection
THE WINSTEAD III



Elevation J



Elevation K



Elevation L



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TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL SIDE ELEVATION

STERLING COLLECTION
TYPICAL HOMESITES

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FILENAME	LEN23012-A1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	NTS
DATE	06. 30. 2025

SHEET

BUILDING ELEVATIONS
A1.01

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Depot 499 | Designer Collection
THE AVALON II



Elevation D



Elevation E



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Depot 499 | Designer Collection
THE CARSON II



Elevation H



Elevation D



Elevation E



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Depot 499 | Emory Collection
THE DAWSON



Elevation J



Elevation K



Elevation L



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Depot 499 | Emory Collection
THE DELANEY



Elevation J



Elevation K



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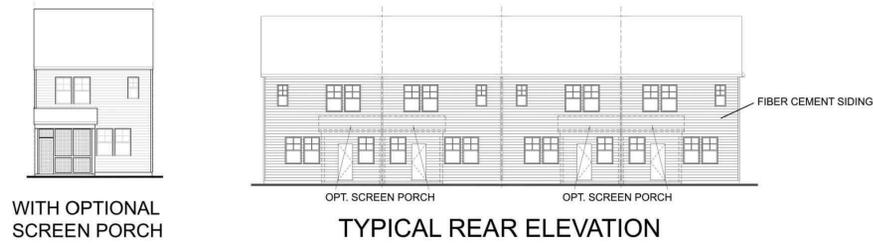
PLAN INFORMATION

PROJECT NO. LEN-23012
FILENAME LEN23012-A1
CHECKED BY DTB
DRAWN BY RLU
SCALE NTS
DATE 06. 30. 2025

SHEET

BUILDING ELEVATIONS
A1.02

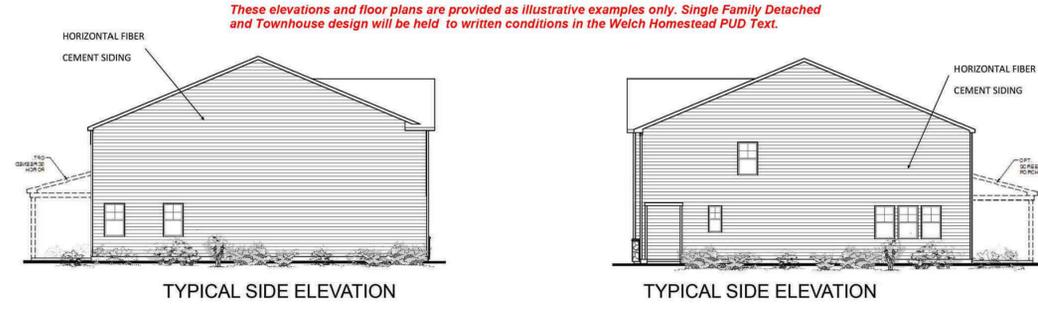
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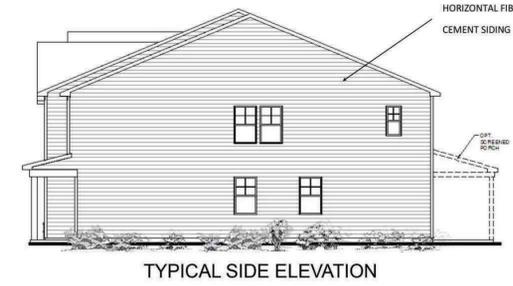
DESIGNER COLLECTION - 1 CAR GARAGE UNIT



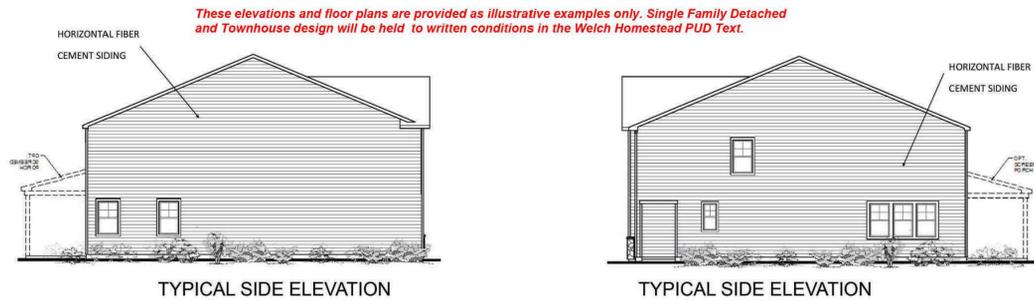
EMORY COLLECTION - 2 CAR GARAGE UNIT



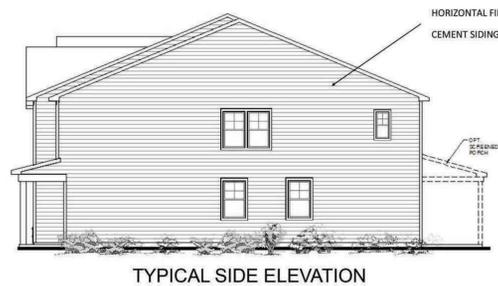
DESIGNER COLLECTION—1 CAR GARAGE UNIT



EMORY COLLECTION—2 CAR GARAGE UNIT
TYPICAL HOMESITES



DESIGNER COLLECTION—1 CAR GARAGE UNIT



EMORY COLLECTION—2 CAR GARAGE UNIT

HIGH VISABILITY HOMESITES

NOTE:
STREET FACING SIDE ELEVATIONS
TO HAVE 4" WINDOW TRIM



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FILENAME	LEN23012-A1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	NTS
DATE	06. 30. 2025

SHEET

BUILDING
ELEVATIONS
A1.03

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