

**STATEMENT OF THE APEX TOWN COUNCIL PURSUANT TO G.S. 160A-383
ADDRESSING ACTION ON ZONING PETITION #19CZ12**

Jeff Roach, Peak Engineering & Design, PLLC / Hector Cuales, applicant /owner (the "Applicant"), submitted a completed application for a conditional zoning on the 3rd day of June 2019 (the "Application"). The proposed conditional zoning is designated #19CZ12.

The Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #19CZ12 before the Planning Board held on the 13th day of January 2020.

Pursuant to G.S. §160A-384 and Sec. 2.2.11(E) of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #19CZ12 before the Town Council on the 21st day of January 2020.

The Apex Planning Board held a public hearing on the 13th day of January 2020, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #19CZ12. A motion was made at the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #19CZ12.

The Apex Town Council held a public hearing on the 21st day of January 2020. Sarah Rayfield, Senior Planner presented the Planning Board's recommendation at the public hearing.

All persons who desired to present information relevant to the application for #19CZ12 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away.

The Town Council by a vote of 5 to 0 approved Application #19CZ12 rezoning the subject tract located at 0 and 1105 Tingen Road from Residential Agricultural (RA) & High Density Single-Family Residential (HDSF) to Planned Unit Development-Conditional Zoning (PUD-CZ).

The Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Medium Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development-Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

STATEMENT OF THE APEX TOWN COUNCIL ZONING PETITION #19CZ12
PAGE 2

The Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that it will allow for the development of affordable, infill single-family residential development that will be compatible with the single-family uses to the north, south, and east. The rezoning will encourage compatible development of the property and increase the tax base.

Jacques K. Gilbert
Mayor

ATTEST:

Donna B. Hosch, MMC, NCCMC
Town Clerk

Date

ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 1.74 ACRES LOCATED ON 0 AND 1105 TINGEN ROAD FROM RESIDENTIAL AGRICULTURAL (RA) & HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (HDSF) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#19CZ12

WHEREAS, the application of Jeff Roach, Peak Engineering & Design, PLLC / Hector Cuales petitioner, for the rezoning of lands hereinafter described was duly filed with the office of the Planning Director and thereafter a public hearing was held hereon on the 13th day of January 2020 before the Planning Board. Thereafter, the Planning Board submitted its final report to the Town Council recommending approval of said application for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Apex Unified Development Ordinance and the provisions of Chapter 160A, Article 19, of the North Carolina General Statutes. A public hearing was held on the 21st day of January 2020, before the Town Council. All public hearings were held pursuant to due notice mailed and published pursuant to G.S. § 160A-384; **NOW, THEREFORE**,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment “A” – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Residential Agricultural (RA) & High Density Single-family Residential (HDSF) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The “Rezoned Lands” are subject to the conditions in Attachment “B” Kissena Lane PUD which are imposed as part of this rezoning.

Section 5: The “Rezoned Lands” shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Ordinance Amending the Official Zoning District Map #19CZ12
Page Two

Section 6: This ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member _____

Seconded by Council Member _____

With ____ Council Member(s) voting "aye."

With ____ Council Member(s) voting "no."

This the ____ day of _____ 2020.

TOWN OF APEX

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

LEGAL DESCRIPTION

BEGINNING at a point at the eastern right of way of Apex – Kissena Lane, said point having North Carolina State Plane Coordinates of North: 716185.88, East: 2042966.10; thence S 75°25'28.9" E a distance of 114.0' to a point; thence N 41°31'17.7" E a distance of 159.57' to a point; thence N 41°02'51.63" W a distance of 135.43' to a point; thence N 87°31'47.18" W a distance of 194.25' to a point; thence N 86°36'12.88" W a distance of 115.97' to a point; thence N 86°36'13.48" W a distance of 15.09' to a point; thence N 86°46'43.74" W a distance of 68.94' to a point; thence N 86°46'44.71" W a distance of 40.12' to a point; thence S 10°01'58.36" W a distance of 199.57' to a point; thence S 86°24'20.96" E a distance of 109.94' to a point; thence S 76°02'36.51" E a distance of 5.22' to a point; thence N 86°21'54.99" E a distance of 11.0' to a point; thence S 75°25'28.79" E a distance of 39.0' to the original Point of Beginning.

The above described annexation area containing an area of 75,917 square feet (1.74 acres).

All deeds referenced above recorded in Wake County Register of Deeds.

Kissena Lane

A PLANNED UNIT DEVELOPMENT

PD PLAN Rezoning Case #19CZ12

June 3, 2019

Revised July 12, 2019

Revised August 8, 2019

Revised August 20, 2019

Project Contact:

Hector Cuales

33085 Whittingham Drive

New Hill, NC 27562

Civil Engineering & Land Planning:

Jeff Roach, P.E.

Peak Engineering & Design, PLLC

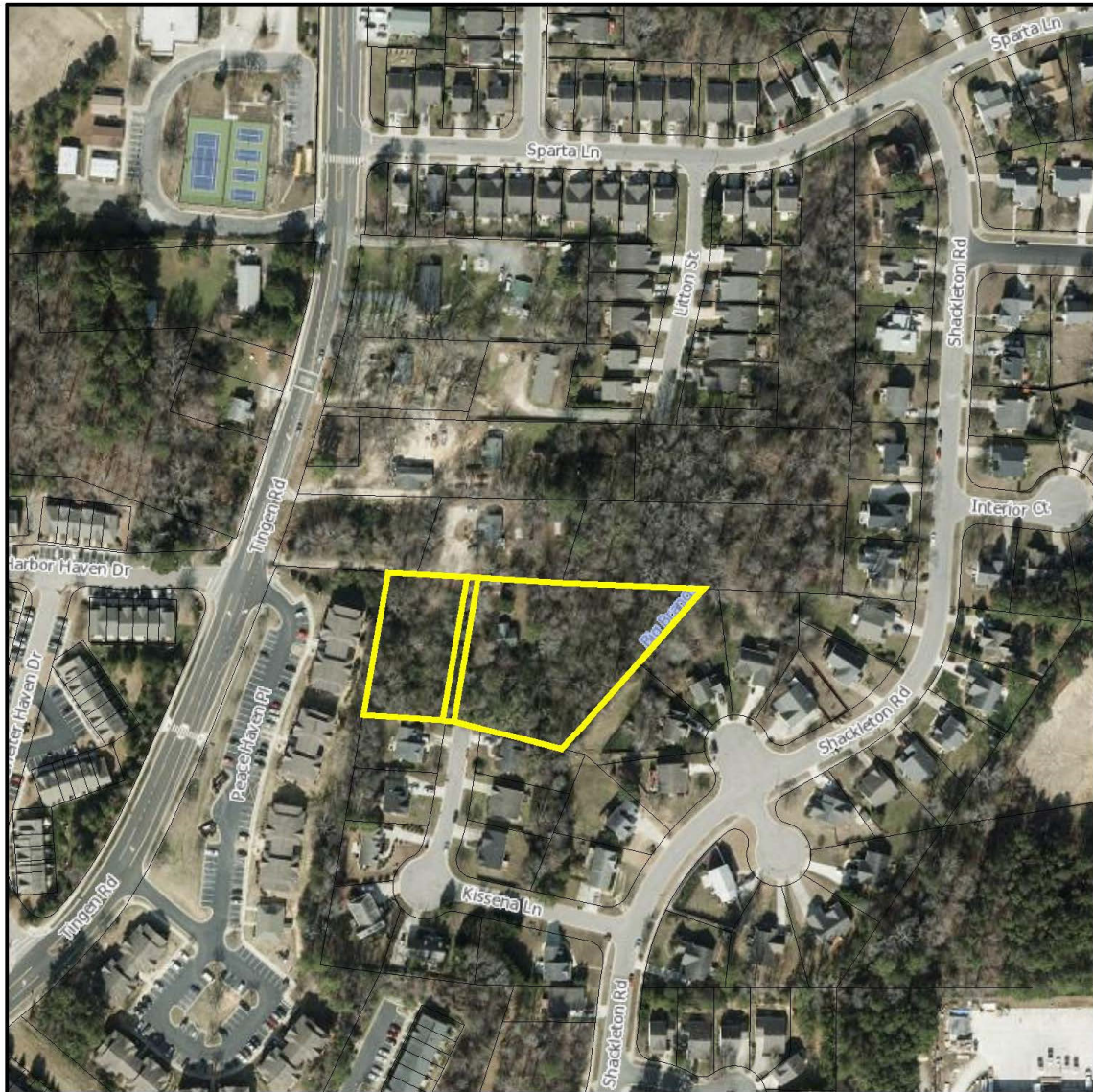
Table of Contents

Section 1:	Table of Contents
Section 2:	Vicinity Map
Section 3:	Project Data
Section 4:	Purpose Statement
Section 5:	Permitted Uses
Section 6:	Description, Density and Dimensional Standards
Section 7:	Architectural Standards
Section 8:	Parking and Loading
Section 9:	Resource Conservation Area (RCA)
Section 10:	Landscaping
Section 11:	Signage
Section 12:	Public Facilities
Section 13:	Pedestrian Circulation System and Amenities
Section 14:	Parks and Recreation
Section 15:	Natural Resources and Environmental Protection
Section 16:	Stormwater Management
Section 17:	Phasing
Section 18:	Plan Consistency
Section 19:	Compliance with the Unified Development Ordinance (UDO)

Exhibits

Section 2: Vicinity Map

Kissena is an assembly of three (3) properties located at the termination of Kissena Lane; south of Sparta Lane, directly west of West Haven Apartments and Tingen Road. The property is bordered to the north by existing residential properties; to the east and south of by Perry Farms Subdivision; and apartments to the west.



Section 3: Project Data

Project name: Kissena Lane Extension

Property Owner:

Hector Cuales
1105 Tingen Road
Apex, NC 27502
PINs 0741-31-1302 (1.17 acres)
0741-26-9237 (0.07 acres)
0741-26-8380 (0.50 acres)

Project Contact:

Hector Cuales
3308 Whittingham Drive
New Hill, NC 27562
hectorcual@gmail.com

Prepared by:

Jeff Roach, P.E.
Peak Engineering & Design, PLLC
1125 Apex Peakway
Apex, NC 27502
(919) 439-0100
jroach@peakengineeringdesign.com

Zoning:

Existing Zoning: High Density-Single Family (HD-SF) and
Rural Agricultural (RA)
Proposed Zoning: Planned Unit Development – Conditional Zoning (PUD-CZ)

2045 Land Use Map

Existing Land Use Designation: Medium Density Residential (< 6.0 units/acre residential)
Proposed Land Use: Medium Density Residential (< 5.8 units/acre residential)
Total Property: 1.74 acres

Legal descriptions for the properties being zoned are provided by Peak Engineering & Design, PLLC and has been assembled from available plats, deeds, and other Wake County GIS data. This information is public and provided within the zoning application packet.

Section 4: Purpose Statement

Kissena Lane is a proposed Planned Unit Development (PUD) with a maximum of 10 single family residential lots currently located inside the Apex town limits. As part of the rezoning process, some of the properties will be required to annex, to be voted on by the Apex Town Council. The PUD parameters are outlined in UDO Section 2.3.4(F)(1)(a)(i - vi) and answered in various locations within the PD text document.

The purpose of the PUD rezoning application is to develop a residential development that is compatible with the value, quality and character of the surrounding properties and developments. The standards included with the submittal provide for flexibility in the building design and lot sizes to accommodate various highly sought after products in the Apex market. The targeted market for this project includes houses high in quality and lower in cost compared to other recent residential developments within the Town of Apex. Items such as small lot sizes, building design, and other development components will be considered to make new homes within the Kissena Lane Extension affordable for persons with varying incomes. Habitat for Humanity, or similar programs, which aid in the affordability of new homes will assist in the design and construction of the new homes. 100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

The construction throughout the property will include streets, utilities, and landscaping while protecting the natural environment to the maximum extent, all of which will be done in accordance with current Town of Apex requirements.

Permitted Uses*

The rezoned lands may be use for the uses listed below. The permitted uses are subject to the limitation stated in UDO Section 4.2.2:

- | | |
|----------------------------------|------------------|
| 1. Single family | 5. Greenway |
| 2. Accessory apartment | 6. Park, active |
| 3. Utility, minor | 7. Park, passive |
| 4. Recreation facility – private | |

*100% of the dwelling units developed on the property shall be set at a price that, on average, is affordable to a household with an annual income of 70% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development (HUD).

Section 5: Description, Density and Dimensional Standards

The project will comply with the standards as established by UDO Section 5.1.3 or as noted within the PD Text for the project:

Proposed maximum density: 5.80 units/acre
(includes R/W, Open Space and lots)

Proposed Maximum Building Height: 36'

Proposed Minimum Lot Width: 33'

Proposed Minimum Building Setbacks:

Front: 20'

Side: 5'

Rear: 10'

Percentage of Built Upon Area: 70% maximum

Maximum number of lots: 10 lots

*** Porches, patios, decks and other structures may encroach into requirement building setbacks as permitted by the Town of Apex UDO.*

Section 6: Architectural Standards

Single-family residential standards:

1. Vinyl siding is permitted for exterior building materials.
2. The roof shall be pitched at 5:12 or greater. This excludes porches, screen porches, bay windows, and decorative elements.
3. Eaves shall project at least 8 inches from the wall of the structure.
4. The visible side of a home on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows or decorative trim
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
5. House entrances may be placed at finished grade or a raised floor with crawl space.
6. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
7. Front porches shall be a minimum of 6 feet deep.

Section 7: Parking and Loading

Parking will be provided by parking pads and/or driveways and will comply with the Town of Apex UDO Section 8.3 for single family residential lots. Residential driveways shall have a minimum width of 12' and 20' in length as measured from the back of the sidewalk or, where no sidewalk exists, the back of the curb, to count as required parking.

Section 8: Resource Conservation Area (RCA)

The project is required to meet UDO Section 8.1.2 for resource conservation area. The project is located east of I-540 and is required to establish 20% Resource Conservation Area with an additional 2% RCA if mass graded. The project will protect environmentally sensitive features to meet the RCA requirements. Final location and acreage will be provided during the Master Subdivision Plan submittal Process.

Section 9: Landscaping

Internal landscaping will comply with UDO section 8.2.4(A)(4) for street tree plantings, foundation plantings and tree preservation. In lieu of required buffer plantings along the western, northern and southern property lines, adjacent to PINs 0741-26-8146, 0741-26-6052, 0741-26-7486 and 0741-26-0405, a solid 6' wood fence shall be installed. A 50' section of the fence will be removed with the extension of Kissena Lane in the future. The location of the fence removal will be determined when Kissena Lane is extended beyond the project, into the adjacent property. Buffering to the east will be provided by the existing stream buffer. The project will maintain similar density and design of the existing development to the south.

Section 10: Signage

All signage will comply with the applicable standards and requirements of UDO Section 8.7. Signage for the residential development shall be coordinated with staff during the appropriate Master Subdivision Plan and/or Master Signage Plan approval.

Section 11: Public Facilities

The project's construction will consist of the extension of public facilities to serve the site. All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Facilities include:

Water:

Water will be provided by connecting to an existing waterline along Kissena Lane. The design team will coordinate with staff to locate and size the necessary extensions during the Master Subdivision and Construction Document review phases.

Sanitary Sewer:

Sanitary sewer will be provided by connecting to an existing sewer main at the end of Kissena Lane. The design shall be coordinated with Town of Apex staff during the Master Subdivision Plan and Construction Document phases. Extensions along natural draws are required per Town of Apex specifications.

Streets:

The project is showing the extension of Kissena Drive north from the existing dead end to the properties northern boundary. The development will stub a residential street to adjacent property owner to the north for future connections. No street stubs are provided east due to environmental feature or to the west due to existing development. The final alignment of all internal streets will be coordinated with staff. Per UDO Section 2.3.4, PUD developments commonly include sidewalk on both sides of the streets. The existing Kissena Lane street stub does not include sidewalks on either side of the street. To continue this design, and to reduce construction cost for affordability, sidewalks along the Kissena Lane Extension are not proposed.

Other Utilities:

Electric service shall be provided by the Town of Apex in conjunction with the appropriate staff. Gas, telephone, and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Transportation:

A Traffic Impact Analysis (TIA) was not required for this project. There are no improvements to existing roads, signals or other transportation facilities proposed with this project.

Section 12: Pedestrian Circulation System and Amenities

To assist with the affordability of the new homes, the absence of sidewalk on Kissena Lane and the small nature of the project, sidewalks are not proposed with this project.

Section 13: Parks and Recreation

This Planned Development proposes less than 30 (or a maximum of 10) single family detached units so only a fee-in-lieu payment will be required per UDO Section 14.1.2 Exemptions. The property abuts existing Public Greenway Easement for the future Big Brach Greenway, but with the limited number of units, the necessity to cross Big Branch Creek and impact to riparian buffer when access to the greenway would be within 350 ft or 0.07 mile, the project is not requested to accommodate a connection within the project boundaries

Section 14: Natural Resources and Environmental Protection

Kissena Lane is located within the Town's Secondary Watershed Protection Overlay District. The properties are currently undeveloped and has one stream containing stream buffers. The design team will coordinate with staff to minimize impacts to the buffer during the Master Subdivision and Construction Document review phases. Per FEMA FIRM Maps 3720074100J dated May 2, 2006 there are no Special Hazard Flood Prone areas. No historical structures are identified within the property boundary pursuant to the North Carolina State Historic Preservation Office's website.

Section 15: Stormwater Management

The project will not require a Stormwater Control Measures (SCMs). The project is small in nature with a disturbance of less than one (1) acre. Per UDO Section 6.1, projects with a disturbance of 1 acre or less do not require an SCM.

Section 16: Phasing

The project is small in nature and consists of single family homes, roadway extensions, utility services and other site design features which will all be constructed in one phase. For this reason, a phasing plan has not been included as part of the design.

Section 17: Plan Consistency

The proposed zoning for Kissena complies with the 2045 Land Use Map designation for this area as a medium density residential development. Kissena Lane is a medium density development and will have an overall project density at or below 6.0 units/acre. The project will meet the requirements of the Transportation Master Plan, the Bike Apex Plan, the Parks, Recreation, Greenways, and Open Space Plan, along with other Town of Apex adopted plans which direct development, as amended from time-to-time.

Section 18: Compliance with the Unified Development Ordinance

Kissena Lane will comply with the relevant standards of the Town of Apex's Unified Development Ordinance and other development related standards. Any deviation from standards shall be approved by staff, Planning Board, or Town Council representatives throughout the zoning and design development processes as required.

EXHIBITS**I. COVER SHEET (Sheet C000)**

The Cover Sheet contains contact information, vicinity map, site design guidelines, and required Town of Apex notes and descriptions.

II. EXISTING CONDITIONS (Sheet C001)

The existing conditions plan includes the base site items, zoning of adjacent properties, boundary, environmental features, and existing conditions around the property.

III. CONCEPTUAL SITE PLAN (Sheet C100)

This sheet includes standard site notes, site infrastructure, vehicular connectivity locations, buffers, areas proposed for development.

IV. CONCEPTUAL UTILITY PLAN (Sheet C200)

The Conceptual Utility Plan shows the preliminary location for connection to existing water, sewer, and stormwater as well as the existing infrastructure for said services. The final design will be completed to the Apex standards at the time of Master Subdivision submittal.

PLANNED UNIT DEVELOPMENT

KISSENA LANE

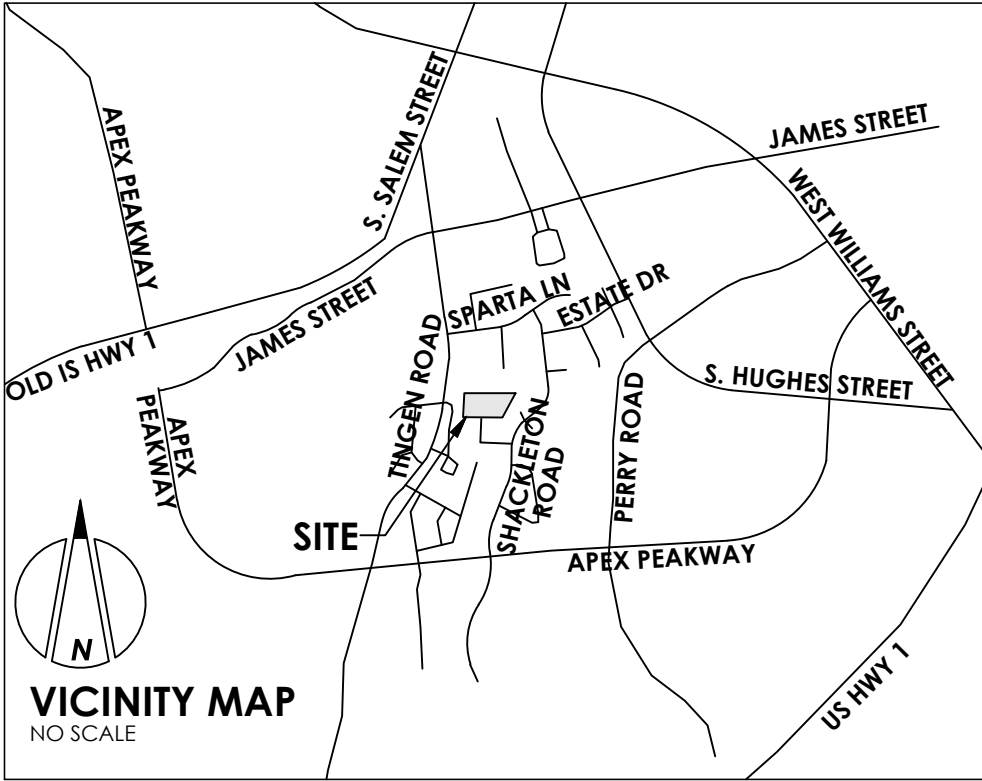
1105 TINGEN ROAD
APEX, NORTH CAROLINA
PROJECT NUMBER: 180901
DATE: JUNE 3, 2019

SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Hector Cuales 0 Tingen Road Apex, NC 27502	0741-26-8380	0052620	074110	0.5	DB 17272 PG 00548
Hector Cuales 0 Tingen Road Apex, NC 27502	0741-26-9237	0247235	074110	0.07	DB 17272 PG 00548
Hector Cuales 1105 Tingen Road Apex, NC 27502	0741-36-1302	0059739	074110	1.17	DB 17673 PG 001611

Total Deeded Acreage: 1.74 acres

Existing Zoning:	Rural Agricultural (RR), High Density-Single Family (HD-SF)
Proposed Zoning:	PUD-CZ (Planned Unit Development - Conditional Zoning)
2045 Land Use Map:	High Density Single Family
Existing Use:	Vacant & Single Family
Proposed Uses:	Single Family
Township:	White Oak
Flood Zone Information:	Firm Panel 3720074100J dated May 2, 2006 does not show the presence of flood zones on properties.
Watershed Information:	Secondary Watershed Protection Overlay District, Big Branch Basin, Cape Fear River Basin.
Historical:	Per the NC SHPO, no historical structures are located within the project boundary.
Design Standards:	
Minimum Lot Width:	33'
Maximum Built Upon Area:	70%
Maximum Density:	5.80 Units per Acre
Maximum Number Lots:	10
Building Setbacks:	
Front:	20'
Rear:	10'
Side:	5' min. (No Aggregate)
Side (Corner Lot):	5'
Maximum Density:	5.80 Units per Acre
Building:	
Proposed Building Height:	36' maximum
Proposed Building Stories:	3 stories (maximum)



INDEX OF DRAWINGS:

C000	COVER SHEET
C001	EXISTING CONDITIONS
C100	OVERALL SITE PLAN
C105	OVERALL PHASING PLAN
C200	OVERALL UTILITY PLAN



DEVELOPER/OWNER
HECTOR CUALES
3308 WHITTINGHAM DRIVE
NEW HILL, NC 27562
E: HECTORCUAL@GMAIL.COM

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
5448 APEX PEAKWAY #368
APEX, NC 27502
Phone (919) 439-0100
www.PeakEngineering.com



NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

seal:

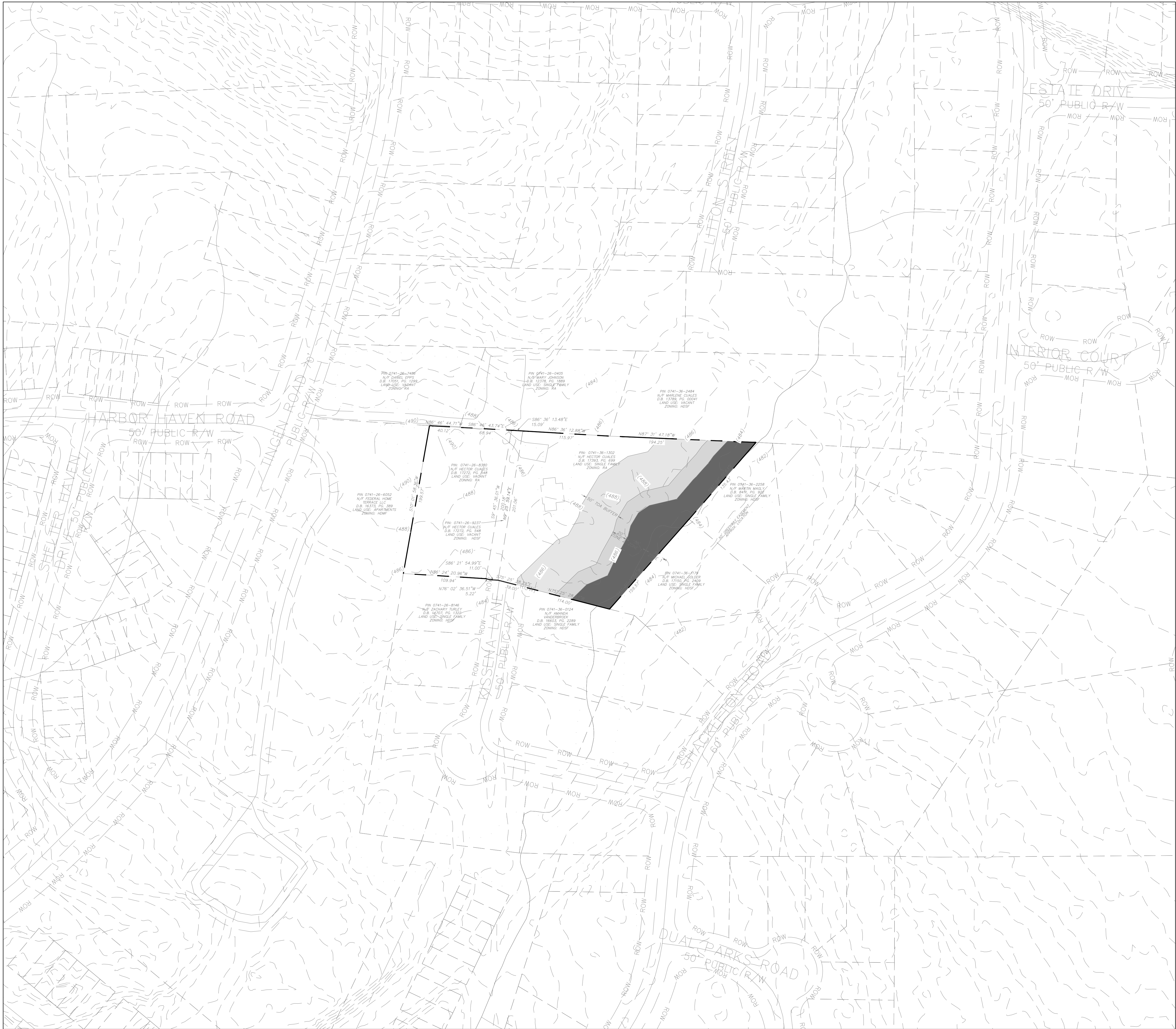


No.	DATE	REVISION
1	6/3/2019	TITLE OF APEX COMMUNITIES
2	6/3/2019	TITLE OF APEX COMMUNITIES

title:
COVER SHEET

proj #:
180901
date:
June 3, 2019
dwg by: chkd by:
XXX JR
scale:
As Noted
sheet:

C000
Planned Unit Development



- NOTES:
1. THERE ARE NO CONTRIBUTING HISTORICAL STRUCTURES WITHIN THE PROJECT BOUNDARY.
 2. SUBJECT PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS; AS SHOWN ON SHEET C000.
 3. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER AND THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY A DEED OF EASEMENT PRIOR TO UTILITY INFRASTRUCTURE CONSTRUCTION APPROVAL. THESE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF APEX AND LABELED "TOWN OF APEX PUBLIC UTILITY EASEMENT".
 4. NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPROVEMENT UPON TOWN OF APEX PUBLIC UTILITY EASEMENTS, PROHIBITED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, HOUSES, AIR CONDITIONING UNITS, HEAT PUMP UNITS, DECKS, GARAGES, STORAGE/TOOL SHEDS, SWIMMING POOLS, WALLS, RETAINING WALL MECHANISMS/APURTENANCES AND FENCES. UPON PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT. FENCES MAY PERMITTED ACROSS EASEMENTS, PROVIDED THAT AN ACCESS GATE IS INSTALLED FOR THE FULL WIDTH OF THE EASEMENT.
 5. NO PERSON SHALL PLANT TREES, SHRUBS, OR OTHER PLANTS WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
 6. ANY AND ALL STREET SIGNS SHALL ONLY BE PROVIDED AND INSTALLED BY THE TOWN OF APEX.
 7. FIRM PANEL 3720074100J EFFECTIVE 5-6-2006 DOES NOT SHOW THE PRESENCE OF FLOOD ZONES ON PROPERTIES.
 8. WATERSHED INFORMATION: SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT, BIG BRANCH CREEK BASIN, CAPE FEAR RIVER BASIN.

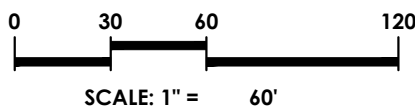
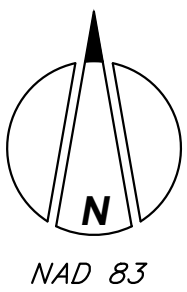
BOUNDARY INFORMATION OBTAINED FROM WAKE COUNTY GIS, DEED AND PLAT DESCRIPTIONS, APEX LIDAR, ADVANCED CIVIL DESIGN, AND OTHER AVAILABLE DATA SOURCES. FINAL BOUNDARY AND SURVEY DOCUMENTS WILL BE PROVIDED DURING THE MASTER SUBDIVISION PLAN DESIGN PHASE OF THE DEVELOPMENT.

STREAM BUFFERS

- 30' ZONE 1 BUFFER
- 20' ZONE 2 BUFFER
- 50' TOA BUFFER

PROJECT'S PERIMETER BOUNDARY

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.



1
C001
EXISTING CONDITIONS
SCALE: 1"= 60'



NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502

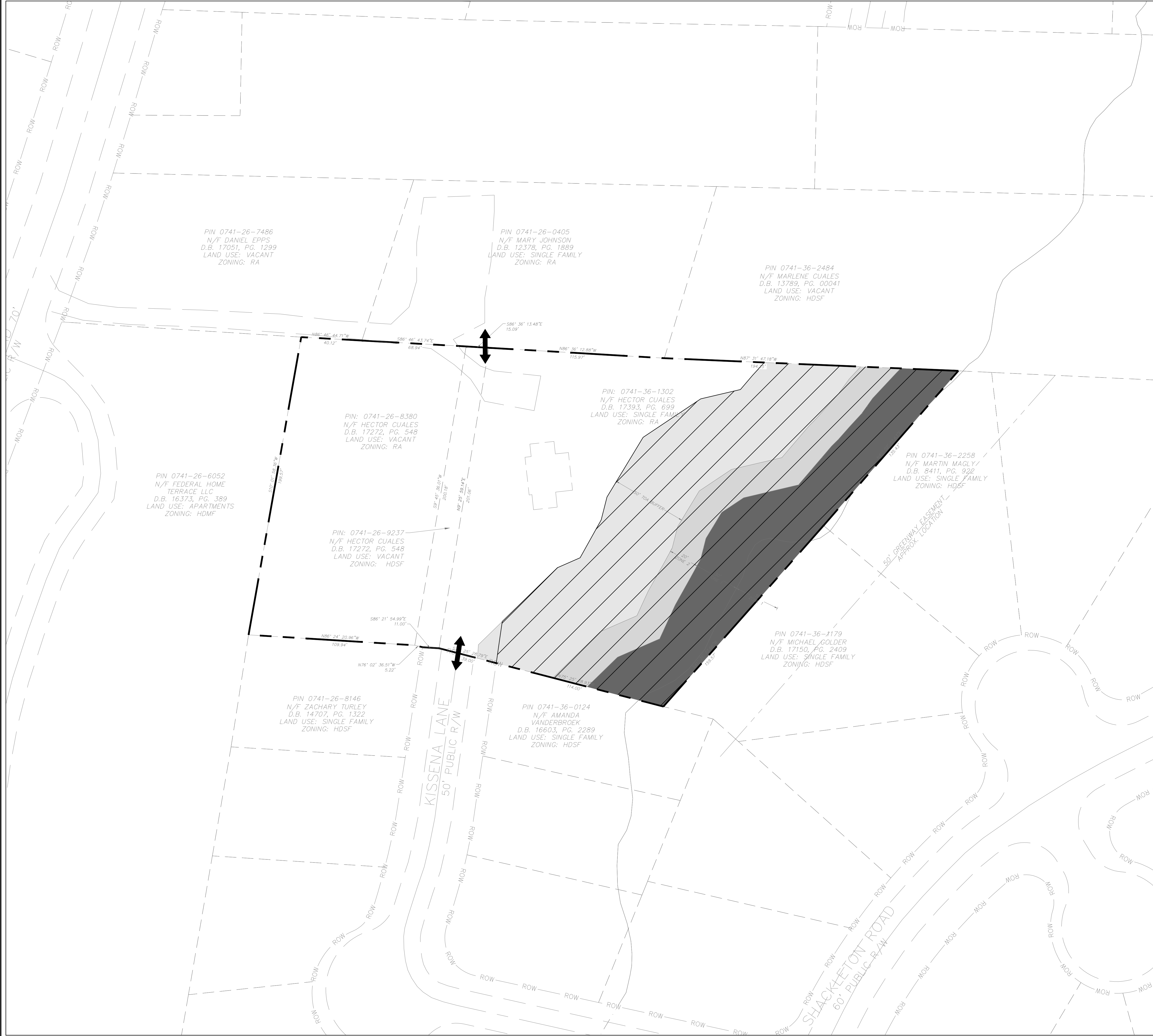


REVISION		DATE	BY
1	07/3/2019	TOWN OF APEX COMPLETES	DP
2	8/8/2019	TOWN OF APEX COMPLETES	DP

title:
EXISTING
CONDITIONS

proj #:
180901
date:
June 3, 2019
dwg by: JE
chkd by: DW
scale:
As Noted

sheet:
C001
Planned Unit
Development



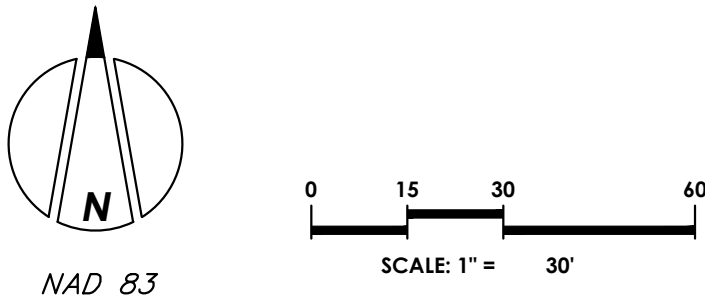
- PRELIMINARY RESOURCE CONSERVATION AREA
- PRELIMINARY DEVELOPMENT AREA
- PRELIMINARY STREET CONNECTIONS

- STREAM BUFFERS
- 30' ZONE 1 BUFFER
 - 20' ZONE 2 BUFFER
 - 50' TOA BUFFER

PROJECT'S PERIMETER BOUNDARY

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.



1 CONCEPTUAL SITE PLAN
SCALE: 1"= 30'

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502



NO.	DATE	BY
1	8/7/2019	STATE OF WAKE COUNTY
2	8/8/2019	STATE OF WAKE COUNTY

title:
CONCEPTUAL SITE PLAN

proj #:
180901

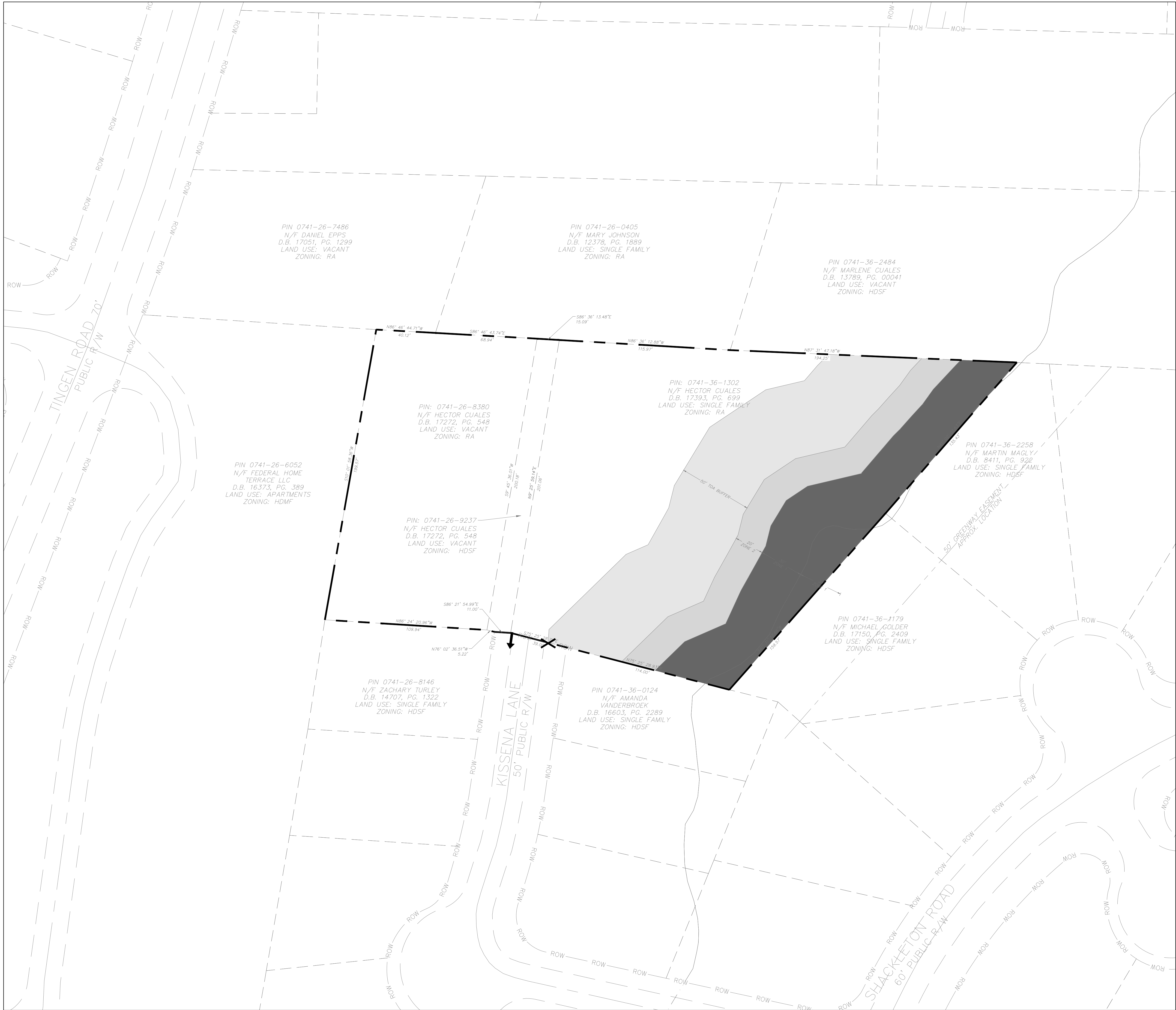
date:
June 3, 2019

dwg by: chkd by:
JE DW

scale:
As Noted

sheet:

C100
Planned Unit Development



- NOTES:
1. THE PROJECT IS REQUEST FULL TOWN OF APEX UTILITIES, INCLUDING WATER, SEWER AND ELECTRICAL SERVICES. THE FINAL LOCATION AND TIMING OF THE REFERENCED SERVICES SHALL BE COORDINATED WITH TOWN STAFF.
 2. THE PROJECT IS NOT PROPOSING PRIVATE SEWAGE DISPOSAL.
 3. THE LOCATION OF LOTS, STREETS, OPEN SPACE, RESOURCE CONSERVATION AREAS, STORMWATER CONTROLS, AND OTHER SITE IMPROVEMENTS ARE ILLUSTRATIVE ONLY AND WILL BE COORDINATED WITH STAFF DURING THE MASTER SUBDIVISION PLAN REVIEW PROCESS.
 4. THE PROJECT WILL COMPLY WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS AS OUTLINED WITHIN THE DESIGN AND DEVELOPMENT MANUAL, THE REZONING PD TEXT, AND UNIFIED DEVELOPMENT ORDINANCE (UDO).

- ↑ PROPOSED WATER CONNECTION
- ✕ PROPOSED SEWER CONNECTION

STREAM BUFFERS

- 30' ZONE 1 BUFFER
- 20' ZONE 2 BUFFER
- 50' TOA BUFFER

ENVIRONMENTAL FEATURES NOTE:
STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, WAKE COUNTY SOILS SURVEY A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

PROJECT PERIMETER BOUNDARY

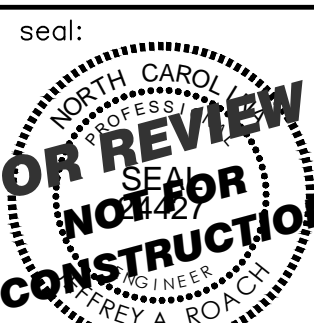
NAD 83

0 15 30 60
SCALE: 1" = 30'

1 CONCEPTUAL UTILITY PLAN
C200 SCALE: 1" = 30'

NC License #P-0673

project:
KISSENA LANE
1105 TINGEN ROAD
BUCKHORN
APEX, NORTH CAROLINA 27502



DATE		BY
DATE OF PRELIMINARY		DATE
DATE OF FINAL		DATE
DATE OF AS-BUILT		DATE
DATE OF REVISION		DATE
1	2/12/2019	
2	6/8/2019	

title:
CONCEPTUAL UTILITY PLAN

proj #:
180901

date:
June 3, 2019

dwg by: chkd by:
JE DW

scale:
As Noted

sheet:
C200
Planned Unit Development

