

Rezoning #22CZ06





## PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #:	_____	Submittal Date:	March 1, 2022; Revised June 10, 2022
Fee Paid	\$ _____	Check #	_____

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Yellowbridge  
Address(es): 2813 and 2817 US 64 Hwy W  
PIN(s) 0722743789 and 0722752304

Acreage: 48.24 acres

Current Zoning: Rural Residential (RR) Proposed Zoning: Planned Unit Development- Conditional Zoning (PUD-CZ)

Current 2045 LUM Designation: Medium Density Residential

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes ☐ No ☒ (Due exclusively to the commercial uses along US-64)

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

Area classified as mixed use:	Acreage:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

### Applicant Information

Name: Lennar Carolinas, LLC c/o Matthew Carpenter  
Address: 301 Fayetteville Street, Suite 1400  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 835-4032 E-mail: matthewcarpenter@parkerpoe.com

### Owner Information

Name: Yellowbridge Capital, LLC  
Address: 113 Mill Point Road  
City: Kitty Hawk State: NC Zip: 27949-4082  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent Information

Name: Lennar Carolinas, LLC attn. Tucker Ennis  
Address: 1100 Perimeter Park Drive, Suite 112  
City: Morrisville State: NC Zip: 27560  
Phone: (919) 835-4032 E-mail: tucker.ennis@lennar.com

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

## PLANNED UNIT DEVELOPMENT APPLICATION

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

Submittal Date: March 1, 2022

### PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.


### LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

The property is designated as Medium Density Residential on the Land Use Map ("LUM") which contemplates both single-family detached homes and townhomes with densities up to 6 units an acre. Medium Density Residential developments are intended to provide a transition from more urbanized areas of Apex to lower density neighborhoods. The PUD contemplates a mix of single-family detached homes and townhomes at an overall density of approximately 3.2 units/acre, well within the LUM's suggested density. Additionally, the denser townhomes will provide a density transition between US-64, future commercial uses fronting 64, and lower density single-family detached homes to the south. Accordingly, the proposed PUD is consistent with the LUM designation and the Town of Apex Comprehensive Plan (the "Comp Plan") as a whole.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

The overall density proposed by the PUD is consistent with existing residential development in this area. Lot types have been strategically located (single-family detached homes on large lots located adjacent to the Abington neighborhood) to ensure compatibility with the existing Abington neighborhood to the south and east. A 50-foot planted buffer has also been provided along the southern property line to maintain a level of privacy for homeowners adjacent to the south. Further, architectural conditions in the PUD text will help ensure high quality construction and compatibility with the character of the surrounding area. 

3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

The PUD will comply with Supplemental Standards in UDO Section 4.4, to the extent they are applicable.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

As shown on the Concept Plan, the proposed development will include several transportation improvements that will improve connectivity including the extension of Chantclair Drive which currently stubs to the edge of the Abbingtion neighborhood, and a direct US-64 access point that will serve the proposed development and the Abbingtion Neighborhood. As stated above, the project has been designed to ensure compatibility of land uses and includes several buffers to help minimize adverse impacts.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The property is located within the Beaver Creek Drainage Basin and is thus within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.7. The PUD will provide at least 30% Resource Conservation Area ("RCA") as required by the UDO. The PUD text also offers environmental commitments which include planting of drought resistant warm grasses, planting of at least four native hardwood tree species, and implementation of stormwater control devices that exceed UDO requirements.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

As discussed above, the proposed development will include several traffic improvements. Water and sewer services are available to the site and the proposed development will not have adverse impacts on potable water and wastewater facilities, parks, schools, police, fire, or EMS facilities.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

The proposed PUD will improve the public health, safety, and welfare by providing a mix of housing types in a location convenient to existing restaurants, retail, and Town services.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

The proposed residential use is consistent with existing residential development in the area. As discussed above, the Concept Plan has been designed to mitigate adverse effects on adjacent properties.



## PETITION PROCESS INFORMATION

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

The proposed residential use is consistent with existing residential development in the area. As discussed above, the Concept Plan has been designed to mitigate adverse effects on adjacent properties.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The PUD will be governed by the regulations contained in the attached PUD Text and Concept Plan. The PUD will comply with all other regulations of the UDO to the extent they do not conflict with the PUD regulations.



**DEVELOPMENT NAME APPROVAL APPLICATION**

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

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

**Proposed Subdivision/Development Information**

Description of location: 2813 and 2817 US 64 Hwy W

Nearest intersecting roads: US 64 Hwy W and Kellyridge Dr.

Wake County PIN(s): 0722743789 and 0722752304

Township: White Oak

**Contact Information (as appropriate)**

Contact person: Lennar Carolinas, LLC c/o Matthew Carpenter

Phone number: (919) 835-4032

Fax number: N/A

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

E-mail address: matthewcarpenter@parkerpoe.com

Owner: Yellowbridge Capital, LLC

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

Address: 113 Mill Point Road, Kitty Hawk, NC, 27949-4082

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

**Proposed Subdivision/Development Name**1<sup>st</sup> Choice: Yellowbridge2<sup>nd</sup> Choice (*Optional*): \_\_\_\_\_**Town of Apex Staff Approval:**\_\_\_\_\_  
Town of Apex Planning Department Staff\_\_\_\_\_  
Date



## TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

2813 and 2817 US 64 Hwy W

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

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

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

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: Yellowbridge Capital, LLC

TOWN OF APEX

BY: Tucker Ennis

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

Authorized Agent

Authorized Agent

DATE: 3/1/2022

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



# AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Yellowbridge Capital, LLC is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 2813 and 2817 US 64 Hwy W, Apex, NC, 27523

The agent for this project is: Tucker Ennis

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

Agent Name: Tucker Ennis

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

Telephone Number: (919) 835-4032

E-Mail Address: tucker.ennis@lennar.com

Signature(s) of Owner(s)\*



as agent for Yellowbridge Capital, LLC

Type or print name

2/24/22  
Date

GERALD L. HORNICK

Type or print name

2/24/22  
Date

Attach additional sheets if there are additional owners.

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

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



# AFFIDAVIT OF OWNERSHIP

Application #:

Submittal Date:

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

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2813 and 2817 US 64 Hwy W and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
4. To Affiant's knowledge, no claim or action has been brought against the owners of the property which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 25<sup>th</sup> day of FEBRUARY, 2022.



Tucker Ennis

STATE OF NORTH CAROLINA  
COUNTY OF Wake

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

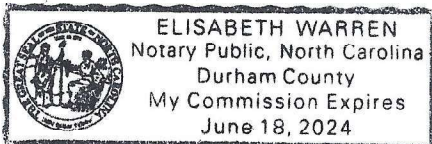


Notary Public

State of North Carolina

My Commission Expires: June 18, 2024

[NOTARY SEAL]



18 of 20

Planned Unit Development-Conditional  
Zoning Application



**Exhibit A**  
**To Owner Affidavit for**  
**Yellowbridge Rezoning**  
**Legal Description**

PIN# 0722752304 & 0722743789

All that certain real property situated in White Oak Township, Wake County, North Carolina, described as follows:

Beginning at a set iron rod on the northern right of way line of Chantclair Drive, said iron rod marking the southwestern corner of Lot 74 as said lot is shown and so designated on that certain subdivision plat entitled "Windsor at Abbington – Phase 1, Section A, Map 2, Lots 24-27 & 65-74" recorded in Book of Maps 1998, Page 203, Wake County Registry; thence along the northern right of way line of Chantclair Drive, South 89°37'45" West 280.73 feet to a set iron rod; thence South 00°22'15" East 30.04 feet to a set iron rod at the centerline of the western terminus of Chantclair Drive and the northeastern corner of the 0.08 acre Reserved Area depicted on that certain subdivision plat entitled "Stratford at Abbington, Phase 1: Lots 1-31, 65-75, Owner: Highway 64, LLC" recorded in Book of Maps 2006, Pages 2638 to 2640, Wake County Registry; thence along the northern and western boundary of said Reserved Area and continuing along the northwestern boundary of said Stratford at Abbington subdivision the following nine courses: (1) South 89°37'45" West 118.01 feet to a set iron rod; (2) South 05°29'21" West 40.93 feet to a set iron rod; (3) South 01°54'29" East 98.00 feet to a set iron rod; (4) South 11°29'28" East 62.80 feet to a set iron rod; (5) South 22°27'50" West 118.06 feet to a found iron pipe; (6) South 70°08'38" West 118.71 feet to a found iron pipe; (7) South 77°30'46" West 65.05 feet to a found iron pipe; (8) South 73°46'05" West 40.75 feet to a found iron pipe; and (9) South 73°28'08" West 311.49 feet to a found iron pipe at an angle point in the northern boundary of Lot 64 as said lot is shown and so designated on that certain subdivision plat entitled "Stratford at Abbington, Phase 2: Lots 32-64, Owner: Highway 64, LLC" recorded in Book of Maps 2008, Pages 33 and 34, Wake County Registry; thence along the northern boundary of said Stratford at Abbington Phase 2 subdivision South 82°16'49" West 758.57 feet to a found iron pipe with cap at the northwestern corner of Lot 56 of said Stratford at Abbington Phase 2 subdivision, said point also being on the eastern boundary of Lot 2 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Cecil V. Campfield and Wife Sharon K. Campfield" recorded in Book of Maps 1995, Page 334, Wake County Registry; thence along the eastern boundary of said Campfield plat the following two courses: (1) North 03°08'59" East 417.75 feet to a found bent iron pipe; and (2) North 03°12'21" East 406.54 feet to a found iron pipe with cap at the southeastern corner of Lot 'A' as said lot is shown and so designated on that certain plat entitled "Recombination for Joel V. Perry" recorded in Book of Maps 1985, Page 522, Wake County Registry; thence along the eastern boundary of said Perry plat North 03°11'42" East 841.95 feet to a found iron rod with cap on the southern right of way line of U.S. Highway 64; thence along said southern right of way line North 82°54'26" East 331.57 feet to a set iron rod at the northwestern corner of the parcel depicted on that certain plat entitled "Boundary Survey, Property of Calvin Mills, Prepared for David and Sharon Raymer" recorded in Book of Maps 2004, Page 698, Wake County Registry; thence along the western, southern and eastern boundary of said Mills plat the following three courses: (1) South 07°08'43" East 189.52 feet to a found iron pipe; (2) North 82°51'17" East 420.02 feet to a found iron pipe; and (3) North 07°08'43" West 189.14 feet to a set iron rod on the southern right of way line of U.S.



Highway 64; thence along said southern right of way line the following two courses: (1) North 82°54'26" East 265.68 feet to a set iron rod; and (2) North 82°53'08" East 305.02 feet to a set iron rod at the northwestern corner of Area "B" as shown and so designated on that certain plat entitled "Property of Blakely-Braswell Land Company, LLC" recorded in Book of Maps 1996, Page 634, Wake County Registry; thence along the western boundary of said Area "B", South 11°47'52" West 42.58 feet to a found iron pipe with cap at the northwestern corner of Tract 'A' as said lot is shown and so designated on that certain plat entitled "Property of Calvin E. Mills, Alta Belle P. Mills, Ted Mills & Randy Mills By William R. Hoke & Paul Stam, Jr., Co-trustees" recorded in Book of Maps 1984, Page 404, Wake County Registry; thence along the western and southern boundaries of said Mills plat the following five courses: (1) South 07°43'26" West 146.44 feet to a found iron pipe with cap; (2) South 03°03'23" East 318.20 feet to a found iron pipe with cap; (3) South 05°04'48" West 519.04 feet to a found iron pipe with cap; (4) South 15°45'44" West 60.82 feet to a found iron pipe with broken cap; and (5) South 89°57'43" East 359.26 feet to a found iron pipe with cap on the western boundary of Lot 73 of the previously mentioned Windsor at Abbingtion subdivision plat recorded in Book of Maps 1998, Page 203, Wake County Registry; thence along the western boundary of said Windsor at Abbingtion subdivision South 02°25'07" East 148.61 feet to the point of beginning.

Containing 48.2331 acres, more or less, and being all of Lot "B" as said lot is shown and so designated on that certain plat entitled "Subdivision, Property of Gaither Bryant Garner, Jr. and Gerald L. Hornick" recorded in Book of Maps 1984, Page 1516, Wake County Registry, TOGETHER WITH all of Tract 1 as said tract is shown and so designated on that certain plat entitled "Division for Gerald L. Hornick, et ux and G. Bryant Garner, et ux" recorded in Book of Maps 2003, Page 474, Wake County Registry, LESS AND EXCEPT the area dedicated as public right of way for Chanticlair Drive as recorded in Deed Book 11778, Page 1490, Wake County Registry.



## Wake County Residential Development Notification

Developer Company Information	
Company Name	Lennar Carolinas, LLC
Company Phone Number	c/o Matthew Carpenter, 919-835-4032
Developer Representative Name	
Developer Representative Phone Number	
Developer Representative Email	matthewcarpenter@parkerpoe.com

New Residential Subdivision Information	
Date of Application for Subdivision	unknown, Rezoning submittal 3/1/2022
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Yellowbridge
Address of Subdivision (if unknown enter nearest cross streets)	2813 & 2817 US 64 West
REID(s)	
PIN(s)	0722743789 and 0722752304

Projected Dates Information	
Subdivision Completion Date	2026
Subdivision Projected First Occupancy Date	2026

Lot by Lot Development Information															
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates			
								Min	Max	Low	High	Year	# Units	Year	# Units
Single Family	<u>37</u>									unknown	unknown	2026			
Townhomes	<u>119</u>									unknown	unknown	2026			
Condos															
Apartments															
Other															

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

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

Please send any questions about this form to: [studentassignment-gis-group@wcpss.net](mailto:studentassignment-gis-group@wcpss.net)

# NOTICE OF ELECTRONIC NEIGHBORHOOD MEETING

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

February 7, 2022

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at 2813 and 2817 US 64 Hwy W

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at [www.apexnc.org](http://www.apexnc.org). If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

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

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

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

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

The applicant is proposing to rezone the property to Planned Unit Development - Conditional Zoning District to facilitate the development of single-family detached homes and townhomes. Additional information will be provided at the meeting.

Estimated submittal date: March 1, 2022

## MEETING INFORMATION:

Property Owner(s) name(s):	Yellowbridge Capital, LLC
Applicant(s):	Lennar Carolinas, LLC c/o Matthew Carpenter
Contact information (email/phone):	matthewcarpenter@parkerpoe.com; (919) 835-4032
Electronic Meeting invitation/call in info:	See attached
Date of meeting**:	February 23, 2022
Time of meeting**:	6:00 PM

## MEETING AGENDA TIMES:

Welcome: 6:00 PM      Project Presentation: between 6:00 - 8:00 PM      Question & Answer: between 6:00 - 8:00 PM

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



# PROJECT CONTACT INFORMATION

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

## Development Contacts:

Project Name: Yellowbridge Zoning: \_\_\_\_\_

Location: 2813 and 2817 US 64 Hwy W

Property PIN(s): 0722743789 and 0722752304 Acreage/Square Feet: 48.24 acres

Property Owner: Yellowbridge Capital, LLC

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Email: matthewcarpenter@parkerpoe.com

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

Address: 113 Mill Point Road

City: Kitty Hawk State: NC Zip: 27949-4082

Phone: \_\_\_\_\_ Fax: n/a Email: \_\_\_\_\_

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

Address: 1100 Perimeter Park Drive, Suite 112

City: Morrisville State: NC Zip: 27560

Phone: (919) 835-4032 Fax: n/a Email: tucker.ennis@lennar.com

Builder (if known): Same as Developer

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

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

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

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

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

# ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

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

Meeting Format: Online via zoom

Date of meeting: February 23, 2022 Time of meeting: 6:00 PM

Property Owner(s) name(s): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas

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

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

Use additional sheets, if necessary.



**Yellowbridge PUD  
Neighborhood Meeting Sign-In Sheet  
February 23, 2022**

Walton Norman  
Tommy and Cheryl Russell  
Brant Gifford  
Brian Carlson  
Gerald Hornick  
Rhonda Riley  
Lisa Gerboth  
Claire Johns  
Jen Curtis-Maury  
Suzanne Bailey  
Steve Ritchie  
Lauren Colvard  
Steve Smith  
David Risk  
Mark Vermette  
Teresa Messier  
Sharon Hershkowitz  
CJ Bottitta  
Joe Logan  
Debra Becker  
Sharon Putney  
Bob Zumwalt  
Scott Fast  
Jeremy Brewer  
Kate Macdonnel  
Chip Allen  
Alex Richbourg  
Lisa Nelson  
Polly Petrino  
Jason Hornick  
Katherine Coutros  
Matt Lauffer  
Tom Colhoun  
Sachin Sheth  
Julie Robertson  
Kari Hughes  
Heather Galeotti  
Jim Logsdon  
Melanie Schuller  
Kara Fleshman  
Carolyn Bentley  
Mike Hershk  
Bob Gibbons  
Kathryn Finnan

Matt Bond  
Jay Vora  
Adam Orentlicher  
Albert Paz  
Stephanie White  
Joe Schmidtke  
Michele Hemric  
Robert Kovarik  
Brett Fleshman  
Bob Atkinson

\*Contact information was received but has been redacted for filing



# SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas

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

Meeting Format: Online via zoom

Date of meeting: February 23, 2022 Time of meeting: 6:00 PM

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

Question/Concern #1: General questions/concerns about the ponds

Applicant's Response: The plan is to drain both of the ponds. The ponds are both old farm ponds and the dam of one of the ponds is unreliable due to tree growth. Although we do not think the ponds are jurisdictional, we are waiting on a final determination from the Army Corps of engineers as to whether the ponds are jurisdictional. If they are jurisdictional, we will have to reevaluate our current plans.

Question/Concern #2: Several questions/concerns related to the single family detached homes facing Rothwood Way. Could you move these homes to another area on the site? Could you increase the buffer between the homes and the gas easement?

Applicant's Response: We are looking at the possibility of moving the homes slightly to the west to enlarge the buffer between the homes and the gas easement. The goal of placing larger lot single-family homes in this location was to ensure compatibility with Abbington.

Question/Concern #3: Where will the neighborhood signs be located? Will there be a neighborhood entrance sign near Rothwood Way?

Applicant's Response: Lennar typically has a monument sign at the entrance of the subdivision. Although the final location of signs will be determined at site plan, we anticipate there to only be one monument sign located at the US-64 entrance to the development.

Question/Concern #4: General traffic concerns and other specific traffic questions. Concerns related to residents of the proposed development cutting through Abbington to get to Beaver Creek

Applicant's Response: We anticipate that most residents will use the US-64 entrance/exit and expect it will also be a benefit for Abbington residents. We are in the process of completing a Traffic Impact Analysis which will take into account existing traffic and new traffic from the proposed development, and recommend road improvements if necessary.

Notice List for Neighborhood Meeting

SITE ADDRESS			OWNER	MAILING ADDRESS	
0 BRYANT POND LN	PIN NUM		ABINGTON COMMUNITY ASSN INC	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD
1113 ROTHWOOD WAY	0722731969		ABERNATHY, JOHN	1113 ROTHWOOD WAY	APEX NC 27502-4308
2617 BRYANT POND LN	0722841609		ALLEN, CHESTER W IV ALLEN, ELENI N	2617 BRYANT POND LN	APEX NC 27502-4318
0 US 64 HWY W	0722646937		ANS TRUST THE	KATHIE L RUSSELL TRUSTEE	727 W HARGETT ST STE 109
2605 BRYANT POND LN	0722626262		BAILEY, JAMES EDWARD BAILEY, SUZANNE C	2605 BRYANT POND LN	APEX NC 27502-4318
101 TIMBERLEA CT	0722741431		BANKS, WAYNE BANKS, DEORATIAS A	101 TIMBERLEA CT	APEX NC 27502-4642
2599 BRYANT POND LN	0722853496		BECKER, SHANNON V BECKER, DEBRA LYNN	2599 BRYANT POND LN	APEX NC 27502-4310
103 TIMBERLEA CT	0722742422		BISI JOHN EMERSON TRUSTEE JOHN EMERSON BISI FAMILY LIVING TRUST	103 TIMBERLEA CT	APEX NC 27502-4642
2672 TIMKEN FOREST DR	0722852534		BREWER, JEREMY JOE TRUSTEE BREWER, PAULA MARIE TRUSTEE	2672 TIMKEN FOREST DR	APEX NC 27502-4315
503 LYNDENBURY DR	0722645333		BRIDENBAUGH, DAVID N BRIDENBAUGH, CONNE L	503 LYNDENBURY DR	APEX NC 27502-4644
1119 ROTHWOOD WAY	0722842758		BURLESON, RYAN W L BURLESON, BETSY L	1119 ROTHWOOD WAY	APEX NC 27502-4308
2588 BRYANT POND LN	0722840599		CARTWRIGHT, TIMOTHY J CARTWRIGHT, MELISSA S	2588 BRYANT POND LN	APEX NC 27502-4311
308 LYNDENBURY DR	0722742283		CHADDO, DYLAN CHADDO, HALEY	308 LYNDENBURY DR	APEX NC 27502-4308
1125 ROTHWOOD WAY	0722855248		COOLING, KEVIN TRUSTEE COOLING, JOANNE TRUSTEE	1125 ROTHWOOD WAY	APEX NC 27502-4308
2588 BRYANT POND LN	0722840510		CRAIG, JAMES CRAIG, JENNIFER	2588 BRYANT POND LN	APEX NC 27502-4308
400 LYNDENBURY DR	0722854199		DECOURY, J RUSS DECOURY, DONNA M	400 LYNDENBURY DR	APEX NC 27502-4645
1106 ROTHWOOD WAY	0722748778		ECKERSBERG, JOHN J ECKERSBERG, AMANDA J	1106 ROTHWOOD WAY	APEX NC 27502-4309
100 TIMBERLEA CT	0722852274		FAST, SCOTT H TRUSTEE FAST, MARY KATHERINE TRUSTEE	100 TIMBERLEA CT	APEX NC 27502-4642
2575 BRYANT POND LN	0722765602		FLESHMAN, JAMES BRETT FLESHMAN, KARA N	2575 BRYANT POND LN	APEX NC 27502-4310
501 LYNDENBURY DR	0722842868		FOULKES, MICHAEL J FOULKES, ELIZABETH H	501 LYNDENBURY DR	APEX NC 27502-4644
405 CHANTICLAR DR	0722844846		GANNON, TRAVIS GANNON, DANIELE	405 CHANTICLAR DR	APEX NC 27502-4729
2628 BRYANT POND LN	0722649161		GARRETT, PATRICK JAMES GARRETT, MELISSA BETH	2628 BRYANT POND LN	APEX NC 27502-4317
505 LYNDENBURY DR	0722842879		GARRY, ADAM T	505 LYNDENBURY DR	APEX NC 27502-4644
2654 TIMKEN FOREST DR	0722648203		GREEN, BRYAN GREEN, ERIN	2654 TIMKEN FOREST DR	APEX NC 27502-4315
1132 ROTHWOOD WAY	0722747405		HARRIS, SHARITA A	1132 ROTHWOOD WAY	APEX NC 27502-4309
1107 ROTHWOOD WAY	0722841709		HERSHKOWITZ, MICHAEL THOMAS HERSHKOWITZ, SHARON MARIE	1107 ROTHWOOD WAY	APEX NC 27502-4308
2611 BRYANT POND LN	0722740440		HIBDON ROBERTSON, JULIA LYNN	2611 BRYANT POND LN	APEX NC 27502-4318
1128 ROTHWOOD WAY	0722744407		HOBART, BARRY T JR HOBART, DEBORAH LYNN T/R	1128 ROTHWOOD WAY	APEX NC 27502-4310
1120 ROTHWOOD WAY	0722747554		JOHNS, ROBERT A JOHNS, CLAUDE A	1120 ROTHWOOD WAY	APEX NC 27502-4309
1031 ROTHWOOD WAY	0722746801		KIBER, JEFFERSON B III KIBER, DENISE C	1031 ROTHWOOD WAY	APEX NC 27502-4308
402 CHANTICLAR DR	0722856508		LAKE, MIKE LAKE, MARGARET	402 CHANTICLAR DR	APEX NC 27502-4308
112 LANGSHIRE CT	0722852790		LAUFER, MATTHEW S LAUFER, USA C	112 LANGSHIRE CT	APEX NC 27502-4621
405 LYNDENBURY DR	0722852045		LOGSDON, JAMES M LOGSDON, KIMBERLY D	405 LYNDENBURY DR	APEX NC 27502-4643
1101 GOLIATH LN	0722643165		LOYD, FRANK ROYAL LOYD, AMY S	1101 GOLIATH LN	APEX NC 27523-7803
2671 TIMKEN FOREST DR	0722645123		MACDONELL, JAMES T MACDONELL, KATHARINE G	2671 TIMKEN FOREST DR	APEX NC 27502-4316
1140 ROTHWOOD WAY	0722746321		MAGNAUGHTON, AN R MAGNAUGHTON, AMANDA M	1140 ROTHWOOD WAY	APEX NC 27502-4309
1105 GOLIATH LN	0722643056		MARY L WALKIEWICZ TRUST	1105 GOLIATH LN	APEX NC 27523-7803
2592 BRYANT POND LN	0722743285		MATTHEWS, JAMES C MATTHEWS, HOLLY	2592 BRYANT POND LN	APEX NC 27502-4311
2809 US 64 HWY W	0722850629		MATTHEWS, JOSEPH T MATTHEWS, PHILOMINA	7231 CARPENTER FIRE STATION RD	CARY NC 27519-6811
0 US 64 HWY W	0722861231		MATTHEWS, JOSEPH T MATTHEWS, PHILOMINA J	2661 TIMKEN FOREST DR	APEX NC 27502-4316
2661 TIMKEN FOREST DR	0722646134		MITCHELL, JENNIFER D	115 LANGSHIRE CT	APEX NC 27502-4621
1137 ROTHWOOD WAY	0722852843		PARKER, WILLIAM P II PARKER, SUSAN R	1137 ROTHWOOD WAY	APEX NC 27502-4308
2651 TIMKEN FOREST DR	0722749305		PEPE, RICHARD L PEPE, CHRISTINE	2651 TIMKEN FOREST DR	APEX NC 27502-4316
403 LYNDENBURY DR	0722677017		PETERSON, KIRK PETERSON, CINDI	403 LYNDENBURY DR	APEX NC 27502-4643
2623 BRYANT POND LN	0722682155		PETERSON, THAREN WAYNE PETERSON, RACHEL LOVE	2623 BRYANT POND LN	APEX NC 27502-4318
111 DELERWOOD WAY	0722646353		PETRINO, RAYMOND J PETRINO, POLLY M	111 DELERWOOD WAY	APEX NC 27502-4309
1101 ROTHWOOD WAY	0722841908		RICHIE, STEVEN H RICHIE, CHRISTA VENO	1101 ROTHWOOD WAY	APEX NC 27502-4308
2593 BRYANT POND LN	0722743414		ROZET, TIMOTHY DANIEL ROZET, KATHLEEN SCANDURA	2593 BRYANT POND LN	APEX NC 27502-4310
2690 TIMKEN FOREST DR	0722744288		SAMBORSKI, CHRISTOPHER WILLIAM TRUSTEE SAMBORSKI, KARELYN JO TRUSTEE	2690 TIMKEN FOREST DR	APEX NC 27502-4311
1146 ROTHWOOD WAY	0722647323		SCHMIDTKE, JOSEPH A SCHMIDTKE, VERONIKA	1146 ROTHWOOD WAY	APEX NC 27502-4315
504 LYNDENBURY DR	0722746202		SWON, AMIE CAROL SWON, JASON MICHAEL	504 LYNDENBURY DR	APEX NC 27502-4309
0 BRYANT POND LN	0722844765		SMITH, JEFFREY D SMITH, AMY N	821 W JONES ST	RALEIGH NC 27603-1408
113 LANGSHIRE CT	0722644046		SWEETWATER PROPERTY OWNERS ASSOCIATION, INC	113 LANGSHIRE CT	CARY NC 27513-6616
2812 US 64 HWY W	0722862012		TASTET, LANCE J TASTET, SYLVIA B	15501 WESTON PKWY STE 100	CARY NC 27502-4621
2616 BRYANT POND LN	0722761436		TAYLOR MORRISON OF CAROLINAS INC	2616 BRYANT POND LN	APEX NC 27513-6836
2581 BRYANT POND LN	0722740129		VANZANTEN, JOHN HOLLIS JR VANZANTEN, HEDI JILL RAFFK	APEX NC 27502-4317	
1100 ROTHWOOD WAY	0722744580		VERMETTE, MARK E VERMETTE, ELIZABETH S	1100 ROTHWOOD WAY	APEX NC 27502-4310
0 ACTION ST	0722746868		VORA, JAY VORA, ALYSSA K	2900 LINDEN LN STE 300	SILVER SPRING MD 20910-1265
3300 US 64 HWY W	0722673710		WESTFORD APARTMENTS WEH LP	2900 LINDEN LN STE 300	SILVER SPRING MD 20910-1265
0 BRYANT POND LN	0722660502		WESTFORD COMMERCIAL WEH LP	55 HUNTER ST STE 110	APEX NC 27502-4325
102 TIMBERLEA CT	0722667508		WHITE, ALAN WHITE, STEPHANIE A	102 TIMBERLEA CT	APEX NC 27502-4642
2812 US 64 HWY W	0722852327		YOUNG, JAMES YOUNG, KATHLEEN	2812 US 64 HWY W	APEX NC 27502-4642
1114 ROTHWOOD WAY	0722746869		ZUMWALT, ROBERT ZUMWALT, SUSAN	1114 ROTHWOOD WAY	APEX NC 27502-4309
			TOWN OF APEX	PO BOX 250	APEX NC 27502-4250
			Current Tenant	504 Lyndenbury DR	APEX NC 27502
			Current Tenant	2813 US 64 HWY W	APEX NC 27502
			Current Tenant	2901 Us 64 HWY W	APEX NC 27502
			Current Tenant	3001 Us 64 HWY W	APEX NC 27523

# AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING AND ISSUES/RESPONSES SUBMITTAL

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

I, Matthew J. Carpenter, do hereby declare as follows:  
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Online via zoom (indicate format of meeting) on February 23, 2022 (date) from 6:00 PM (start time) to 8:00 PM (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

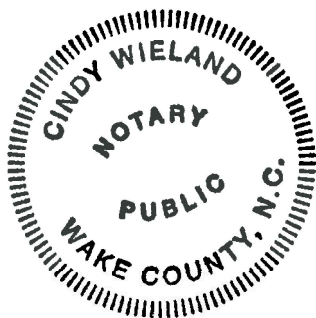
3/1/2022  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Cindy Wieland, a Notary Public for the above State and County, on this the 1<sup>st</sup> day of March, 2022.

SEAL



Cindy Wieland  
Notary Public  
Cindy Wieland  
Print Name

My Commission Expires: 2-22-26



# ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET

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

Meeting Format: Online via zoom

Date of meeting: June 8, 2022 Time of meeting: 6:00 PM

Property Owner(s) name(s): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas

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

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

Use additional sheets, if necessary.

**Yellowbridge PUD  
Neighborhood Meeting Sign-In Sheet  
June 8, 2022**

David Risk  
Gerald Hornick  
Bill Zerman  
Kathy Coutros  
Jen Curtis-Maury  
Thomas Ainsley  
Jay Vora  
Steve Ritchie  
Ed Knight  
Alex Richbourg  
Kari Hughes  
Brant Gifford  
Chip Allen  
Jonathan Lamb  
Polly Petrino  
Cheryl Russell  
Tommy Russell  
Jim Logsdon  
Brett Fleshman  
Suzanne Bailey  
Kari Hughes  
M Bond  
Rebecca Waite  
Kate Macdonell  
Scott Patrick  
Paige Polito  
Julie Robertson  
Janarthan Kirupananthan  
Penny Grieci  
Sharon Hershkowitz  
Joe Logan  
Emily Dilday  
Conne Bridenbaugh  
Mary Kay Fast  
Chris Sawyer  
Conor Brockett  
Heather Galeotti  
Jonathan Polito  
Veronika Schmidtke

\*Contact information was received but has been redacted for filing

# SUMMARY OF DISCUSSION FROM THE ELECTRONIC NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas

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

Meeting Format: Online via zoom

Date of meeting: June 8, 2022 Time of meeting: 6:00 PM

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

**\*Please see attached chat log for a full list of questions. All questions were answered orally by the applicant team**

Question/Concern #1: What is the plan for the four homes on Chanticlair? We would like these homes removed from the plan.

Applicant's Response: Although we can't agree to remove these homes from the project, we have taken steps to ensure they will be more compatible with the Abbington neighborhood. In the PUD Text, we've agreed to extend Rothwood Way so that these lots will take driveway access from Rothwood, akin to Stratford at Abbington homes. We've also widened the buffer adjacent to the gas easement to a 20-foot type A buffer and will be planting a 10-foot buffer along Chanticlair Drive.

Question/Concern #2: Will you limit the types of allowed uses in the Commercial District?

Applicant's Response: Yes, the PUD Text includes a list of Permitted Use for the Commercial District. These uses will be the only permitted uses in that area. We are working with staff on appropriate uses and have already agreed to remove certain uses that would be permitted by the UDO.

Question/Concern #3: What is the overall residential density of the project?

Applicant's Response: The PUD limits maximum residential density to 160 units which equates to approximately 3.5 units/acre.

Question/Concern #4: What are the red stars on the Concept Plan?

Applicant's Response: These represent conceptual open space and play lawn locations. Specific open space and play lawn locations will be finalized at the subdivision phase, following rezoning, so these locations could change.



# Neighborhood Meeting Neighbor Notice List

SITE ADDRESS		PIN NUM	OWNER	MAILING ADDRESS	
0 BRYANT POND LN	0722731969	ABINGTON COMMUNITY ASSN INC	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD	RALEIGH NC 27614-8837
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2617 BRYANT POND LN	0722849347	ALLEN, CHESTER W IV ALLEN, ELENI N	2617 BRYANT POND LN	APEX NC 27502-4318	
0 US 64 HWY W	0722652622	ANS TRUST THE	805 BRYANT POND LN	727 W HARGETT ST STE 109	RALEIGH NC 27603-1669
2605 BRYANT POND LN	0722741431	BAILEY, JAMES EDWARD BAILEY, SUZANNE C	2605 BRYANT POND LN	APEX NC 27502-4318	
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2584 BRYANT POND LN	0722744288	SAMBORSKI, CHRISTOPHER WILLIAM TRUSTEE SAMBORSKI, KARELYN JO TRUSTEE	2584 BRYANT POND LN	APEX NC 27502-4311	
2660 TIMKEN FOREST DR	0722647323	SCHMIDTKE, JOSEPH A SCHMIDTKE, VERONIKA	2660 TIMKEN FOREST DR	APEX NC 27502-4315	
1146 ROTHWOOD WAY	0722746202	SIVON, AMIE CAROL SIVON, JASON MICHAEL	1146 ROTHWOOD WAY	APEX NC 27502-4309	
504 LYNDBURY DR	0722844765	SMITH, JEFFREY D SMITH, AMY N	621 W JONES ST	RALEIGH NC 27603-1408	
0 BRYANT POND LN	0722644046	SWEETWATER PROPERTY OWNERS ASSOCIATION, INC	116 TURQUOISE CREEK DR	CARY NC 27513-5616	
113 LANGSHIRE CT	0722862012	TASTET, LANCE J TASTET, SYLVIA B	113 LANGSHIRE CT	APEX NC 27502-9821	
2812 US 64 HWY W	0722761436	TAYLOR MORRISON OF CAROLINAS INC	15501 WESTON PKWY STE 100	APEX NC 27513-8636	
2616 BRYANT POND LN	0722740129	VANZANTEN, JOHN HOLLIS JR VANZANTEN, HEIDI JILL RAFFK	2616 BRYANT POND LN	APEX NC 27502-4317	
2581 BRYANT POND LN	0722744590	VERMETTE, MARK E VERMETTE, ELIZABETH S	2581 BRYANT POND LN	APEX NC 27502-4310	
1100 ROTHWOOD WAY	0722748668	VORA, JAY VORA, ALYSSA K	1100 ROTHWOOD WAY	APEX NC 27502-4309	
0 ACTION ST	0722667310	WESTFORD APARTMENTS WEH LP	2900 LINDEN LN STE 300	SILVER SPRING MD 20910-1265	
2900 US 64 HWY W	0722667508	WESTFORD MASTER OWNERS ASSC INC	56 HUNTER ST STE 110	APEX NC 27502-2325	
102 TIMBERLEA CT	0722852327	WHITE, ALAN WHITE, STEPHANIE A	102 TIMBERLEA CT	APEX NC 27502-9642	
2817 US 64 HWY W	0722752304	YELLOWBRIDGE CAPITAL LLC	113 MILL POINT RD	KITTY HAWK NC 27949-4082	
1114 ROTHWOOD WAY	0722748669	ZUMWALT, ROBERT ZUMWALT, SUSAN	1114 ROTHWOOD WAY	APEX NC 27502-4309	
		TOWN OF APEX	PO BOX 250	APEX NC 27502-0250	
		Current Tenant	504 Lyndenbury DR	APEX NC 27502	
		Current Tenant	2813 Us 64 HWY W	APEX NC 27502	
		Current Tenant	2901 Us 64 HWY W	APEX NC 27502	
		Current Tenant	3001 Us 64 HWY W	APEX NC 27523	

## YELLOWBRIDGE NEIGHBORHOOD MEETING

June 8, 2022

### Chat Box Questions/Comments

Contact information: Jeff Roach with Peak Engineering & Design ([jroach@peakengineering.com](mailto:jroach@peakengineering.com))

From Penny Grieci to Everyone 06:13 PM

Do you have a drawing with the specific types of homes?

From polly petrino to Everyone 06:15 PM

when will you begin draining the ponds? can you notify us a few days in advance?

From Jay Vora to Everyone 06:15 PM

Do the red stars still represent "play areas" or open spaces?

From Chip Allen to Everyone 06:15 PM

What is the percentage of homes per usage acreage as much of the land is not buildable resulting in large number of homes in small space?

From Jen Curtis-Maury to Everyone 06:15 PM

Any what precautions do you take to prevent our adjacent lots from flooding during the draining and then potential natural refilling?

From Jim Logsdon to Everyone 06:15 PM

What's the game plan for the 4 homes on Chanticlair now

From Scott Fast to Everyone 06:16 PM

Now it appears the location closest to US 64 is now proposed as commercial - probably a good idea - but will you limit the TYPE of business (gas station yes/no, 24 hour stop & rob, medical only, etc.)?

From Brant Gifford to Everyone 06:16 PM

Does Lennar plan to develop the Commercial property themselves, or partner? Do you have example of Commercial development?

From polly petrino to Everyone 06:16 PM

how long will road construction take; what is that timeframe likely to be?

From David Risk to Everyone 06:16 PM

Matthew we saw a plan that takes out single family homes and replaces with townhomes behind the 4 homes closest to our neighborhood. Why that possible change? the orangish area on the east of the street to 64

From Thomas Ainsley to Everyone 06:16 PM

Can you please go into additional detail about the location, and quantity, and percentage of the overall project, of proposed townhomes within the development, understanding that your plans may not be final?

From Cheryl & Tommy Russell to Everyone 06:17 PM

the area in yellow off chanticlair, I'm assuming it's the 4 homes in plan. Please consider removing those as they don't fit and appear to be part of abbington. I know we've asked for them to be removed - any updates on those?

From Julie Robertson to Everyone 06:17 PM

Is there anything that can be done for the wildlife that live in the pond to relocate them to a new location?

From Chip Allen to Everyone 06:19 PM

Where will the pond water go? Will it be sucked up into and in your experience are snakes going into impacted adjacent land like our homes and pools an issue?

From PPAB Land Use to Everyone 06:20 PM

All meeting participants please enter your name, physical address, email address, and phone numbers in the chat.

From Jim Logsdon to Everyone 06:20 PM

If you turn the houses sideways will the 2 that back to the pipeline assume the pipeline for their backyards?

From Julie Robertson to Everyone 06:20 PM

Will the ponds be left open for a period of time to know if it is wetlands or not? How long is that period?

From Cheryl & Tommy Russell to Everyone 06:20 PM

to clarify our concern —The concern about the 4 homes is not about the way the face, it was about having those 4 homes there. They appear to be in abbington.

From Jim Logsdon to Everyone 06:21 PM

And if that's the case I won't get any 50 ft buffer, their backyard will touch my fence

From Julie Robertson to Everyone 06:21 PM

Julie Robertson

2611 Bryant Pond Lane

Julia.h.robertson@gmail.com

614-668-2540

From polly petrino to Everyone 06:22 PM

12 months of our houses shaking from road construction



From Brant Gifford to Everyone 06:22 PM

If you're willing to partner for the commercial development, then why wouldn't Lennar partner with a custom builder for the 4 houses to better align to homes in Abbingdon?

From Cheryl & Tommy Russell to Everyone 06:23 PM

Cheryl and Tommy Russell 323 Chanticlair Drive, tomcher9@gmail.com, czrussell66@gmail.com 919-523-9221, 919-270-3303

From Scott Fast to Everyone 06:23 PM

ASK - Please, for the commercial, please consider professional / light 'commercial' use, not a gas station, not another bar / outdoor seating restaurant, there is just no need for that in Apex nor behind our community.

From Chip Allen to Everyone 06:23 PM

Eleni & Chip Allen, 2617 Bryant Pond Lane. chipandeleni22@gmail.com 919-656-1260 and 919-247-8757

From Julie Robertson to Everyone 06:23 PM

Is there anything we can do to limit the construction on the weekends and have certain hours during the week so that we can still enjoy our yards?

From polly petrino to Everyone 06:24 PM

Polly & Ray Petrino, 2623 Bryant Pond Ln, ppetrino40@gmail.com, 201-344-4866

From Chip Allen to Everyone 06:24 PM

Will your neighborhood have a fence that runs along the Abbingdon side?

From Penny Grieci to Everyone 06:24 PM

If you are going to put townhomes to the east of the street then can you move the park area to next to the 4 homes on Chanticlair?

From Janarthan Kirupanathan to Everyone 06:24 PM

Janarthan Kirupanathan 2537 Bryant Pond Ln jkirupanathan@gmail.com 917.769.7592

From Jay Vora to Everyone 06:24 PM

Jay Vora - 1100 Rothwood Way; jayvora87@gmail.com; 636-443-3230

From Emily Dilday to Everyone 06:24 PM

Mark and Emily Dilday 1167 Rothwood Way, edilday@nc.rr.com, 919-303-6388

From Scott Fast to Everyone 06:25 PM

Inquiry - Have you approached purchasing the land that is directly NORTH of the YELLOW single family homes nearest Abbingdon? the land with the pond DUE EAST of the three ponds you show in BLUE. Is Lennar interested in buying that land and developing???

Scott Fast, 100 Timberlea Court, Apex, NC 27502, 919-924-8687

From Mary Kay Fast to Everyone 06:25 PM

Mary Kay Fast, 100 Timberlea Court, Apex, NC 27502, 919-924-7989

From Scott Patrick to Everyone 06:26 PM

Scott Patrick 202 Lyndenbury Drive

From Jen Curtis-Maury to Everyone 06:28 PM

what about the snakes part of Chips question. He asked about your experience with snakes invading our backyards after ponds are drained I think.

From Kate Macdonell to Everyone 06:28 PM

Can you talk about the buffer between the 4 houses and Chantclair Drive?

From Janarthan Kirupanathan to Everyone 06:28 PM

Can the proposed location of the 4 homes be turned into another open/play space since Lennar has rejected removal of the houses.

From Jonathan Lamb to Everyone 06:28 PM

I agree with removing the 4 houses at the intersection of Rothwood and Chantclair. I did not understand the reason given to keep those as part of the plan. Eric Lamb 404 Chantclair Dr. 919-880-7169.

From Rebecca Waite to Everyone 06:28 PM

Agree with the concerns regarding the wildlife being displaced as well as the four homes along Chantclair Dr. Having them turned will still look awkward, but having them there makes them look like they are in Abington.

Rebecca Waite

Duncroft Ct. rebecca.a.waite@gmail.com

From Chip Allen to Everyone 06:30 PM

Please define the growing season as that was not answered and is very important for us to know. How does Lennar define this for your planning purposes for this project?

From Scott Fast to Everyone 06:31 PM

Thank you.

From Emily Dilday to Everyone 06:32 PM

We also agree with the concerns that the 4 homes on Chantclair/Rothwood, regardless of which way they are facing, will look out of place.

From Scott Patrick to Everyone 06:32 PM

LeNelle & Scott Patrick, 202 Lyndenbury Dr. Apex, NC 27502 (919) 593-3361 (919) 593-3378

From Steve Ritchie to Everyone 06:32 PM

Steve & Christa Ritchie 1101 Rothwood Way steve.ritchie1165@gmail.com 919 523 4061

From Chip Allen to Everyone 06:33 PM

Why will Lennar not widen the lots adjacent to Abbingtion?

From Suzanne Bailey to Everyone 06:33 PM

Suzanne & Jim Bailey 2605 Bryant Pond Lane sbailey5@nc.rr.com

From Steve Ritchie to Everyone 06:34 PM

After the extension of Rothwood Way, what will be the size of those 4 lots relative to the other Abbingtion homes on Rothwood Way?

From Paige Polito to Everyone 06:34 PM

On Goliath Ln the builder Exeter took just several lots to build on; most of the lots on that street were developed by Loyd Builders. It seems that a custom builder may consider building just a few homes on a street so this may be something Lennar could at least consider for Chantclair.

From Jen Curtis-Maury to Everyone 06:34 PM

Jen Curtis-Maury 2666 Timken Forest Drive. I would like to officially request on the record again to remove the 4 Chantclair homes and to further widen the lots adjacent to Abbingtion (beyond 60 ft., our lots are about 90 ft.). Also, I would like to be updated on any plan changes.

From Kari Hughes to Everyone 06:35 PM

Rob and Kari Hughes, 101 Duncroft Court, Apex, NC 27502, 919-924-2727, karihughes77@gmail.com

From Kate Macdonell to Everyone 06:35 PM

Abbingtion lots are about 90 feet wide. Your plan shows the south lots as 60 feet wide. Can you please widen those single family detached lots?

From Scott Patrick to Everyone 06:36 PM

LeNelle & Scott Patrick, 202 Lyndenbury Dr. Apex, NC 27502 (919) 593-3361 (919) 593-3378. spatrick3@hotmail.com, LeNelle.patrick@gmail.com

From Cheryl & Tommy Russell to Everyone 06:40 PM

Are there any proposed play / open areas in your plan? If so - can you consider putting the 4 homes there and make the 4 home proposal a play area. It would blend the two neighborhoods together vs. 4 homes in that area.

From Jim Logsdon to Everyone 06:40 PM

How large will those 4 lots be off Chantclair now that you're turning them sideways and you have to extend Rothwood way and they will have a 20ft plus 50 ft pipeline easement

From Chip Allen to Everyone 06:41 PM

Chip and Eleni Allen 2617 Bryant Pond Ln. We are officially requesting on the record again to remove the 4 Chantclair homes and to further widen the lots adjacent to Abbington (beyond 60 ft., our lots are about 90 ft.). We also express extreme concern about the ponds being drained as it will result in land erosion and wildlife destruction. The density of your proposed neighborhood is outrageous for the amount of usable land. The homes are not comparable to those in Abbington. Please ensure the commercial space is conducive to its residential location with no bars or late night openings and no large delivery trucks that will make loud noises. Also Chantclair must be finished to meet up with Sweetwater. Very concerned about traffic going to schools and shops running on Bryant Pond. Please update us on all plan changes.

From Julie Robertson to Everyone 06:41 PM

I would like to go on record and voice my concerns about the 4 Chantclair homes and I think they still need to be removed and that space used as green space. And I would like wider lots for those houses that are backing up to Abbington. I have concerns about the number of townhomes that are being added as part of the plan. I feel like we are not able to negotiate because of the price of land being purchased is so high and the buildable land is so poor. You have 80 ft lot plans why can we not go up to that lot size to help match the Abbington homes. I am also concerned about what these smaller lots and homes that will now back up to my home, the draining and clear cutting of the land behind my house will cause my home values to go down.

From Kate Macdonell to Everyone 06:42 PM

Since this is being recorded and submitted, I want to go on record saying I agree with removing the 4 houses on Chantclair and widening the southern lots.

From Jen Curtis-Maury to Everyone 06:42 PM

The lots were 60 feet on your first submission. Less housing units means fewer neighbors bordering each yard. That is the exact point of widening the lots and is what we are asking for.

From Paige Polito to Everyone 06:44 PM

I am going on record concurring with other residents to agree with removing the 4 houses on Chantclair and widening the southern lots.

From Chip Allen to Everyone 06:44 PM

Will AirBnB and other type of very short term rentals be permitted in the Leanna's HOA?

From Jen Curtis-Maury to Everyone 06:45 PM

Please read Cheryl

From Kate Macdonell to Everyone 06:45 PM

Can you explain what a type E buffer looks like? Landscape easement

From Jay Vora to Everyone 06:45 PM



As the homeowner right on the corner of Rothwood and Chanticlair, the 4 houses on Chanticlair will probably impact my home more than most. I might be the only one in the neighborhood, but I think the turned lots will actually blend in well with Abbington and is a good decision. Even though they technically aren't in our neighborhood, I think continuity matters to the look and feel of our neighborhood.

From Cheryl & Tommy Russell to Everyone 06:46 PM

We would like to go on record and request the 4 homes are removed from Chanticlair Abbington connection and widening the lots directly behind Abbington.

From Scott Fast to Everyone 06:46 PM

On the Apex town interactive development map, the filing for Yellowbridge on 03/31 was noted as "non-residential" - is that the 'proposed use' or 'the current status' ????

From Suzanne Bailey to Everyone 06:46 PM

I would like to officially request on the record to remove the 4 Chanticlair homes and to further widen the lots adjacent to Abbington (beyond 60 ft., our lots are about 90 ft.).

From Janarthan Kirupananthan to Everyone 06:47 PM

Is there a dust mitigation plan during the many months of construction?

From Scott Fast to Everyone 06:48 PM

Okay, thank you.

From Kate Macdonell to Everyone 06:50 PM

The additional 5 ft landscape easement is within private property lines, right? So it's 10 feet, you can not count the 5 feet on someone's property. Just want to clarify that.

From Chip Allen to Everyone 06:51 PM

Because the ponds are being drained in June ish the spring growing season will be omitted. How is this being factored in? Decision by the army corps needs to take this into account.

From Bill Zerman to Everyone 06:52 PM

Can you describe what the traffic flow pattern from Yellowbridge to 64

From Kate Macdonell to Everyone 06:52 PM

Can you tell us how you summarize this meeting for the Town Council? Do they see this chat or do you write it up for them?

From Julie Robertson to Everyone 06:53 PM

How will we receive further updates?

From Chip Allen to Everyone 06:53 PM

Please repeat the timelines that was reviewed very quickly

From Jen Curtis-Maury to Everyone 06:54 PM

There is a graphic from the town's traffic department

From Cheryl & Tommy Russell to Everyone 06:54 PM

We have a difficult time leaving our neighborhood onto 64 now - what have the traffic studies shown?

From polly petrino to Everyone 06:55 PM

I agree with Julie Robertson's comments above, The density will cause home values to decline from their current status. Quality of life during construction is also being glossed over here. There will be significant noise pollution and we have already had to contend with Sweetwater for several years. In addition, this is just adding to our general infrastructure issues, particularly our enrollment capped schools in this area. There needs to be more proactive collaboration from builders on this point.

From Chip Allen to Everyone 06:55 PM

Please submit entire chat as the official transcript as we were not able to ask verbal questions

From Penny Grieci to Everyone 06:56 PM

Will you provide us with a copy of your notes that you submit to the town?

From Scott Fast to Everyone 07:00 PM

Can you share documented commentary or guidelines or mandates from the town of Apex, county of Wake, or state of NC about your submittals? Written communications, as to land use, density, US 64 access, changes and charges Lennar will incur for ANY changes to town roads (access, signage), county roads or state highway access? I would appreciate to read what they may be communicating, if open to the public...??

<https://experience.arcgis.com/experience/41bf89a7c97d43a2934b0e823c8bfa45>

<https://www.apexnc.org/Search?searchPhrase=interactive>

easier link... :)

The proposed 'unit' or dwelling capacity is what now? How many Detached, how many attached, I guess no villas or condos now? Then min of 2.3 to 3.2 persons per HH, that means how many total persons?

From Rebecca Waite to Everyone 07:01 PM

I am also concerned about the traffic. It is already very difficult to turn left (and even right at times) out of the Kellyridge entrance.

From Scott Patrick to Everyone 07:01 PM

I reiterate severely limiting what type of commercial development goes on Rt 64. Believe we could quickly come up with a quick list of absolute non-starters with a gas station being at the top of this list for me.

From Scott Fast to Everyone 07:01 PM

we agree w/Rebecca White ... just today was terrible

From Cheryl & Tommy Russell to Everyone 07:02 PM

Agreed, I couldn't turn right

From Scott Fast to Everyone 07:03 PM

The planner is whom? Loren? please write in chat :) Thx

From polly petrino to Everyone 07:04 PM

Lauren Staudenmaier lauren.staudenmaier@apexnc.org

From Kate Macdonell to Everyone 07:04 PM

Do you anticipate staff asking you to make further changes to the plan?

From Scott Fast to Everyone 07:04 PM

Max = 160 units, SFD, townhomes, rough count 120 +/- today ...  $120 * 3 = 360$ ,  $120 * 5 = 600$ ... lots of cars, buses...

From Scott Patrick to Everyone 07:06 PM

40 detached is a very small number and I would consider this an absolute floor. should be higher than 40/120. when is this finalized and committed?

From Julie Robertson to Everyone 07:07 PM

Since you are adding in the commercial why does the count have to stay at 160?

From Scott Patrick to Everyone 07:08 PM

did the mix of attached / detached change then?

From Scott Fast to Everyone 07:10 PM

I recall we discussed stop signs on Chantclair, whether at Rothwood or within Yellowbridge, it will be a mix of vehicle and foot traffic between those intersections... any thoughts?

From Chip Allen to Everyone 07:11 PM

Thank you for your time.

From Scott Fast to Everyone 07:11 PM

we will have a 3-way at Rothwood and then a 3-way inside Yellowbridge...Please show map again to address stop signs ... so all can see.

From Kate Macdonell to Everyone 07:11 PM

Will there be neighborhood signage delineating Abbington from Yellowbridge where the neighborhoods transition?

From Scott Fast to Everyone 07:12 PM

Yes! just west of Rothwood. yes.

From Cheryl & Tommy Russell to Everyone 07:14 PM

What are the red stars on this map?

From Jim Logsdon to Everyone 07:14 PM

Those 4 lots are going to be postage stamp size now that Rothwood will be extending and they will still have a 20ft and 50ft pipeline easement....I call BS

From Cheryl & Tommy Russell to Everyone 07:14 PM

ok, I had asked earlier - could the 4 homes be moved to one of those?

From Jim Logsdon to Everyone 07:14 PM

Sorry, bad message

From Julie Robertson to Everyone 07:15 PM

What about the land you need that Abbington owns?

From Kate Macdonell to Everyone 07:15 PM

A red star where those 4 houses on Chanticalire are right now would be great! :-)

From Chip Allen to Everyone 07:18 PM

Requires 2/3 vote for Abbington to sell that land

From Jonathan Polito to Everyone 07:18 PM

How is this proposal helping Apex or the neighboring properties in Abbington? It will NOT increase or help the values of the homes in Abbington and as we've seen recently with the Wake County tax increase vote DEVELOPMENT DOES NOT PAY FOR ITSELF! But rather taxes existing residents more.

From Scott Fast to Everyone 07:19 PM

Have to be honest...I am getting an itchy feeling that you MAY know more about the Matthew's intentions and status of action, not saying you DO, but if you do, can you please share? I live directly to the right of the pond on their property and don't want to look at a bank, gas station, townhomes or condos... If not you, can I speak to someone in Apex as to their intentions? Thank you.

From Chip Allen to Everyone 07:19 PM

Again entering into chat since not read. The sell of the Abbington land to Lennar requires a 2/3 vote from Abbington residents.

From Scott Fast to Everyone 07:20 PM

I have a doctor on speed dial and a cocktail... all good.

From Brant Gifford to Everyone 07:21 PM



Speaking of Chantclair, we had heard the extension to Sweetwater through the Atkinson property was looked at, and not accepted to be extended at this time. Does Lennar or Jeff have any indication from the town how they propose to complete this collector, or a timeline for completion?

From Julie Robertson to Everyone 07:21 PM

When does that negotiation on the land needed happen? Does it happen when the zoning request goes in or when the subdivision plan is put together.

From Scott Fast to Everyone 07:21 PM

Joe Matthews... he owns that land above/north of the '4 yellow homes'. Towards US 64. FYI.

<https://www.apexnc.org/Search?searchPhrase=interactive>

From Kate Macdonell to Everyone 07:21 PM

Just FYI to all thinking about future development around us, buffers and lot sizes/widths matter and set precedents for the future.

From Jen Curtis-Maury to Everyone 07:24 PM

You said what the HOA Covenants say right now? What does that mean?

From Kate Macdonell to Everyone 07:26 PM

We definitely appreciate the 50ft buffer. Can you also widen the southern lots? So that precedent can be set when the next 2 parcels sell?

From Chip Allen to Everyone 07:26 PM

Goliath Lane are custom homes comparable to Abbington home. This should be noted for the record.

From Jen Curtis-Maury to Everyone 07:27 PM

Agree with Kate and Chip's comments

From Conne Bridenbaugh to Everyone 07:28 PM

Agree with removal of the four homes at the intersection of Rothwood and Chantclair and widen the lots adjacent to Abbington. The developers of Sweetwater made it work with Abbington. Lennar can as well. Turning them is not the desired solution. David and Conne Bridenbaugh. 503 Lyndenbury Dr.

# YELLOWBRIDGE

Planned Unit Development

Apex, North Carolina

## **Submittal Dates**

First Submittal: March 1, 2022

Second Submittal: April 8, 2022

Third Submittal: May 13, 2022

Fourth Submittal: June 10, 2022

## **Developer**

Lennar Corporation

Raleigh Division

1100 Perimeter Park Drive, Suite 112

Morrisville, NC 27560

## **Civil Engineer**

Peak Engineering & Design

1125 Apex Peakway

Apex, NC 27502

## **Land Use Attorneys**

Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

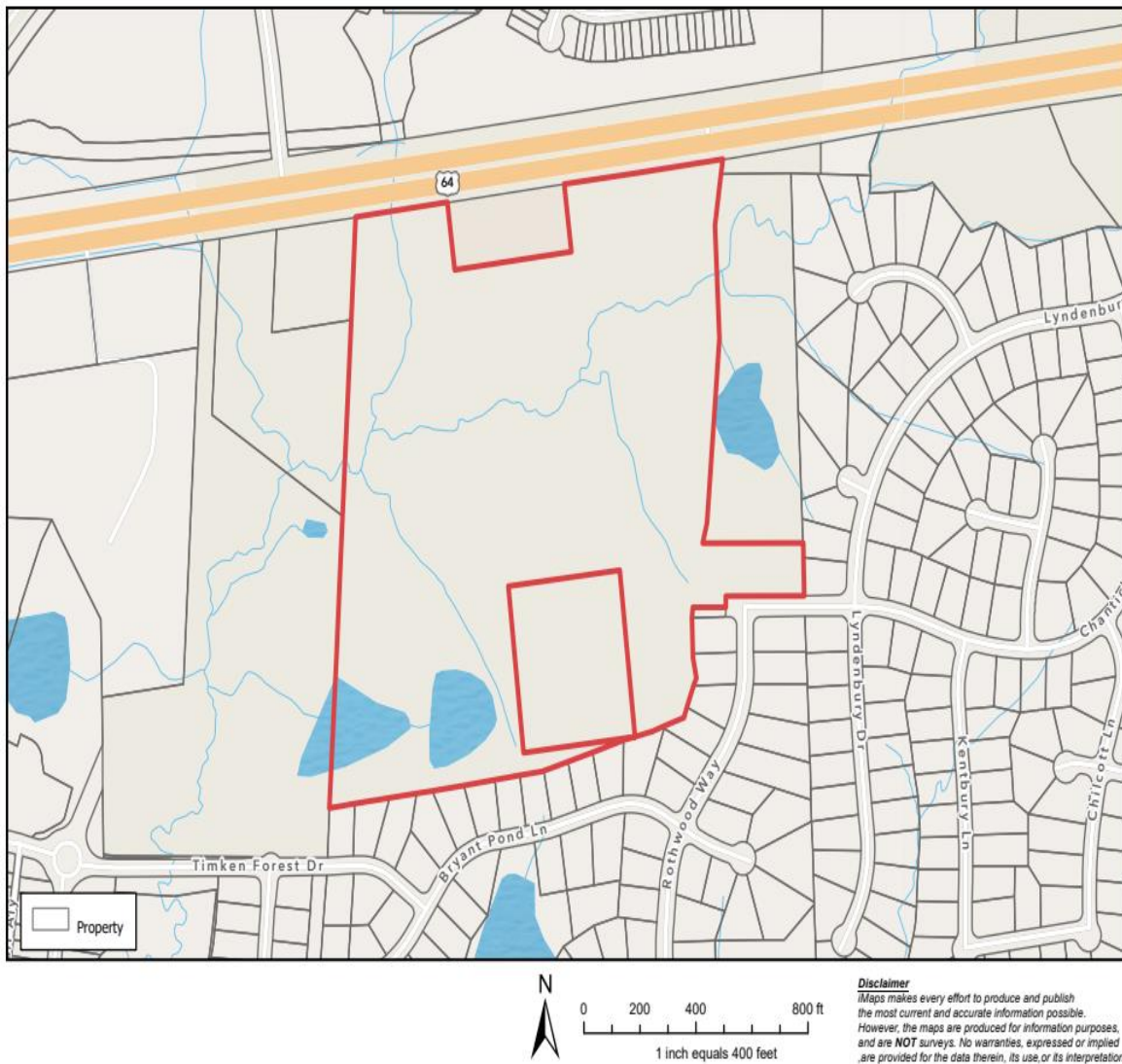
Raleigh, NC 27602



## TABLE OF CONTENTS

VICINITY MAP.....	3
PROJECT DATA.....	4
PURPOSE STATEMENT .....	5
PERMITTED USES .....	8
AFFORDABLE HOUSING.....	10
DESIGN CONTROLS .....	10
ARCHITECTURAL STANDARDS .....	13
PARKING AND LOADING .....	19
SIGNAGE .....	19
CONSTRUCTION TRAFFIC .....	19
NATURAL RESOURCES AND ENVIRONMENTAL DATA .....	19
STORMWATER MANAGEMENT .....	20
PARKS AND RECREATION .....	20
PUBLIC FACILITIES .....	20
PHASING .....	22
CONSISTENCY WITH LAND USE PLAN .....	22
COMPLIANCE WITH UDO .....	22

## VICINITY MAP



## PROJECT DATA

<b>Name of Project:</b>	Yellowbridge PUD
<b>Property Owner:</b>	Yellowbridge Capital, LLC 113 Mill Point Road Kitty Hawk, NC 27949
<b>Developer:</b>	Lennar Corporation Raleigh Division 1100 Perimeter Park Drive, Suite 112 Morrisville, NC 27560
<b>Prepared by:</b>	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601  Peak Engineering & Design 1125 Apex Peakway Apex, NC 27502
<b>Current Zoning:</b>	Rural Residential (RR)
<b>Proposed Zoning:</b>	Planned Unit Development Conditional Zoning (PUD-CZ)
<b>Current 2045 Land Use Map Designation:</b>	Medium Density Residential
<b>Proposed 2045 Land Use Map Designation</b>	Medium Density Residential/Commercial Services
<b>Site Address:</b>	2817 US 64 Highway W Apex NC 27523 2813 US 64 Highway W Apex NC 27523
<b>Property Identification Number:</b>	0722752304 0722743789 (the "Property")
<b>Total Acreage:</b>	48.43 acres
<b>Area Designated as Mixed Use on LUM</b>	None
<b>Area Proposed as Non- Residential:</b>	3.5 acres



## PURPOSE STATEMENT

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance ( “UDO”) Planned Unit Development provisions. This PUD addresses the development of approximately 48.43 acres along US 64 Highway W, less than one mile from the 540/US-64 interchange. The Property is undeveloped and within the Town’s Extra Territorial Planning jurisdiction. Yellowbridge PUD will be a mixed-use community with two districts, the Residential District and the Commercial District.

Yellowbridge PUD will feature a mix of single-family detached homes, alley loaded townhouses, front loaded townhouses, and commercial uses with walking paths and open space (the “Development”). The mix of housing types will serve residents with varying budgets, backgrounds, and family needs. The community will be conveniently located to existing amenities and have easy access to highways. The neighborhood style commercial uses fronting US-64 Highway West will create a transition in development intensity from the highway south through the Development. The PUD is intended to create flexibility in design and land uses to deliver a high quality residential development that fits the context of existing development in the area. The Residential District is consistent with the Property’s Medium Density Land Use Map (“LUM”) designation; and generally, with the Apex Comprehensive Plan’s (“Peak Plan”) goal of accommodating a mix of housing types to serve the Town’s growing and increasingly diverse population. Although the LUM does not specifically designate the Property for commercial uses, the portion of the Property fronting US-64 Highway West is appropriate for the neighborhood serving commercial uses permitted by this PUD. The Commercial District is located directly across US-64 Highway West from the Westford PUD which permits a variety of residential, office, and commercial uses along the road. Additionally, the Commercial District is located adjacent to the Local Bar and is separated from the Residential District by a stream and wetlands that will act as a natural buffer between future commercial uses and residential neighborhoods to the south.

## CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

- (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:** The uses permitted within The Yellowbridge PUD are permitted within this designation in UDO Section 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 Yellowbridge PUD is a mixed use community with a mix of housing types and commercial uses outlined in this PUD.

**(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:** This PUD specifies intensity and dimensional standards for the project. The PUD's standards are consistent with the UDO's vision for Planned Unit Developments – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, Yellowbridge will comply with all other requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code.

**(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:** As shown on the attached Concept Plan, Yellowbridge PUD will feature sidewalks throughout. Sidewalks will connect the project and the adjacent Abbingtion neighborhood, improving pedestrian connectivity. The PUD also commits to significant right of way dedication and roadway improvements called for by the Transportation Plan.

**(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:** The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting sensitive environmental features and being mindful of existing residential development. The development will facilitate the vision of the Transportation Plan by extending the existing Chantclair Drive stub street across the site to the west. Additionally, the project will extend a public street to the north to US-64 Highway West which will increase connectivity and provide Abbingtion residents an additional route to US-64 Highway West.

**(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 proposed development is compatible with the character of the existing and planned uses in the surrounding area. This area of the Town's ETJ is at the intersection between growing sections of northwest Apex and historically rural, western Wake County. Adjacent properties are largely residential subdivisions with some commercial uses nearby. Nearby residential developments include the Villages at Westford Apartments, the Townes at Westford, the Stratford at Abbington, the Abbington Community, and the Sweetwater Community and Town Center. The Villages at Westford Apartments are directly across US 64 Highway West and consist of 296 apartments with a clubhouse and pool that were constructed in 2019 as part of the Westford PUD. The Stratford at Abbington and the Abbington Community are both single-family detached subdivisions. The Sweetwater Community and Town Center is a residential and commercial site with townhomes, single family homes and various commercial uses.

Yellowbridge PUD will provide a mix of housing types and neighborhood serving commercial uses that offer a transition between US 64 Highway West and the lower intensity Abbington community to the south. Density will transition from more dense townhomes to larger lot single-family detached homes as the site moves north to south. Additionally, this PUD contains buffer commitments and design standards that will ensure compatibility with neighboring uses.

**(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:** Yellowbridge PUD will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

#### **CONSISTENCY WITH CONDITIONAL ZONING STANDARDS**

Yellowbridge 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 Property may be used for the uses listed 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. Homeowners Association covenants shall not restrict the construction of accessory dwelling units.

### RESIDENTIAL DISTRICT

The following uses shall be permitted in the Residential District:

<b>Residential</b>	
Single-family	Permitted
Townhouse	Permitted
Accessory apartment*	Permitted
<b>Recreational Uses</b>	
Park, active	Permitted
Greenway	Permitted
Park, passive	Permitted
Recreation facility, private	Permitted
Utility, minor	Permitted

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

### COMMERCIAL DISTRICT

The following uses shall be permitted in the Commercial District:

Restaurant, general	Permitted
Restaurant, drive through	Permitted
Medical or dental office or clinic	Permitted
Medical or dental laboratory	Permitted
Office, business or professional	Permitted
Publishing office	Permitted
Artisan Studio	Permitted
Barber and beauty shop	Permitted
Book store	Permitted
Convenience store	Permitted
Convenience store with gas sales	Permitted

Dry cleaners and laundry service	Permitted
Farmer's Market	Permitted
Financial institution	Permitted
Floral shop	Permitted
Gas and fuel, retail	Permitted
Greenhouse or nursery, retail	Permitted
Grocery, general	Permitted
Grocery, specialty	Permitted
Health/fitness center or spa	Permitted
Kennel	Permitted
Newsstand or gift shop	Permitted
Personal service	Permitted
Pharmacy	Permitted
Printing and copying service	Permitted
Real estate sales	Permitted
Repair services, limited	Permitted
Retail sales, general	Permitted
Studio for art	Permitted
Tailor shop	Permitted
Upholstery shop	Permitted
Pet services	Permitted
Day care facility	Permitted
Veterinary Clinic or Hospital	Permitted
Utility, minor	Permitted



## **AFFORDABLE HOUSING**

The Development shall include a minimum of two (2) residential restricted affordable housing townhouse or detached single-family median-income ownership units (the “Affordable Units”). The Affordable Units shall be constructed on-site and sold at a mutually agreeable maximum affordable housing median-income ownership initial sales price (the “Initial Sales Price”). The Affordable Units shall be occupied by low or median-income households earning no more than one-hundred percent (100%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI), adjusted for family size as most recently published by HUD (the “Income Limit”). For purposes of calculating the Initial Sales Price for the Affordable 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, which does not exceed thirty percent (30%) times (x’s) one-hundred percent (100%) times (x’s) the annual median-income limit (100% AMI Category), based on a family size that is equal to the actual number of bedrooms as the Affordable Units, applicable to the Raleigh, NC MSA as most recently published by the HUD. A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of ten (10) years (the “Affordability Period”) shall be recorded in the Wake County Registry against each of the Affordable Units concurrently at the close of escrow upon the sale of the Affordable Units. A restrictive covenant (i.e. affordable housing agreement) between the Town and applicant shall be recorded in the Wake County Registry against each of the lots for the Affordable Units prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition. The Affordable Units may be townhouses or single-family detached houses, at the discretion of the developer, and shall be designated on the Master Subdivision Final Plat, which may be amended from time to time. Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer. The Affordable Units may be provided in multiple phases or in one single phase. Developer will work with the Town to identify qualifying buyers for the first sale of the Affordable Units (the “First Sale”). Following the First Sale of the Affordable Units, Developer shall not be responsible for managing the Affordable Units or performing marketing, applicant screening, and selection related to future sales of the Affordable Units.

## DESIGN CONTROLS

Development shall comply with the following minimum design controls.

### UNIVERSAL DESIGN CONTROLS

Total Project Area	48.43 acres
Maximum Built-Up-On Area	70% of gross site acreage
Minimum Resource Conservation Area	30% of gross site acreage

### RESIDENTIAL DISTRICT DESIGN CONTROLS

Maximum Residential Density	160 units
Maximum Residential Density	3.6 units/acre
Proposed Land Area	44.93 acres
<b>Front Loaded Townhouses</b>	
Minimum Lot Size	None
Minimum Lot Width	18 ft.
Minimum Setbacks	
Front	10 ft.
Side	0 ft. (5 ft. for end units)
Rear	5 ft.
Corner Side	8 ft.
Maximum Building Height	3 stories; 45 ft.
Minimum Building Separation	10 ft.
Minimum Buffer/RCA Setbacks	10 ft. for buildings 5 ft. for parking areas
<b>Rear Loaded Townhouses</b>	
Minimum Lot Size	None
Minimum Lot Width	18 ft.
Minimum Setbacks	
Front	5 ft.
Side	0 ft. (5 ft. for end units)
Rear	5 ft.
Corner Side	8 ft.
Maximum Building Height	3 stories; 45 ft.
Minimum Building Separation	10 ft.
<b>Single-Family Detached</b>	
Minimum Lot Size	6,000 square feet
Minimum Lot Width*	50 ft.
Minimum Setbacks	
Front	20 ft.

Side	6 ft.
Rear	15 ft.
Corner Side	8 ft.
Maximum Building Height	3 stories; 45 ft.
Minimum Buffer/RCA Setbacks	10 ft. for buildings 5 feet for parking areas

\*Single-family detached homes adjacent to the Property's southernmost property line adjacent to the Abbington neighborhood from the northwestern corner of PIN 0722645333 to the northeastern corner of PIN 0722748868 shall have a minimum lot width of 60 feet.

#### **COMMERCIAL DISTRICT DESIGN CONTROLS**

Proposed Land Area	3.5 acres
Maximum Building Square Footage	25,000 SF
Required District Boundary Buffers	
Side Buffer	None
Rear Buffer	None
Minimum Setbacks	
Front (US-64)	10 ft.
Side	10 ft.
Rear	10 ft.
Corner Side	10 ft.
Maximum Building Height	50 ft.

#### **LANDSCAPING, BUFFERING, AND SCREENING**

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

Along the Property's shared property line with PIN 0722762014	30 ft. Type A
Along the Property's US-64 Highway West frontage east of PIN 0722762014	50 ft. Type A*
Along the Property's US-64 Highway West frontage west of PIN 0722762014	100 ft. Type E

Along the Property's westernmost boundary	20 ft. Type B
Along the north and south side of Chanticlair Drive west of the Single Family Detached homes to the north of Chanticlair Drive	10 ft. Type D
Along the north side of Chanticlair Drive adjacent to the Single Family Detached homes north of Chanticlair Drive	10 ft. Type E
Along the Property's easternmost boundary adjacent to PIN 0722850629	10 ft. Type B
Along the gas easement	10 ft. Type A
Along the Property's southern property line from the northwest corner of PIN 0722645333 to the northeast corner of PIN 0722741431**	50 ft. Type A**
Along the Property's southern property line from the northeast corner of PIN 0722741431 to the northwest corner of PIN 0722748868***	50 ft. Type A***

\* The Development shall meet requirements (i) through (iii) in UDO Section 8.2.6(B)(5)(f)(ii)(c) to reduce the buffer width along US-64 Highway West to 50 feet.

\*\* This portion of the perimeter buffer shall remain undisturbed and supplemented with Type A buffer plantings.

\*\*\* This portion of the perimeter buffer shall be cleared, graded, include a minimum 3-foot berm, and be replanted to a Type A buffer standard.

## ARCHITECTURAL STANDARDS

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

### RESIDENTIAL DISTRICT DESIGN GUIDELINES

#### Single-Family Detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage shall not protrude more than 1 foot out from the front façade and front porch.
6. Garages on the front façade of a home that faces the street shall not exceed 30% of the total width of the house and garage together.
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
  - Column
  - Portico
  - Balcony
  - Dormer
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 (front and alley loaded):

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

CONCEPTUAL RESIDENTIAL DISTRICT BUILDING ELEVATIONS



## YELLOWBRIDGE PLANNED UNIT DEVELOPMENT



## **COMMERCIAL DISTRICT DESIGN GUIDELINES**

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details shall be incorporated to add visual interest.
2. Large expanses of blank walls greater than 25 feet in length or height shall be broken up with windows or other architectural features to reduce visual impacts.
3. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.

## **COMMERCIAL DISTRICT MATERIALS**

Non-residential exteriors shall incorporate variation in materials. The front façade and other facades located along a public right-of-way may include:

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

Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.

**REPRESENTATIVE COMMERCIAL DISTRICT BUILDING ELEVATIONS**





## **PARKING AND LOADING**

Parking shall comply with minimum parking standards set forth in UDO Section 8.3.

## **SIGNAGE**

Signage shall comply with UDO Section 8.7.

In addition, the project shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waster near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.

## **CONSTRUCTION TRAFFIC**

All heavy duty construction traffic shall enter and exit the site via US-64 Highway West. Heavy duty construction traffic shall not use Chantclair Drive, Rothwood Way, or Lyndenbury Drive. “No Construction Traffic” signage shall be posted along Chantclair Drive and Rothwood Way.

## **NATURAL RESOURCES AND ENVIRONMENTAL DATA**

### **RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS**

The Property is within the Beaver Creek Basin, Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

### **Resource Conservation Areas (RCA)**

The Development will meet or exceed the minimum Resource Conservation Area (“RCA”) requirements in UDO Section 8.1.2 and 2.3.4. The Property is located west of 540 and is therefore required to preserve a minimum of 30% RCA for the Residential District and 25% RCA for the Commercial District. Designated RCA areas will be consistent with UDO Section 8.1.2(B). Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the Property. Additional RCAs may include stormwater management areas, multi-use paths, and perimeter buffers.

### **Floodplain**

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720072200J dated May 2, 2006 does not include a floodplain within the property boundary.

### **Historic Structures**



There are no known historic structures present on the Property.

### **Environmental Commitments Summary**

The following environmental conditions shall apply to the Development:

- All dwelling units shall be pre-configured with conduit for a solar energy system.
- The project shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waster near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
- The project shall install a minimum of two (2) pet waste stations.
- The project shall plant drought resistant warm season grasses throughout the development to minimize irrigation and chemical use.
- Stormwater control devices shall be designed and constructed so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25 year storm events.
- Landscaping shall include at least four (4) native hardwood tree species throughout the Development.
- No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road and utility infrastructure and SCM outlets. The SCM water storage and treatment shall not be permitted within the riparian buffer. Sewer infrastructure shall be designed to minimize impacts to riparian buffers.
- Any outdoor lighting installed on private amenities, signs, landscaping, walls, or fences shall be full cutoff LED fixtures with a maximum color temperature of 3000k. This condition shall not apply to lighting on single-family homes, townhouses, accessory buildings, or street lighting.

## **STORMWATER MANAGEMENT**

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25 year storm events. Otherwise, the Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1 of the UDO.

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

**PARKS AND RECREATION**

This project was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on April 27, 2022 and a fee-in-lieu of dedication was recommended.

Single-family detached Units:	\$ 3,753.89 x 50 =	\$ 187,694.50
Single-family attached Units:	\$ 2,528.25 x 110 =	<u>\$ 278,107.50</u>
Total residential fee in lieu per current unit count:		<b>\$ 465,802</b>

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

**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:

**GENERAL ROADWAY INFRASTRUCTURE**

Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect as of the submission date of this rezoning.

**TRANSPORTATION IMPROVEMENTS**

The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex.

- All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval.
- A maximum of one (1) access point shall be proposed on US 64, to be constructed as a left-in/right-in/right-out public street access at the existing median break with a stop-controlled northbound approach with one lane of ingress and one lane of egress and an exclusive eastbound right turn lane with a minimum 100 feet of storage and appropriate deceleration length and taper on US Hwy 64. Improve the median break and construct physical separation between turn lanes to accommodate trucks and prevent both improper left turns and vehicular turning-movement conflicts.
- Construct an exclusive eastbound U-turn median break on US Hwy 64, approximately halfway between the site access at the existing median break and Kellyridge Drive

including a U-turn lane with a minimum of 100 feet of storage and appropriate deceleration length and taper. If the eastbound U-turn lane is removed from the existing median break location to the west, extend the storage to 150 feet at this location.

- Consistent with the Transportation Plan Thoroughfare and Collector Street Map, Chanticlair Drive shall be extended westward as a Major Collector Street with a minimum 60-foot right-of-way, consistent with Town Standards.
- No residential driveways shall be permitted on existing or future Major Collector Street(s).
- Rothwood Way shall be extended north and stubbed to the southernmost property line of PIN 0722850629. Homes located on Rothwood Way shall take driveway access from Rothwood Way.

#### **PEDESTRIAN AND BICYCLE IMPROVEMENTS**

Per UDO requirements, sidewalks shall be provided along both sides of all streets.

#### **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 Plan or 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 master plans for water and sewer. A conceptual utility plan is included in the PUD Concept Plan for reference.

#### **OTHER UTILITIES**

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

#### **PHASING**

The Development will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

#### **CONSISTENCY WITH LAND USE PLAN**

The proposed Development is generally consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019. The Land Use Map designates the Property as Medium Density Residential which allows a PUD zoning district and contemplates the housing types and densities proposed in the Residential District. This PUD updates the LUM designation

of the Commercial District to Commercial Services. Although the LUM does not specifically designate the Property for commercial uses, the portion of the Property fronting US-64 Highway West is appropriate for the neighborhood serving commercial uses permitted by this PUD. The Commercial District is located directly across US-64 Highway West from the Westford PUD which permits a variety of residential, office, and commercial uses along the road. Additionally, the Commercial District is located adjacent to the Local Bar and is separated from the Residential District by a stream and wetlands that will act as a natural buffer between future commercial uses and residential neighborhoods to the south.

## **COMPLIANCE WITH UDO**

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

**EXHIBIT A**  
**Legal Description**  
**The Property**

PIN# 0722752304 & 0722743789

All that certain real property situated in White Oak Township, Wake County, North Carolina, described as follows:

Beginning at a set iron rod on the northern right of way line of Chantclair Drive, said iron rod marking the southwestern corner of Lot 74 as said lot is shown and so designated on that certain subdivision plat entitled "Windsor at Abbington – Phase 1, Section A, Map 2, Lots 24-27 & 65-74" recorded in Book of Maps 1998, Page 203, Wake County Registry; thence along the northern right of way line of Chantclair Drive, South 89°37'45" West 280.73 feet to a set iron rod; thence South 00°22'15" East 30.04 feet to a set iron rod at the centerline of the western terminus of Chantclair Drive and the northeastern corner of the 0.08 acre Reserved Area depicted on that certain subdivision plat entitled "Stratford at Abbington, Phase 1: Lots 1-31, 65-75, Owner: Highway 64, LLC" recorded in Book of Maps 2006, Pages 2638 to 2640, Wake County Registry; thence along the northern and western boundary of said Reserved Area and continuing along the northwestern boundary of said Stratford at Abbington subdivision the following nine courses: (1) South 89°37'45" West 118.01 feet to a set iron rod; (2) South 05°29'21" West 40.93 feet to a set iron rod; (3) South 01°54'29" East 98.00 feet to a set iron rod; (4) South 11°29'28" East 62.80 feet to a set iron rod; (5) South 22°27'50" West 118.06 feet to a found iron pipe; (6) South 70°08'38" West 118.71 feet to a found iron pipe; (7) South 77°30'46" West 65.05 feet to a found iron pipe; (8) South 73°46'05" West 40.75 feet to a found iron pipe; and (9) South 73°28'08" West 311.49 feet to a found iron pipe at an angle point in the northern boundary of Lot 64 as said lot is shown and so designated on that certain subdivision plat entitled "Stratford at Abbington, Phase 2: Lots 32-64, Owner: Highway 64, LLC" recorded in Book of Maps 2008, Pages 33 and 34, Wake County Registry; thence along the northern boundary of said Stratford at Abbington Phase 2 subdivision South 82°16'49" West 758.57 feet to a found iron pipe with cap at the northwestern corner of Lot 56 of said Stratford at Abbington Phase 2 subdivision, said point also being on the eastern boundary of Lot 2 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Cecil V. Campfield and Wife Sharon K. Campfield" recorded in Book of Maps 1995, Page 334, Wake County Registry; thence along the eastern boundary of said Campfield plat the following two courses: (1) North 03°08'59" East 417.75 feet to a found bent iron pipe; and (2) North 03°12'21" East 406.54 feet to a found iron pipe with cap at the southeastern corner of Lot 'A' as said lot is shown and so designated on that certain plat entitled "Recombination for Joel V. Perry" recorded in Book of Maps 1985, Page 522, Wake County Registry; thence along the eastern boundary of said Perry plat North 03°11'42" East 841.95 feet to a found iron rod with cap on the southern right of way line of U.S. Highway 64; thence along said southern right of way line North 82°54'26" East 331.57 feet to a set iron rod at the northwestern corner of the parcel depicted on that certain plat entitled "Boundary Survey, Property of Calvin Mills, Prepared for David and Sharon Raymer" recorded in Book of Maps 2004, Page 698, Wake County Registry; thence along the western, southern and eastern boundary of said Mills plat the following three courses: (1) South 07°08'43" East 189.52 feet to a found iron pipe; (2) North 82°51'17" East 420.02 feet to a found iron pipe; and (3) North 07°08'43" West 189.14 feet to a set iron rod on the southern right of way line of

U.S. Highway 64; thence along said southern right of way line the following two courses: (1) North 82°54'26" East 265.68 feet to a set iron rod; and (2) North 82°53'08" East 305.02 feet to a set iron rod at the northwestern corner of Area "B" as shown and so designated on that certain plat entitled "Property of Blakely-Braswell Land Company, LLC" recorded in Book of Maps 1996, Page 634, Wake County Registry; thence along the western boundary of said Area "B", South 11°47'52" West 42.58 feet to a found iron pipe with cap at the northwestern corner of Tract 'A' as said lot is shown and so designated on that certain plat entitled "Property of Calvin E. Mills, Alta Belle P. Mills, Ted Mills & Randy Mills By William R. Hoke & Paul Stam, Jr., Co-trustees" recorded in Book of Maps 1984, Page 404, Wake County Registry; thence along the western and southern boundaries of said Mills plat the following five courses: (1) South 07°43'26" West 146.44 feet to a found iron pipe with cap; (2) South 03°03'23" East 318.20 feet to a found iron pipe with cap; (3) South 05°04'48" West 519.04 feet to a found iron pipe with cap; (4) South 15°45'44" West 60.82 feet to a found iron pipe with broken cap; and (5) South 89°57'43" East 359.26 feet to a found iron pipe with cap on the western boundary of Lot 73 of the previously mentioned Windsor at Abbington subdivision plat recorded in Book of Maps 1998, Page 203, Wake County Registry; thence along the western boundary of said Windsor at Abbington subdivision South 02°25'07" East 148.61 feet to the point of beginning.

Containing 48.2331 acres, more or less, and being all of Lot "B" as said lot is shown and so designated on that certain plat entitled "Subdivision, Property of Gaither Bryant Garner, Jr. and Gerald L. Hornick" recorded in Book of Maps 1984, Page 1516, Wake County Registry, TOGETHER WITH all of Tract 1 as said tract is shown and so designated on that certain plat entitled "Division for Gerald L. Hornick, et ux and G. Bryant Garner, et ux" recorded in Book of Maps 2003, Page 474, Wake County Registry, LESS AND EXCEPT the area dedicated as public right of way for Chanticleir Drive as recorded in Deed Book 11778, Page 1490, Wake County Registry.



# <REZONING> YELLOWBRIDGE PUD

## OWNER

### YELLOWBRIDGE CAPITOL, LLC

113 MILL POND ROAD  
KITTY HAWK, NC 27949-4082  
Contact: TOM COLHOUN  
COLHOUN REAL ESTATE  
P: (919) 267-6928

## ENGINEER/LAND PLANNER

### PEAK ENGINEERING & DESIGN, PLLC

JEFF ROACH, P.E.  
5448 APEX PEAKWAY #368  
APEX, NC 27502  
P: (919) 439-0100  
www.PeakEngineering.com

## ENVIRONMENTAL CONSULTANT

### SOIL & ENVIRONMENTAL CONSULTANTS, PA

STEVEN BALL, RF, PWS  
8412 FALLS OF NEUSE ROAD, SUITE 104  
RALEIGH, NC 27615  
P: (919) 846-5900  
www.SandEC.com

## APPLICANT

### LENNAR CORPORATION - RALEIGH DIVISION

STEPHEN DORN  
1100 PERIMETER DRIVE SUITE 112  
MORRISVILLE, NC 27560  
P: (919) 224-9922  
www.lennar.com

## SURVEYOR

### JMT (JOHNSON, MIRMIRAN & THOMPSON, INC.)

MIKE ZMUDA  
1130 SITUS COURT SUITE 200  
RALEIGH, NC 27606  
P: (804) 267-1258  
www.jmt.com

## TRAFFIC ENGINEER

### RAMEY KEMP & ASSOCIATES, INC.

NATE BOUQUIN, P.E.  
5805 FARINGDON PLACE, SUITE 100  
RALEIGH, NC 27609  
P: (919) 872-5115  
www.RameyKemp.com

2817 US 64 HWY W  
APEX, NORTH CAROLINA 27502  
PROJECT NUMBER: 210701  
DATE March 1, 2022

## SITE INFORMATION:

Property Owner	Property Address	PIN	REID	Acreage	Deed Book/Plat Book & Page
YELLOWBRIDGE CAPITAL, LLC 113 MILL POINT RD KITTY HAWK NC 27949-4082	2817 US 64 HWY W	0722-75-2304	0133648	43.90 acres	DB 013508 PG 01177 BM 2003 Pg474
YELLOWBRIDGE CAPITAL, LLC 113 MILL POINT RD KITTY HAWK NC 27949-4082	2813 US 64 HWY W	0722-74-3789	0138551	4.34 acres	DB 013508 PG 01181 BM 2003 Pg474
Total Deeded Acreage:				48.43 acres	
Township:	White Oak				
Flood Zone Information:	Firm Panel 3720072200J dated May 2, 2006 does not show the presence of flood zones on the property				
Watershed Information:	Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin				
Historical:	Per the NC SHPO, no historical structures are located within the project boundary				
Annexation:	Annexation required for utility services				
Existing Zoning:	RR - Rural Residential				
Proposed Zoning:	Planned Unit Development - Conditional Zoning (PUD-CZ)				
2045 Land Use Map:	Medium Density Residential				
Existing Use:	Single Family and vacant				
Proposed Uses:	Residential				
	Single-family	Townhouse	Accessory apartment		
	Park, active	Park, passive	Greenway		
	Recreation facility, private	Utility, minor			
* Homeowners Association covenants shall not restrict the construction of accessory dwelling units					
	Commercial				
Restaurant, general	Restaurant, drive through	Medical or dental office or clinic	Medical or dental laboratory		
Office, business or professional	Publishing office	Research facility	Artisan Studio		
Barber and beauty shop	Book store	Convenience store	Convenience store with gas sale		
Dry cleaners and laundry service	Farmer's Market	Financial institution	Floral shop		
Gas and fuel, retail	Glass sales	Greenhouse or nursery, retail	Grocery, general		
Grocery, specialty	Health/fitness center or spa	Kennel	Newsstand or gift shop		
Personal service	Pharmacy	Printing and copying service	Real estate sales		
Repair services, limited	Retail sales, general	Studio for art	Tailor shop		
Upholstery shop	Pet services	Day care facility	Veterinary Clinic or Hospital		
Utility, minor					
* Refer to PD Text for a list of uses and other zoning standards					
Maximum Number of Lots:	160 dwelling units				
Proposed Project Density:	3.56 dwelling units/acre (< 6.0 units/acre for Medium Density Residential districts)				
Lots:	Min Lot Size	Min Lot Width	Max Building Height		
Single-family detached	6,000 SF	50 feet	45 feet / 3 stories		
Single-family attached (townhouse)	N/A	20 feet	45 feet / 3 stories		
Parking Requirements:	2 spaces/dwelling unit required				
Single Family Detached:	2 spaces/dwelling unit + 0.25 guest spaces/dwelling unit				
Single Family Attached:	2 spaces/dwelling unit + 0.25 guest spaces/dwelling unit				
Single Family parking provided by driveway and garage (min 2 spaces/lot)					
Building Setbacks (minimum setbacks unless otherwise noted):					
Residential:	Single-family	Townhouse (front loaded)		Townhouse (rear loaded)	
Front:	20 feet	10 feet (20' garage setback)		5 feet	
Rear:	15 feet	5 feet		5 feet	
Side:	6 feet	0 feet (5' for end units)		5 feet	
Side (Corner Lot):	8 feet	8 feet		8 feet	
Min. Building Separation		10 feet		10 feet	
Commercial:					
Non Residential Square Footage:	25,000 SF				
Maximum Building Height:	50 feet				
Setbacks:					
Front: (US Hwy 64)	10 feet				
Rear:	10 feet				
Side:	10 feet				
From Buffer/RCA:	10' for Buildings/5' for Parking Areas				
Parking:	Per UDO Section 8.3				
Maximum Build Upon Area:	33.90 acres, 70%				
RCA Required:	15.20 acres				
	14.53 acres + 0.68 acres (30% overall + 5% Moss Grading for single-family detached)				
RCA to be Provided:	15.20 acres minimum				
Grading:	Site to be "Mass Graded"				
% of total lots to be graded prior to first plat:	50% (limited by Apex UDO to a maximum acreage for mass grading)				
	maximum of 20 acres of clearing for single-family detached section				
% of the pre-development drainage areas that have been preserved within their natural basins:					
	90%				

## RIPARIAN BUFFERS AND WETLANDS:

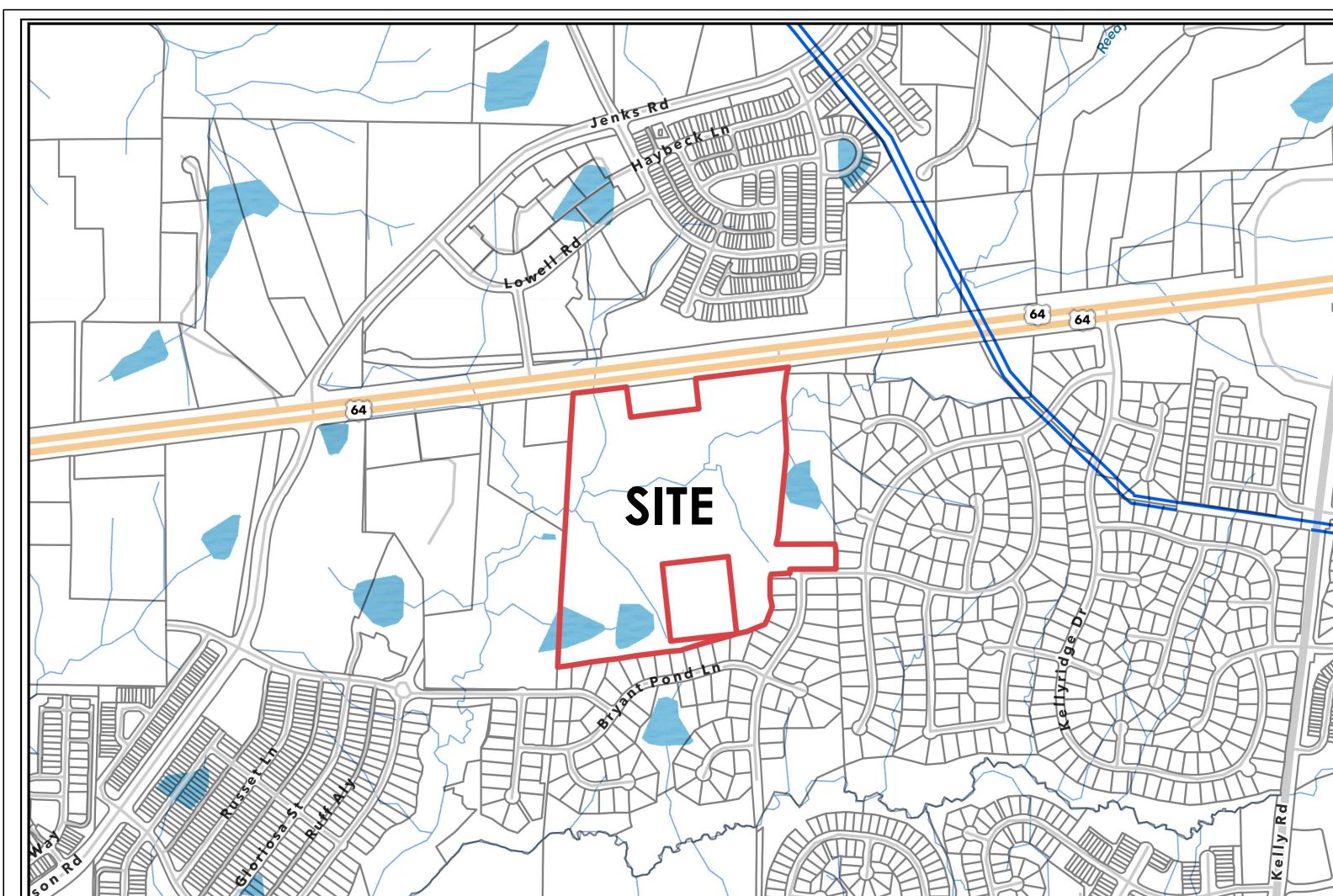
RIPARIAN BUFFERS AND WETLANDS LOCATED ON SITE BY S&EC TO BE CONFIRMED BY THE US ARMY CORPS OF ENGINEERS AND TOWN OF APEX.

## INDEX OF DRAWINGS:

C000 COVER SHEET  
C002 EXISTING CONDITIONS  
C100 CONCEPTUAL SITE PLAN/UTILITY PLAN



AERIAL MAP NO SCALE



VICINITY MAP NO SCALE





- REQUIRED PLAN NOTES:**
- 1) NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES).
  - 2) TREE PROTECTION FENCING MUST BE PLACED:
    - a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT,
    - b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER, AND
    - c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
  - 3) ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

**LEGEND (EXISTING CONDITIONS)**

- TPF — TREE PROTECTION FENCE
- EXISTING TREE LINE
- zone 1 EXISTING STREAM BUFFER
- zone 2
- FW EXISTING 100YR FLOODWAY BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- EXISTING 100 YR FLOODPLAIN
- FWG EXISTING FLOOD FRINGE
- STEEP SLOPE AREA (GREATER THAN 3:1)
- EXISTING WETLANDS
- EXISTING PERENNIAL STREAM
- EXISTING INTERMITTENT STREAM
- CRITICAL ROOT ZONE

**EXISTING CONDITIONS NOTES:**

1. BOUNDARY SURVEY PROVIDED BY JMT (JOHNSON, MIRMIRAN & THOMPSON, INC.).
2. TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS DATA
3. NO SLOPES EQUAL TO OR GREATER THAN 3:1 FOUND ON THE SITE.
4. NO HISTORIC INVENTORY SITES OR NATURAL INVENTORY AREAS LOCATED ON OR WITHIN 100' OF THIS PROPERTY.
5. NO GREENWAY OR TRAILS ARE LOCATED ON THIS SITE. GREENWAY OR TRAILS MAYBE PLANNED FOR THIS SITE AS PER THE GREENWAY MASTER PLAN.
6. TREE SURVEY INFORMATION PROVIDED BY S&EC, INC.
7. 100 YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THIS PROPERTY.
8. PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT, BEAVER CREEK BASIN, CAPE FEAR RIVER BASIN.

**1 C002 EXISTING CONDITIONS**  
SCALE: 1"=100'

NC License #P-0673

project:  
**YELLOWBRIDGE PUD**  
2813/2817 US 64 HWY WEST  
WHITE OAK TOWNSHIP  
APEX, NORTH CAROLINA 27502

seal:



REVISION		DATE	BY
1	APRIL 8, 2023	TOWN OF APEX - 1ST ZONING COMMISSION	JR
2	MAY 10, 2023	TOWN OF APEX - 2ND ZONING COMMISSION	JR
3	JUNE 10, 2023	TOWN OF APEX - 3RD ZONING COMMISSION	JR

title:  
**EXISTING CONDITIONS**

proj #:  
**210701**  
date:  
**MARCH 1, 2022**  
dwg by: chkd by:  
FS JR  
scale:  
**As Noted**

sheet:  
**C002**  
(PUD PLAN)



COMMERCIAL DEVELOPMENT

BUFFERS/ RCA

\*

CONCEPTUAL PLAYLAWN / OPEN SPACE

↑

PROPOSED WATER CONNECTIONS

✕

PROPOSED SEWER CONNECTIONS

SINGLE FAMILY-ATTACHED (TOWNHOMES)

SINGLE FAMILY-DETACHED

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PROJECT PERIMETER BOUNDARY

↔

POTENTIAL ACCESS POINTS

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

**SITE AND UTILITY NOTES:**

- DEVELOPMENT ACCESS AND SUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
- FINAL RESOURCE CONSERVATION AREA (RCA), OPEN SPACE, AND PLAY LAWN LOCATIONS SHALL BE COORDINATED WITH STAFF AND BUILDER DURING MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
- ALL ZONING PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS ARE DETERMINED AT MASTER SUBDIVISION PLAN.
- REFER TO PD TEXT DOCUMENTS FOR A LIST OF ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS FOR THE DEVELOPMENT.
- ENVIRONMENTAL FEATURES ARE SUBJECT TO FINAL REVIEW CONCURRENCE WITH VARIOUS REGULATING AGENCIES.
- PUBLIC PEDESTRIAN AND VEHICULAR ACCESS IS SHOWN FOR CONCEPTUAL PURPOSES AND ARE SUBJECT TO REVISIONS DURING THE MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
- ALL SITE ELEMENTS ARE REQUIRED TO MEET OR EXCEED TOWN OF APEX, NCDOT, OR OTHER REVIEW AUTHORITY STANDARD DESIGN SPECIFICATIONS.
- PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING TRANSPORTATION, WATER, SEWER, AND GREENWAYS.
- THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND ELECTRICITY.
- THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.

**LEGEND (PROPOSED CONDITIONS)**

LD

LIMITS OF DISTURBANCE

SF

SILT FENCE

TRAIL

RCA

OPEN SPACE

FUTURE DEVELOPMENT

1

C100

**CONCEPTUAL SITE PLAN/  
CONCEPTUAL UTILITY PLAN**

SCALE: 1"=100'

PEAK

Engineering & Design

1125 Apex Parkway | Apex, NC 27502  
PH: 919.435.0100  
WWW.PEAKENGINEERING.COM

NC License #P-0673

project:  
**YELLOWBRIDGE PUD**  
2813/2817 US 64 HWY WEST  
WHITE OAK TOWNSHIP  
APEX, NORTH CAROLINA 27502

seal:  
**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION	BY
1	JUNE 8, 2022	TOWN OF APEX - 1ST ZONING COMMENTS	JR
2	MAY 13, 2022	TOWN OF APEX - 2ND ZONING COMMENTS	JR
3	JUNE 10, 2022	TOWN OF APEX - 3RD ZONING COMMENTS	JR

title:  
**CONCEPTUAL  
SITE PLAN/  
UTILITY PLAN**

proj #:  
**210701**

date:  
**MARCH 1, 2022**

dwg by: chkd by:  
**FS JR**

scale:  
**As Noted**

sheet:  
**C100**  
(PUD PLAN)

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