

"Attachment B"

Adams Property PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted:

April 1, 2022

PREPARED BY:



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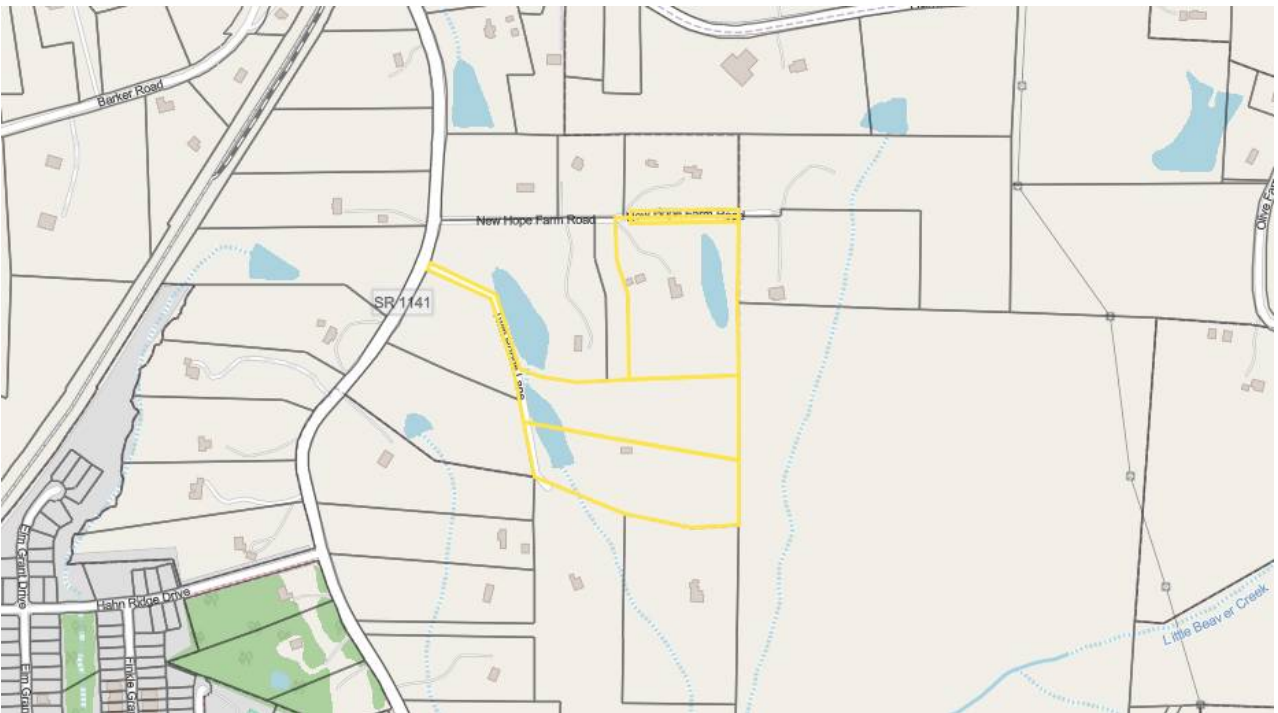
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Section 2: Vicinity Map



The Adams Property PUD is located just outside the southwest region of Apex’s planning jurisdiction, east of New Hill Olive Chapel Road, south of Humie Olive Road, west of Olive Farm Road, and north of Old US-1. The Heelan Property PUD is being developed just east of the property. The Olive Ridge Community is being developed south of the property.

Section 3: Project Data

A. Name of Project:

Adams Property PUD

B. Property Owners:

M/I Homes of Raleigh
Carey Adams
Albrecht Revocable Living Trust

C. Prepared By:

Nil Ghosh, Associate
Morningstar Law Group
700 W Main St | Second Floor
Durham, NC 27701

D. Current Zoning Designation:

R-40W (Wake County)

E. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

F. Current 2045 Land Use Map Designation:

Low Density Residential (≤ 3 units/acre)

G. Proposed 2045 Land Use Map Designation:

Low Density Residential

H. Proposed Use

Up to 66 dwelling units, associated open space, recreational amenities, and infrastructure.

I. Size of Project

Wake County Tax Identification Number	Acreage
0710-88-9798	23.92 acres
0710-99-0078	
0710-99-0171	
0710-88-9126	
0710-87-9844	

Section 4: Purpose Statement

The Adams Property PUD development will be a single-family residential community with detached homes. This community is meant to operate as a phase of the Heelan Property PUD, so main amenities will be shared with that community. Nevertheless, this community will include the requisite amount of open space and amenities for a project of this size.

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

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing open space areas.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide open space to promote pedestrian activity, while appropriately buffering adjacent residential areas.
- Provide energy efficient amenities, including prewiring of all single-family detached dwellings for solar installation

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

Section 5: Permitted Uses

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

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

Additionally, the following conditions shall also apply:

- A. A maximum of 66 residential units shall be permitted upon the property.
- B. No covenant prohibiting the accessory apartment use shall encumber the property.
- C. All single-family detached dwellings shall be pre-configured with conduit for future

- installation of roof-mounted solar PV panels.
- D. Homes shall be designed to meet or exceed Energy Star requirements.
- E. Signage shall be provided by any homeowner’s association regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
- F. Signage or other marking shall be provided by any homeowner’s association at the boundary of lots adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
- G. Developer shall install at least three (3) pet waste stations within the community.
- H. Sod used within perimeter buffers, SCMs, and along streets (unless within a residential lot) shall not be fescue grasses.
- I. Any required outdoor lighting (e.g. amenities, signage, decorative walls/fences, etc.) shall utilize full cutoff fixtures that have a maximum color temperature of 3000K. This condition shall not apply to the lighting on single-family homes or their accessory structures.
- J. Construction traffic shall be prohibited from utilizing existing Twin Ponds Lane. Developer may erect a barrier or barriers on the Property to prevent access to Twin Ponds Lane.

Section 6: Proposed Design Controls

A. Maximum Non-Residential Design Controls

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

B. Residential Densities and Design Controls

Density The overall gross density shall not exceed 2.8 units per acre.

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

Maximum Density:	2.8 Units/Acre
Maximum Number of Units:	66
Maximum Built-Upon Area:	60%
Minimum Lot Size:	4,000 sf
Minimum Lot Width:	40'
Maximum Building Height:	45' and 3 stories
<i>Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.</i>	

Minimum Setbacks	
Front	10'
Rear	20'
Side	5'
Corner	5'
Building to Building	NA

From Buffer/RCA	10' for Buildings 5' for Parking Areas
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C. Perimeter Buffers

North boundary	
Former New Hope Farm Road:	0-foot
Other:	20-foot Type B
South boundary:	10-foot Type B
West boundary:	
Adjacent to REID #0101565	20-foot Type B
Other:	100-foot Type E
East boundary:	10-foot minimum, 30-foot average Type B
<i>Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.</i>	

Section 7: Proposed Architectural Controls

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

- A.** Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- B.** Residential areas will utilize brick, stone, and fiber cement plank siding.
- C.** Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
- D.** At least four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
- E.** A varied color palette shall be utilized throughout the development to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- F.** Garage doors shall have windows, decorative details or carriage-style adornments on them.
- G.** The front facade of any front-loaded garage shall not protrude farther than five (5) feet forward of either (i) the front facade of the dwelling unit or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.
- H.** J-drives or courtyard driveways shall be exempt from condition G above but shall make up no more than 30% of all single-family homes. There shall be no more than

two (2) residences with a J-drive constructed in a row. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

- I. Eaves shall project at least 12 inches from the wall of the structure.
- J. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- K. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- L. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - 1. Windows
 - 2. Bay window
 - 3. Recessed window
 - 4. Decorative window
 - 5. Trim around the windows
 - 6. Wrap around porch or side porch
 - 7. Two or more building materials
 - 8. Decorative brick/stone
 - 9. Decorative trim
 - 10. Decorative shake
 - 11. Decorative air vents on gable
 - 12. Decorative gable
 - 13. Decorative cornice
 - 14. Column
 - 15. Portico
 - 16. Balcony
 - 17. Dormer
- M. Front porches shall be a minimum of 5 feet deep.

Section 8: Parking and Loading

Parking for the development shall be per Town of Apex UDO.

Section 9: Signage

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

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within the primary watershed within the Beaver Creek Basin. According to the FEMA Floodplain Map # 3720071000K the majority of the subject property is located in the Zone X (non-shaded) area that is determined to be outside the 0.2% annual chance and future conditions 1% annual chance floodplain.

B. Resource Conservation Areas (RCA) and Landscaping

This PUD will be subject to, and meet the requirements of Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The Site is located on the west of the 540 corridor and therefore is required to preserve a minimum of 30% Resource Conservation Area (RCA). Because the project is planned to be mass graded, an additional 5% RCA is required per Section 7.2.5(B) of the Town's UDO. Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided may include stormwater management areas, perimeter buffers, and greenway trails within the walkable community.

No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.

The developer shall install pollinator-friendly flora within SCM planting areas, as permitted by the NC Department of Environmental Quality's SCM Manual.

Plantings within perimeter buffers and along streetscapes shall be approved native species as listed in the Apex Design & Development Manual or approved by Planning Department Staff. Where possible, the developer shall also provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall in required planting or landscape areas.

C. Any Historic Structures Present

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

Section 11: Stormwater Management

A. This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Sections 2.3.4.F.1.h & 6.1.7 of the UDO, such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.

SCMs shall not be located within NC DEQ required stream buffers without the approval of a Town of Apex No Practical Alternatives (NPA) finding.

Section 12: Parks and Recreation

The Parks, Recreation and Cultural Resources Advisory Commission reviewed the project on May 25, 2022, and unanimously recommended fee-in-lieu of dedication with a credit for construction of greenway trail if an opportunity is identified at the time of Master Subdivision plan review and approval. The recommendation is based on the 2022-2023 rates:

Single Family Detached Units: \$3,753.89/lot

(final PRCR amount will be coordinated with staff during Master Subdivision Plan and Construction Document reviews)

Per Article 14 of the UDO, credit for greenway against fees requires the approval of construction plans, contingent upon approval of an engineer's estimate of probable cost for greenway construction.

Section 13: Public Facilities

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

A. General Roadway Infrastructure

The road network will promote connectivity where possible to adjacent neighborhoods and undeveloped property. Connectivity to adjacent communities will be coordinated with existing or planned rights-of-way and opportunities for future connections will be provided. Further, cul-de-sacs will be avoided except where environmental features make through streets infeasible.

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

B. Transportation Improvements

Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision Plan and Construction Document approval process. A Traffic Impact Analysis (TIA) has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the TIA and staff review, the following traffic improvements are proposed for this development:

Humie Olive and New Hill Olive Chapel Road

- Developer shall pay a fee in lieu in the amount of \$25,000 toward the cost of the design, right-of-way acquisition, and installation of a future traffic signal at the intersection of Humie Olive Road and New Hill Olive Chapel Road prior to platting 80% of the lots

C. Pedestrian Facilities:

Sidewalks will be provided on both sides of streets internal to the site and along street frontage.

The Bicycle and Pedestrian System Plan Map shows a 10-foot side path along the eastern side of New Hill Olive Chapel Road which the project area has approximately 30 linear feet of frontage upon. This project will not construct the side path along that frontage and instead will make a payment-in-lieu equal to \$4,224.00 for the future installation of the side path.

D. Water and Sanitary Sewer

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

E. Other Utilities

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

Section 14: Phasing Plan

This development may be constructed in multiple phases. The phasing will be finalized during subdivision plan review.

Section 15: Consistency with the 2045 Land Use Map

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

Section 16: Compliance with the UDO

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

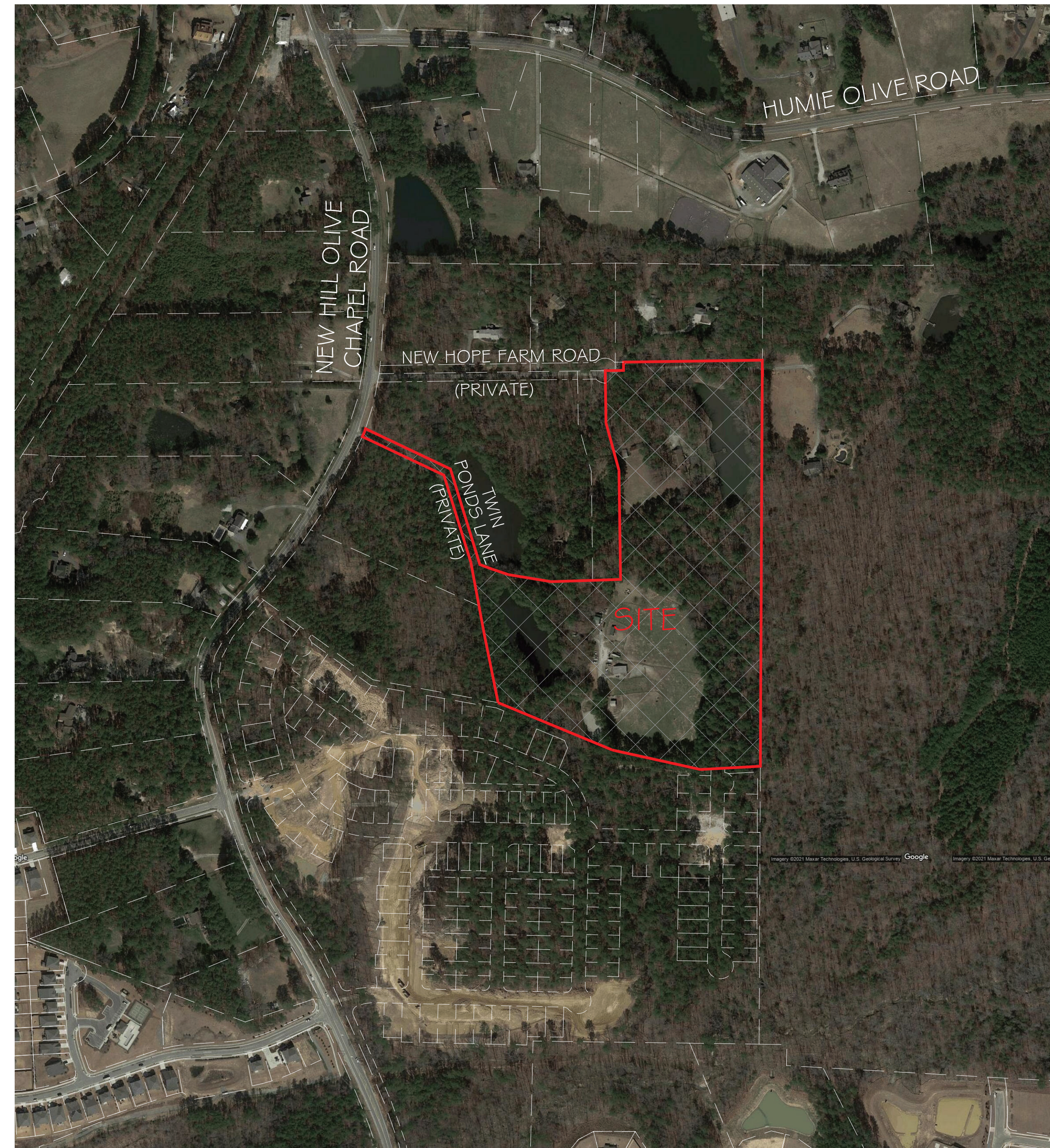
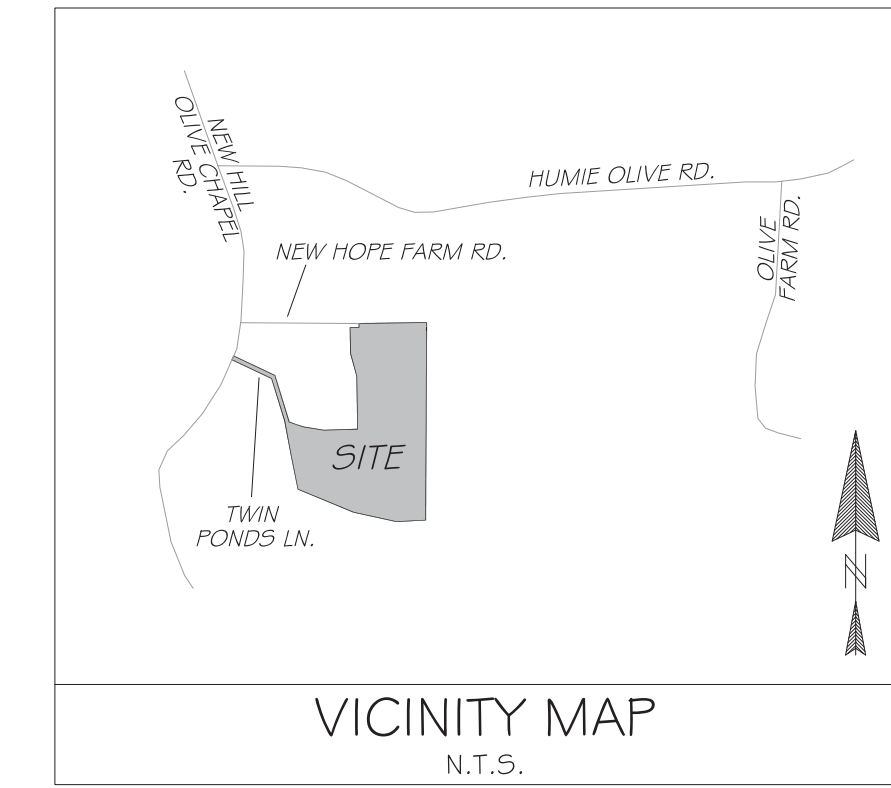
Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

Development plans for new development made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time the development plan is submitted as provided for in the Unified Development Ordinance. Further, development of the Property shall be consistent with the Town's adopted Bicycle Plan.

Section 18: Affordable Housing

This project does not include additional affordable housing units over those committed in the original Heelan Property PUD. The Heelan Property PUD requires 15 affordable housing finished townhouse ownership lots to be sold to Habitat for Humanity of Wake County (Habitat Wake) as part of the development of that property. Additionally, the developer of the Heelan Property PUD and the Adams Property PUD also is the developer of the Friendship Station PUD. The Friendship Station PUD requires 8 affordable townhouse ownership lots to be sold to Habitat Wake as part of the development of that property. Through these two developments a total of 23 affordable housing townhouse ownership units will be produced in Apex. This developer has shown its commitment to providing affordable housing within the Town of Apex with its new construction projects when possible. However, due to the overall financial aspects of the Adams Property PUD, it is not economically feasible to include additional affordable housing units in light of the numerous affordable housing units which this developer has provided in previous PUDs before the Town codified any incentives for the provision of affordable housing.

ADAMS PROPERTY PLANNED UNIT DEVELOPMENT



SITE DATA	
PROJECT NAME	ADAMS PROPERTY PUD
PREPARER'S CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PATRICK L. KIERNAN
OWNER / DEVELOPER CONTACT INFORMATION	MI HOMES-RALEIGH 1511 SUNDAY DRIVE SUITE #110 RALEIGH, NC 27607 PHONE - (919) 205-9980 CONTACT PERSON - ERICA LEATHAM
CURRENT ZONING	R-40W
CURRENT 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL (LD)
PROPOSED ZONING DESIGNATION	PUD-CZ
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL (LD)
WAKE COUNTY PINS	0710-87-9844, 0710-88-9798, 0710-88-9126, 0710-99-0078, 0710-99-0171
TOTAL PROJECT AREA	23.92 ACRES
AREA IN LAND DEDICATION	N/A
NET SITE AREA	23.92 ACRES
MAXIMUM DENSITY	2.8 UNITS/ACRE
MAXIMUM NUMBER OF LOTS	66 UNITS
MINIMUM LOT SIZE	4,000 SF
REQUIRED RCA / BUFFER AREA	7.18 ACRES (30%, IF STAGED GRADING) 8.37 ACRES (35%, IF MASS GRADING)
PROVIDED RCA / BUFFER AREA	8.37 ACRES (35.0%)
MAXIMUM BUILT UPON AREA FOR PUD	14.35 ACRES (60%)
MAXIMUM BUILDING HEIGHT	45'
OFF STREET PARKING	PARKING WILL COMPLY WITH TOWN OF APEX UDO SECTION 8.3 FOR SINGLE-FAMILY RESIDENTIAL LOTS
PUBLIC RECREATION REQUIREMENT (FEE-IN-LIEU)	SINGLE-FAMILY DETACHED (\$3,753.89/LOT)
PRCR ADVISORY COMMISSION MEETING DATE	5/25/22
WATERSHED INFORMATION	PRIMARY; BEAVER CREEK BASIN
APEX BUFFER DETERMINATION	APEX 21-004
HISTORIC STRUCTURE?	NO
PHASED DEVELOPMENT	NO
FEMA FLOODPLAIN INFORMATION	MAP #372007100K - PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN

- PERMITTED USE:**
- SINGLE-FAMILY
 - ACCESSORY APARTMENT
 - GREENWAY
 - RECREATION FACILITY, PRIVATE
 - PARK, ACTIVE
 - PARK, PASSIVE
 - UTILITY, MINOR

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

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

Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

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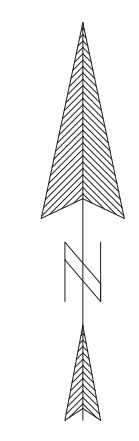
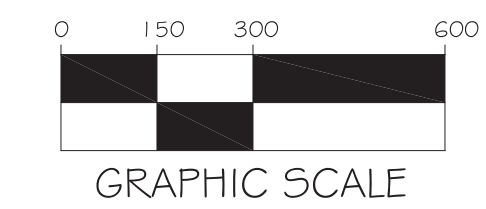
ADAMS PROPERTY PUD
PD PLANS
COVER SHEET

WAKE COUNTY, NORTH CAROLINA
TOWN OF APEX

SCALE	1" = 300'	DRAWN	PLK
DATE	APRIL 1, 2022		
REVISION	5/12/22	PER	TRC
REVISION	6/6/22	PER	TRC
REVISION	7/7/22	PER	TRC
REVISION	8/4/22	EX. ACCESS EASE.	
SHEET	1		
PROJECT	2152		

THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



TOWN REQUIRED PUD NOTES:

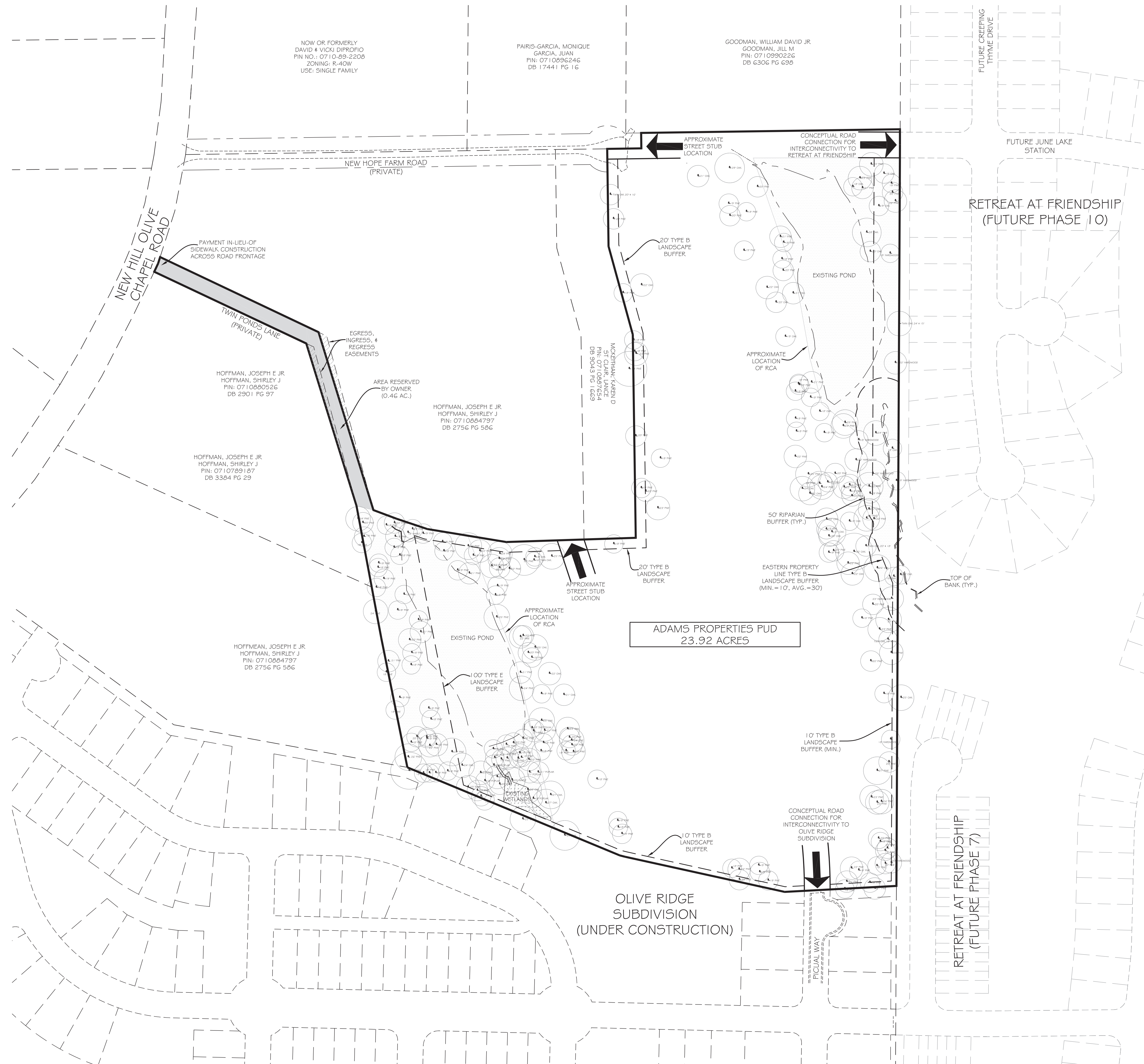
1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION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

NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA LIDAR.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
4. THE TOWN OF APEX PROJECT ID FOR THIS BUFFER CALL IS 21-004.
5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
6. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
7. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
8. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.

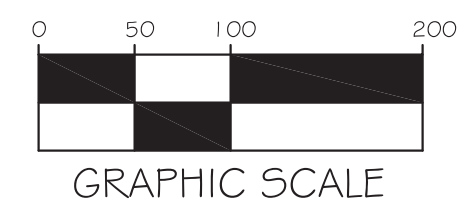
PLANNING NOTES:

1. A TRANSPORTATION IMPACT ANALYSIS HAS BEEN PROVIDED WITH THIS PUD SUBMITTAL.
2. FUTURE PUBLIC ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT SPECIFIC LOCATIONS WILL BE SHOWN AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOC.
4. ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT, WITH SIDEWALK ON BOTH SIDES OF THE STREET UNLESS SPECIFIED OTHERWISE.
5. ALL SIGNAGE SHALL COMPLY WITH TOA UDO SECTION 6.7, SIGNS
6. THE PUD SHALL MEET AND EXCEED THE TOWN OF APEX STORMWATER REQUIREMENTS OUTLINED IN TOA UDO SECTION 6.1.7 SUCH THAT POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FOR THE 1-YEAR, 10-YEAR, AND 25-YEAR 24 HOUR STORM EVENTS.
7. THIS DEVELOPMENT IS EXPECTED TO BE MASS GRADED AND IS NOT EXPECTED TO BE PHASED.



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY PLANS NOT FOR CONSTRUCTION



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ADAMS PROPERTY PUD PD PLANS
PRELIMINARY LAYOUT PLAN
TOWN OF APEX
WAKE COUNTY, NORTH CAROLINA

SCALE	1" = 100'	DRAWN	PLK
DATE	APRIL 1, 2022		
REVISION	5/12/22	PER	TRC
	6/6/22	PER	TRC
	7/7/22	PER	TRC
	8/4/22	EX. ACCESS	EASE.
SHEET	2		
PROJECT	2152		

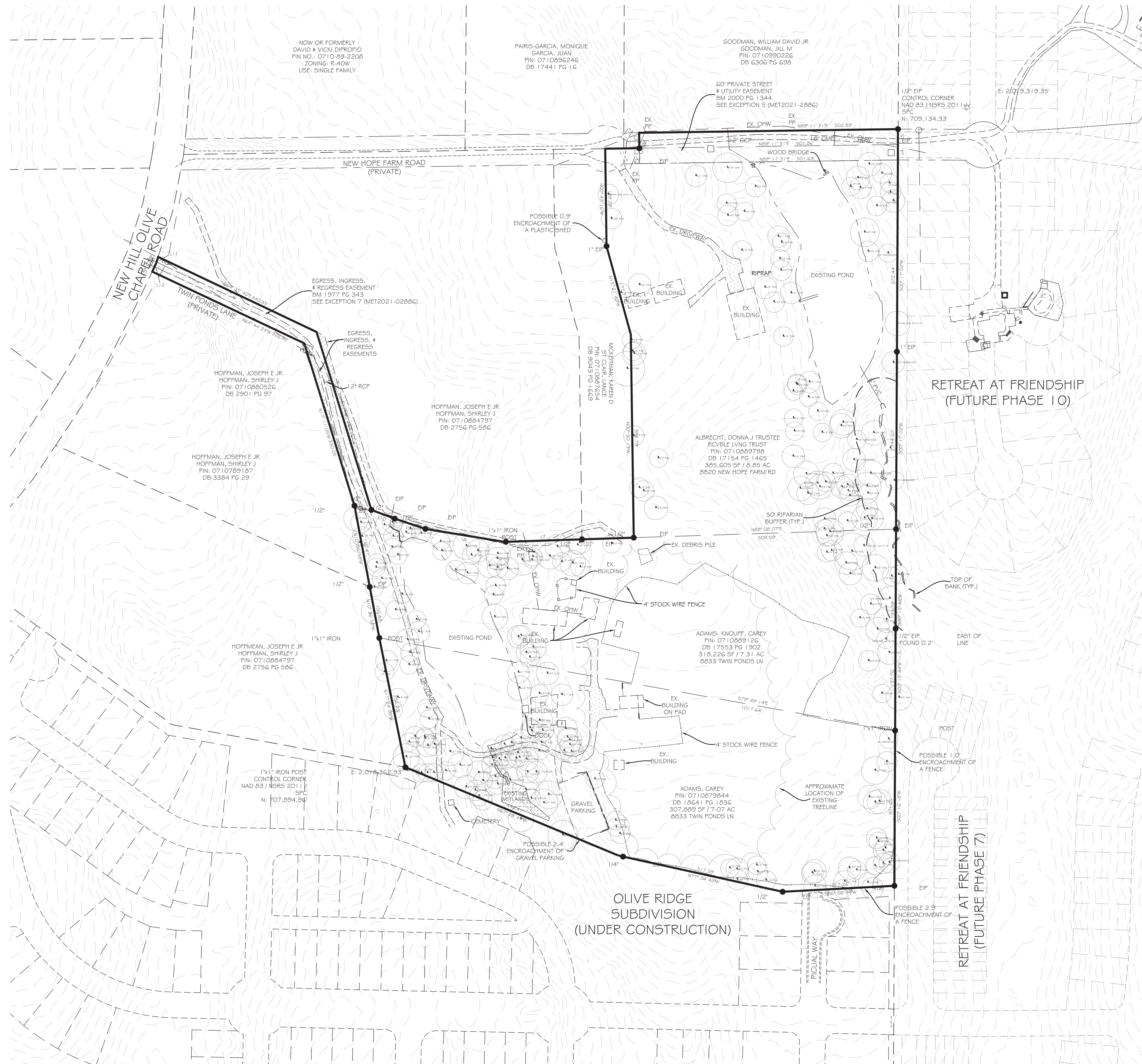
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2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
3. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

LINE#	DIRECTION	LENGTH
L1	S00° 06' 38"W	29.93'
L2	S00° 06' 38"W	29.94'
L3	N24° 57' 29"E	17.79'
L4	N17° 37' 41"E	13.06'
L5	S69° 29' 27"E	48.31'
L6	S71° 31' 34"E	62.60'
L7	S80° 38' 27"E	155.34'
L8	N88° 08' 07"E	151.09'
L9	N88° 08' 07"E	100.54'
L10	N89° 10' 19"E	66.34'
L11	S00° 48' 29"E	29.86'
L12	N00° 48' 29"W	30.00'

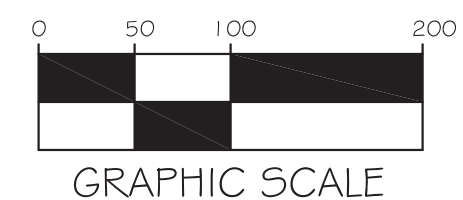
NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM NORTH CAROLINA SPACIAL DATA LIDAR.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY SPANGLER ENVIRONMENTAL, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED.
4. THE TOWN OF APEX PROJECT ID FOR THIS BUFFER CALL IS 21-004.
5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
6. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
7. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY PLANS NOT FOR CONSTRUCTION



Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

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APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com



ADAMS PROPERTY PUD PD PLANS
EXISTING CONDITIONS PLAN
TOWN OF APEX
WAKE COUNTY, NORTH CAROLINA

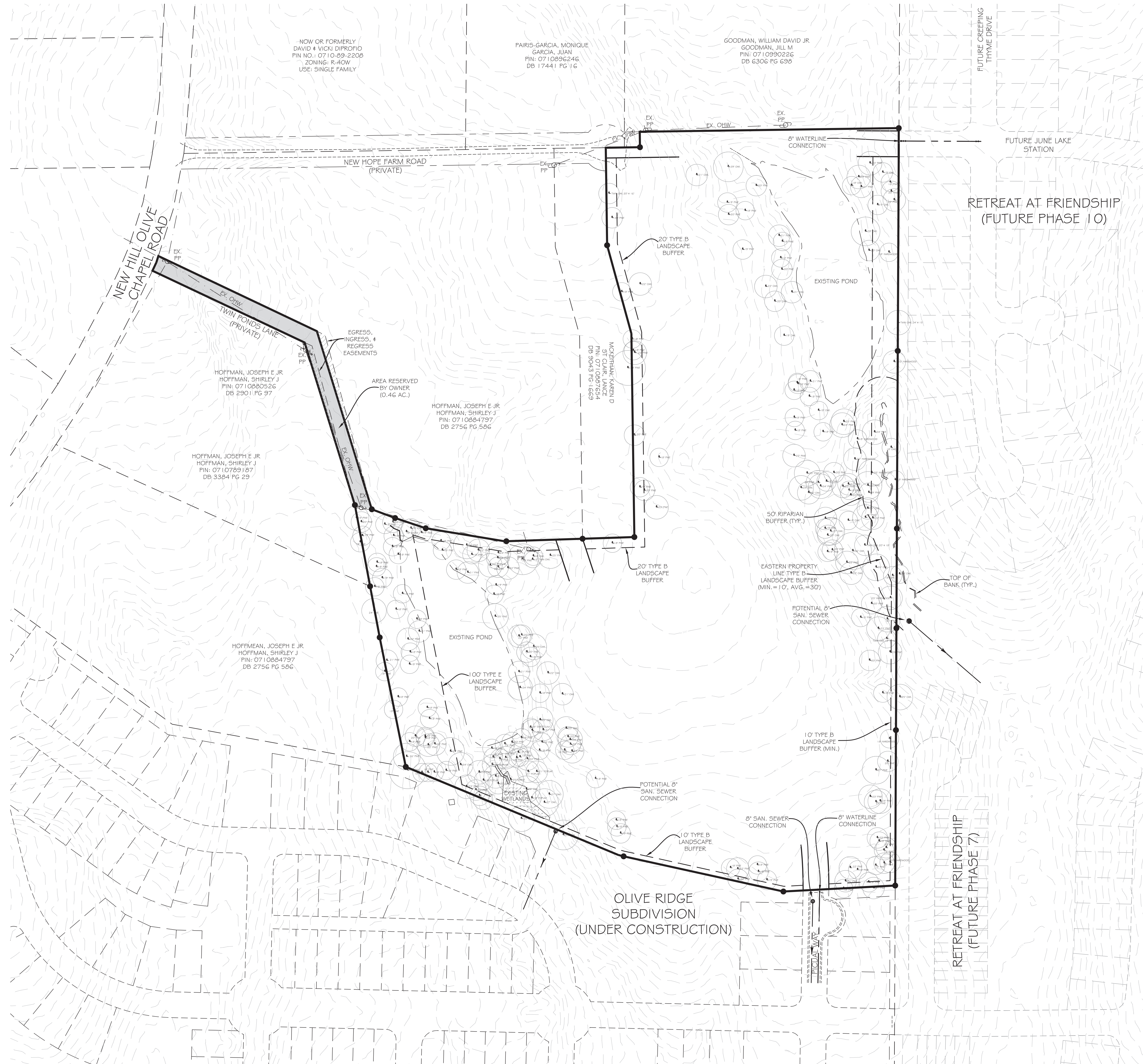
SCALE	1" = 100'	DRAWN	PLK
DATE	APRIL 1, 2022		
REVISION	5/1/22	PER	TRC
	6/6/22	PER	TRC
	7/7/22	PER	TRC
	8/4/22	EX. ACCESS	EASE.
SHEET	3		
PROJECT	2152		

TOWN REQUIRED PUD NOTES:

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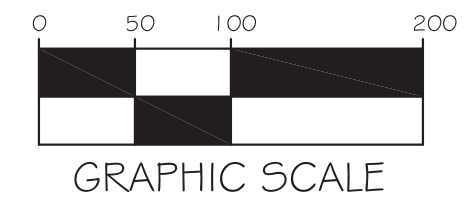
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8. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
9. ANY REQUIRED UTILITY CONNECTIONS TO SURROUNDING PROPERTIES AND PUBLIC RW SHALL BE ALLOWED THROUGH ALL PERIMETER BUFFERS.
10. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
11. THIS DEVELOPMENT SHALL USE FULL TOWN OF APEX SERVICES INCLUDING WATER, SEWER AND ELECTRICITY.
12. ALL UTILITY INFRASTRUCTURE SHALL MEET CURRENT TOWN OF APEX WATER AND SEWER MASTER PLANS.
13. ACCESS TO PUBLIC SANITARY SEWER SHALL BE PROVIDED TO UPSTREAM PROPERTIES ALONG NATURAL DRAWS WITHIN THE PROJECT BOUNDARY.
14. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.



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PRELIMINARY UTILITY PLAN
TOWN OF APEX
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SCALE	1" = 100'	DRAWN	PLK
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	8/4/22	EX. ACCESS	EASE.
SHEET	4		
PROJECT	2152		



Belmont Plan

in Grove at White Oak | Garner, North Carolina

Starting at \$249,900



Bed **3 - 5** Bath **3 - 4** Garage **2 - 3** Sq Ft **2,302 - 2,400**

[View Details](#)

Check Availability



Crabtree Plan

in Grove at White Oak | Garner, North Carolina

Starting at \$249,900



Bed **3 - 4** Bath **2 - 4** Garage **2 - 3** Sq Ft **2,561**

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