



Rezoning #21CZ32

Beckett Crossing

Clark Farm Rd

540

NC 540 Hwy SB

NC 540 Hwy NB

Olive Chapel Professional Park

540 Flex and Business Park

Barnside Ln

Chapel Ridge

Chapel Ridge Rd

Olive Chapel Rd

Ashley Downs

Pearson Farms

Olde Walker Mill Rd

Ashbark Ct

Ashley Downs Dr

Patterson Grove Rd

Chenworth Dr

0 250 500 Feet



**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 #: # 21CZ 32  
Fee Paid: \$ paid

Submittal Date: 12-1-2021  
Check #: Credit card

**PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP**

Project Name: Chapel Ridge Towns

Address(es): 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road

PIN(s) 0732333570, 0732337537, 0732345135, 0732347080, 0732430661

Acreage: 21.6

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Medium Density Residential

Requested 2045 LUM Designation: Medium Density Residential

See next page for LUM amendment

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: \_\_\_\_\_

Area proposed as non-residential development: Acreage: \_\_\_\_\_

Percent of mixed use area proposed as non-residential: Percent: \_\_\_\_\_

**Applicant Information**

Name: Toll Bros, Inc

Address: 900 Perimeter Park Drive, Suite B3

City: Morrisville State: NC Zip: 27560

Phone: 919-801-6851 E-mail: jwestmoreland@tollbrothers.com

**Owner Information**

Name: See Attached, Multiple

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

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

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent Information**

Name: WithersRavenel

Address: 115 Mackenan Dr

City: Cary State: NC Zip: 27511

Phone: 919-535-5212 E-mail: bvega@withersravenel.com

Other contacts: Ed Tang, etang@withersravenel.com

Jason Barron, jbarron@morningstarlawgroup.com

**PLANNED UNIT DEVELOPMENT APPLICATION**

Application #:   # 21C232  

Submittal Date:   12-1-2021  

**2045 LAND USE MAP AMENDMENT (if applicable)**

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:  
  N/A None requested  

Current 2045 Land Use Classification: \_\_\_\_\_

Proposed 2045 Land Use Classification: \_\_\_\_\_

What conditions justify the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS**

Application #: 21C232

Submittal Date: 12-1-2021

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	See attached	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

I, Brendie Vega, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 12/1/2021

By: Brendie Vega

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, BLESSL BARBOUR, a Notary Public for the above State and County, on this the 1<sup>st</sup> day of DECEMBER, 2021.



Blessl Barbour  
 Notary Public  
BLESSL BARBOUR  
 Print Name

My Commission Expires: 10/27/2024



SITE ADDRESS	PIN_NUM	OWNER	MAILING ADDRESS	
1600 OLIVE CHAPEL RD	0732235461	540 FLEX & BUSINESS PARK LLC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1505 OLIVE CHAPEL RD	0732322948	AIMAN, PAUL JOHNAS, KEZIA	1505 OLIVE CHAPEL RD	APEX NC 27502-6744
0 OLIVE CHAPEL RD	0732314682	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
1404 ASHLEY DOWNS DR	0732326858	AVIGLIANO, JOSEPH M AVIGLIANO, ELIZABETH H	1404 ASHLEY DOWNS DR	APEX NC 27502-4963
1004 DOUBLE SPRING CT	0732336072	BARFIELD, WILLIAM W BARFIELD, PAMELA M	1004 DOUBLE SPRING CT	APEX NC 27502-4967
1500 CLARK FARM RD	0732342436	BOYKIN, V RAYMOND JR BOYKIN, RITA L	1500 CLARK FARM RD	APEX NC 27502-8500
1304 CHAPEL RIDGE RD	0732343658	SERINO, JAMES PATRICK BUSI, MELINDA	1304 CHAPEL RIDGE RD	APEX NC 27502-8503
1408 BARNSIDE LN	0732345135	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	1408 BARNSIDE LN	APEX NC 27502-8501
1401 BARNSIDE LN	0732337537	CAIN, PAUL A CAIN, ANNE H	1401 BARNSIDE LN	APEX NC 27502-8501
1505 CLARK FARM RD	0732340146	CHAGANTIPATI, RAJ KIRAN VEMURI, JYOTSNA	4016 SYKES ST	CARY NC 27519-7301
1704 ASHBARK CT	0732227949	CONTRERAS-BLANCO, ERICK I WILSON, TYLER E	1704 ASHBARK CT	APEX NC 27502-5298
1005 WILD SONNET CT	0732432055	COOK, MATTHEW A VAISHNAVA, PREMLATA	1005 WILD SONNET CT	APEX NC 27502-9206
1521 OLIVE CHAPEL RD	0732229953	DASHNAU, HEATHER H KAMPANAKIS, PANAGIOTIS	1521 OLIVE CHAPEL RD	APEX NC 27502-6744
1002 TRIBBLE GATE CT	0732338134	DICKSON, DWAYNE W	1002 TRIBBLE GATE CT	APEX NC 27502-9033
1000 ASHLEY DOWNS DR	0732339147	FREITAS, BRIAN FREITAS, PERDANA	1000 ASHLEY DOWNS DR	APEX NC 27502-9541
1409 BARNSIDE LN	0732333570	GASIOROWSKI PROPERTIES LLC	1121 PEMBERTON HILL RD	APEX NC 27502-4280
1313 CHAPEL RIDGE RD	0732347395	GROVER, SARA W PRESTRUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8503
1005 DOUBLE SPRING CT	0732324938	HASSAN, MOHAMMED A FATEMA, ISRAT	1005 DOUBLE SPRING CT	APEX NC 27502-4967
1400 BARNSIDE LN	0732347080	HINSON, WARREN R HINSON, DIANNE B	1400 BARNSIDE LN	APEX NC 27502-8501
1412 OLIVE CHAPEL RD	0732430661	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	1412 OLIVE CHAPEL RD	APEX NC 27502-8511
1702 ASHBARK CT	0732228956	HOUSE, JESSE E HOUSE, REGINA B	1702 ASHBARK CT	APEX NC 27502-5298
1007 DOUBLE SPRING CT	0732334047	KOCHAR, SUMEET KOCHAR, VINITA	717 MANASSAS GAP PL	CARY NC 27519-9618
1001 WILD SONNET CT	0732431210	KUNTARICH, DAVID R KUNTARICH, LAURA A	1001 WILD SONNET CT	APEX NC 27502-9206
1006 DOUBLE SPRING CT	0732336121	LACHES, MICHAEL J LACHES, TRUDIE M	1006 DOUBLE SPRING CT	APEX NC 27502-4967
1000 WILD SONNET CT	0732420976	MARTINDALE, RANDOLPH A MARTINDALE, CANDACE E	1000 WILD SONNET CT	APEX NC 27502-9206
1003 DOUBLE SPRING CT	0732324950	MORAVEC, WENDY	1003 DOUBLE SPRING CT	APEX NC 27502-4967
1700 ASHBARK CT	0732228864	NAVY, FRANK NAVY, CECILIA	1700 ASHBARK CT	APEX NC 27502-5298
1008 DOUBLE SPRING CT	0732335130	NONG, TIEN D NGUYEN, NHAM N	1008 DOUBLE SPRING CT	APEX NC 27502-4967
1400 CHAPEL RIDGE RD	0732239874	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD	APEX NC 27502-4280
1305 CHAPEL RIDGE RD	0732348563	OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503
1003 TRIBBLE GATE CT	0732327999	PEPSNY, THOMAS S PEPSNY, SALLY HANCOCK	1003 TRIBBLE GATE CT	APEX NC 27502-9033
1004 TRIBBLE GATE CT	0732337079	PICKERING, WILLIAM VARSON MINCHER, JESSICA LYNN	1004 TRIBBLE GATE CT	APEX NC 27502-9033
1408 OLIVE CHAPEL RD	0732443421	POPE, CHARLES V POPE, IRIS ISLEY	1408 OLIVE CHAPEL RD	APEX NC 27502-8511
1002 ASHLEY DOWNS DR	0732339048	PROPST, LEE MAURICE	1002 ASHLEY DOWNS DR	APEX NC 27502-9541
1513 OLIVE CHAPEL RD	0732321905	RAO, GANESH K RAO, SUSHMA G TRUSTEE	1513 OLIVE CHAPEL RD	APEX NC 27502-6744
1501 OLIVE CHAPEL RD	0732323917	SAVARD, TODD A SAVARD, JENNIFER	1501 OLIVE CHAPEL RD	APEX NC 27502-6744
1509 OLIVE CHAPEL RD	0732321976	SCHUMAN-HUMBERT, BRITT HUMBERT, GREGOIRE	1509 OLIVE CHAPEL RD	APEX NC 27502-6744
1302 ASHLEY DOWNS DR	0732327829	SHERE, KASHIRAM I SHERE, MANGALA	1302 ASHLEY DOWNS DR	APEX NC 27502-4957
1512 CLARK FARM RD	0732340602	SHERRY, DAVID D SHERRY, ETHEL V	1512 CLARK FARM RD	APEX NC 27502-8500
1310 OLIVE CHAPEL RD	0732439867	SLATE, LYNN S SLATE, TERRY E	1310 OLIVE CHAPEL RD	APEX NC 27502-6743
1517 OLIVE CHAPEL RD	0732320934	THOMAS, ALEXANDER SEBASTIAN RAMONDINO, MARISKA MICHAEL MARIA	1517 OLIVE CHAPEL RD	APEX NC 27502-6744
1004 WILD SONNET CT	0732422942	WALL, VIRGIL M JR WALL, APRIL C	1004 WILD SONNET CT	APEX NC 27502-9206
1003 WILD SONNET CT	0732432148	WENZEL, VALERIE J	1003 WILD SONNET CT	APEX NC 27502-9206
		ASHLEY DOWNS HOA	PO BOX 1117	APEX NC 27523
		CHAPEL RIDGE ESTATES HOA	1001-105 GOODWORTH DR	APEX NC 27539
		Current Tenant	1409 Barnside LN	APEX NC 27502
		Current Tenant	1304 Chapel Ridge	APEX NC 27502
		Current Tenant	1305 Chapel Ridge	APEX NC 27502
		Current Tenant	1313 Chapel Ridge	APEX NC 27502
		Current Tenant	1404 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1424 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1434 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 100	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 110	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 130	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 150	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 170	APEX NC 27502
		Current Tenant	1460 Chapel Ridge RD Suite 180	APEX NC 27502







	Current Tenant	1600 Olive Chapel RD Suite 416	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 500	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 504	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 508	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 600	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 604	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 608	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 612	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 616	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 620	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 624	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 628	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 700	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 704	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 708	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 712	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 716	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 720	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 724	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 728	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 732	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 736	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 740	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 264	APEX NC 27502
	Current Tenant	1600 Olive Chapel RD Suite 338	APEX NC 27502



**DEVELOPMENT NAME APPROVAL APPLICATION**

Application #: 21CZ32

Submittal Date: 12-1-2021

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500\*

**Purpose**

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

**Guidelines**

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.\*

\*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

**Existing Development Titles, Recurring**

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

\*excludes names with Green Level



**DEVELOPMENT NAME APPROVAL APPLICATION**

Application #: 21CZ32

Submittal Date: 12-1-2021

**Proposed Subdivision/Development Information**

Description of location: \_\_\_\_\_

Nearest intersecting roads: \_\_\_\_\_

Wake County PIN(s): \_\_\_\_\_

Township: \_\_\_\_\_

**Contact Information (as appropriate)**

Contact person: \_\_\_\_\_

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

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

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

Owner: \_\_\_\_\_

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

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

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

**Proposed Subdivision/Development Name**

1<sup>st</sup> Choice: \_\_\_\_\_

2<sup>nd</sup> Choice (Optional): \_\_\_\_\_

**Town of Apex Staff Approval:**

\_\_\_\_\_  
Town of Apex Planning Department Staff

\_\_\_\_\_  
Date



<b>PIN</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>ACREAGE</b>
0732333570	1121 PEMBERTON HILL RD APEX NC 27502-4280	GASIOROWSKI PROPERTIES LLC	6.10
0732337537	1401 BARNSIDE LN APEX NC 27502-8501	CAIN, PAUL A CAIN, ANNE H	4.01
0732347080	1400 BARNSIDE LN APEX NC 27502-8501	HINSON, WARREN R HINSON, DIANNE B	3.26
0732345135	1408 BARNSIDE LN APEX NC 27502-8501	BUNN, KENNETH G. BUNN, ERICA CHRISTINE	3.33
0732430661	1412 OLIVE CHAPEL RD APEX NC 27502-8511	HOCH, BENJAMIN ARNOLD HOCH, LESLEY BALLARD	4.46
BARNSIDE LANE R/W		NCDOT	.40



**AGENT AUTHORIZATION FORM**

Application #: 21CZ3Z

Submittal Date: 12-1-2021

John Gasiorowski

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: 1409 Barnside Lane

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

John Gasiorowski

893B6C0675DA4B8...

John Gasiorowski

12/1/2021

Type or print name

Date

Type or print name

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.



# AGENT AUTHORIZATION FORM

Application #: 210232 Submittal Date: 12-1-2021

Paul Cain and Anne Cain 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: 1401 Barnside Lane

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

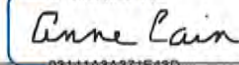
Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

  
305C914BA24B4BC...  
Paul Cain 12/1/2021

Type or print name Date

DocuSigned by:  
  
93141A3A371E43D...  
Anne Cain 12/1/2021

Type or print name 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.

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**AGENT AUTHORIZATION FORM**

Application #: 21CZ 32

Submittal Date: 12-1-2021

Kenneth Bunn and Erica Bunn 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: 1408 Barnside Lane

The agent for this project is: WithersRavenel

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

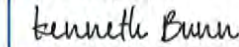
Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s) By:



F3C8E94BD0024B6...  
Kenneth Bunn

11/30/2021

Type or print name

Date

DocuSigned by:



3112D234F972477...  
Erica Bunn

11/30/2021

Type or print name

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.



**AGENT AUTHORIZATION FORM**

Application #: 210232

Submittal Date: 12-1-2021

Warren Hinson and Dianne Hinson 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: 1400 Barnside Lane

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

Warren R Hinson

warren Hinson

12/1/2021

Type or print name

Date

Dianne Hinson

Dianne Hinson

12/1/2021

Type or print name

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.



# AGENT AUTHORIZATION FORM

Application #: 21C232

Submittal Date: 12-1-2021

Ben Hoch and Lesley Hoch 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: 1412 Olive Chapel Road

The agent for this project is: WithersRavenel

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

Agent Name: WithersRavenel, Brendie Vega/ Ed Tang

Address: 137 S Wilmington St, Ste 200, Raleigh, NC 27601

Telephone Number: 919-656-8976

E-Mail Address: bvega@withersravenel.com, etang@withersravenel.com

Signature(s) of Owner(s)\*

  
D4A8BA272DDA4F1...  
 Ben Hoch

11/30/2021

Type or print name

Date

DocuSigned by:  
  
0B5160040972493...  
 Lesley Hoch

11/30/2021

Type or print name

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 #: 21C232

Submittal Date: 12-1-2021

The undersigned, Brendie Vega (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 1409, 1401, 1408, 1400 Barnside Lane 1412 Olive Chapel Road 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. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated \_\_\_\_\_, and recorded in the Wake County Register of Deeds Office on \_\_\_\_\_, in Book \_\_\_\_\_ Page \_\_\_\_\_.
4. If 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).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on \_\_\_\_\_, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on \_\_\_\_\_, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), 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 1st day of December, 2021.

Brendie M Vega (seal)  
Brendie M Vega, Authorized Agent

Type or print name

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that BRENDIE M. VEGA, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCDL 30523071, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Bless Barbour  
Notary Public  
State of North Carolina  
My Commission Expires: 10/27/2024



**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #: 21C23Z

Submittal Date: 12-1-2021

**Insert legal description below.**

See attached

Beginning at an existing iron pipe on the eastern right of way of Chapel Ridge Rd (50' Public R/W), said pipe having NC grid coordinates (NAD 83 – 2011) of N=724,296.53, E=2,033,345.72, thence from said beginning point South 83°24'52" East 567.88 feet to an existing iron pipe, thence South 83°21'57" East 99.74 feet to an existing iron pipe, thence South 06°32'09" West 153.92 feet to an existing iron pipe, thence South 73°20'32" East 112.24 feet to an existing iron pipe, thence South 51°49'45" East 259.77 feet to an existing iron pipe, thence South 17°49'15" West 448.39 feet to an existing iron pipe, thence South 06°52'59" West 114.60 feet to an existing iron pipe on the northern right of way of Olive Chapel Road (SR 1160) (Public Variable R/W), thence with said right of way South 81°11'19" West 253.55 feet to an existing iron pipe, thence South 81°09'09" West 256.96 feet to an existing iron pipe, thence South 81°34'12" West 538.21 feet to a new iron pipe, thence South 81°52'03" West 43.17 feet to a new iron pipe, thence leaving said right of way along a curve to the right having a radius of 30.00 feet, an arc length of 51.52 feet, and a chord bearing and distance of North 48°56'05" West 45.42 feet to a new iron pipe on the eastern right of way of Chapel Ridge Road (50' Public R/W), thence with said right of way along a curve to the right having a radius of 177.00 feet, an arc length of 140.62 feet, and a chord bearing and distance of North 23°01'22" East 136.95 feet to a new iron pipe, thence North 45°46'57" East 115.00 feet to a new iron pipe, thence along a curve to the left having a radius of 244.00 feet, an arc length of 253.38 feet, and a chord bearing and distance of North 16°01'55" East 242.15 feet to a new iron pipe, thence along a curve to the right having a radius of 374.54 feet, an arc length of 158.98 feet, and a chord bearing and distance of North 01°33'27" West 157.79 feet to a new iron pipe, thence North 10°36'09" East 78.30 feet to a new iron pipe, thence North 10°36'09" East 95.00 feet to a new iron pipe, thence North 10°46'29" East 230.80 feet to a new iron pipe, thence along a curve to the right having a radius of 400.00 feet, an arc length of 108.42 feet, and a chord bearing and distance of North 18°11'52" East 108.09 feet to the point and place of beginning, containing 21.569 acres (939,562 Sq Ft) more or less.



## Wake County Residential Development Notification

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)

Developer Company Information	
Company Name	Toll Bros., Inc
Company Phone Number	919-321-4800
Developer Representative Name	Jeff Westmoreland
Developer Representative Phone Number	919-321-4800
Developer Representative Email	jwestmoreland@tollbrothers.com

New Residential Subdivision Information	
Date of Application for Subdivision	05.03.2021 (Rezoning)
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Chapel Ridge Towns
Address of Subdivision (if unknown enter nearest cross streets)	Intersection of Olive Chapel Road and Chapel Ridge Road
REID(s)	0732-33-3570, 0732-33-7537, 0732-34-5135, 0732-34-7080, 0732-43-0661
PIN(s)	0157888, 0157887, 0157885, 0157886, 0104759

Projected Dates Information	
Subdivision Completion Date	Q3 - 2025
Subdivision Projected First Occupancy Date	Q3 - 2023

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	Year	# Units
Single Family																	
Townhomes	100 (3 BR)							2200	2400	TBD	TBD	2023	30	2024	60	2025	30
Condos																	
Apartments																	
Other																	

**RE: CHAPEL RIDGE PLANNED UNIT DEVELOPMENT**

Dear Resident or Property Owner:

Please find enclosed an invitation for a neighborhood meeting on **Wednesday, November 17, 2021**, to be held virtually by **WebEx** from **6 pm to 8 pm**. You can join by computer, smartphone, tablet or other internet-enabled device at the meeting link (this will first take you to a registration to collect information required by the Town of Apex for neighborhood meetings):

Please register in advance at <https://bit.ly/3Ew0vJR>

**or** Use the camera on your smartphone to scan the code, you will be taken to the registration page.



**To join by phone**

+1-415-655-0001 US Toll

Access code: 243 578 18796

If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please do not hesitate to contact me.

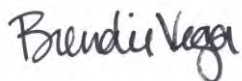
[bvega@withersravenel.com](mailto:bvega@withersravenel.com) or 919-535-5212

If you have questions for the Town, the Planner on the rezoning case is Liz Loftin:

[Liz.Loftin@apexnc.org](mailto:Liz.Loftin@apexnc.org) or 919-249-3439.

Sincerely,

WithersRavenel



Brendie Vega, ACIP, CNU-A  
Director of Planning





# NOTICE OF 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.



Please register in advance with the QR code or at <https://bit.ly/3Ew0vJR>

\_\_\_\_\_ Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

\_\_\_\_\_  
 \_\_\_\_\_ Address(es) \_\_\_\_\_ PIN(s)

in accordance with the Town of Apex 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, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. 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 <http://www.apexnc.org/180/Planning-Community-Development>.

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

Application Type		Approving Authority
<input type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/>	Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/>	Special Use Permit	Town Council (QJPH*)
<input type="checkbox"/>	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)):

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Estimated submittal date: \_\_\_\_\_

**MEETING INFORMATION:**

Property Owner(s) name(s): \_\_\_\_\_

Applicant(s): \_\_\_\_\_

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

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

Date/Time of meeting\*\*: \_\_\_\_\_

**MEETING AGENDA TIMES:**

Welcome: \_\_\_\_\_ Project Presentation: \_\_\_\_\_ Question & Answer: \_\_\_\_\_

\*\*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 and Community Development 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-Community-Development>.



# 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: \_\_\_\_\_ Zoning: \_\_\_\_\_

Location: \_\_\_\_\_

Property PIN(s): \_\_\_\_\_ Acreage/Square Feet: \_\_\_\_\_

Property Owner: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

Builder (if known): \_\_\_\_\_

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 and Community Development 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 and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

### **Providing Input to Town Council:**

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at [AllCouncil@apexnc.org](mailto:AllCouncil@apexnc.org).

### **Private Agreements and Easement Negotiation:**

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

### **Documentation:**

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.



# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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.

<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

<b>Construction Traffic:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

<b>Road Damage &amp; Traffic Control:</b>	<b>Water Resources – Infrastructure Inspections</b>	<b>919-362-8166</b>
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

<b>Dirt in the Road:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

<b>Dirt on Properties or in Streams:</b>	<b>James Misciagno</b> <b>Danny Smith</b>	<b>919-372-7470</b> <b><a href="mailto:Danny.Smith@ncdenr.gov">Danny.Smith@ncdenr.gov</a></b>
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith ([danny.smith@ncdenr.gov](mailto:danny.smith@ncdenr.gov)) with the State.

<b>Dust:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

<b>Trash:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

<b>Temporary Sediment Basins:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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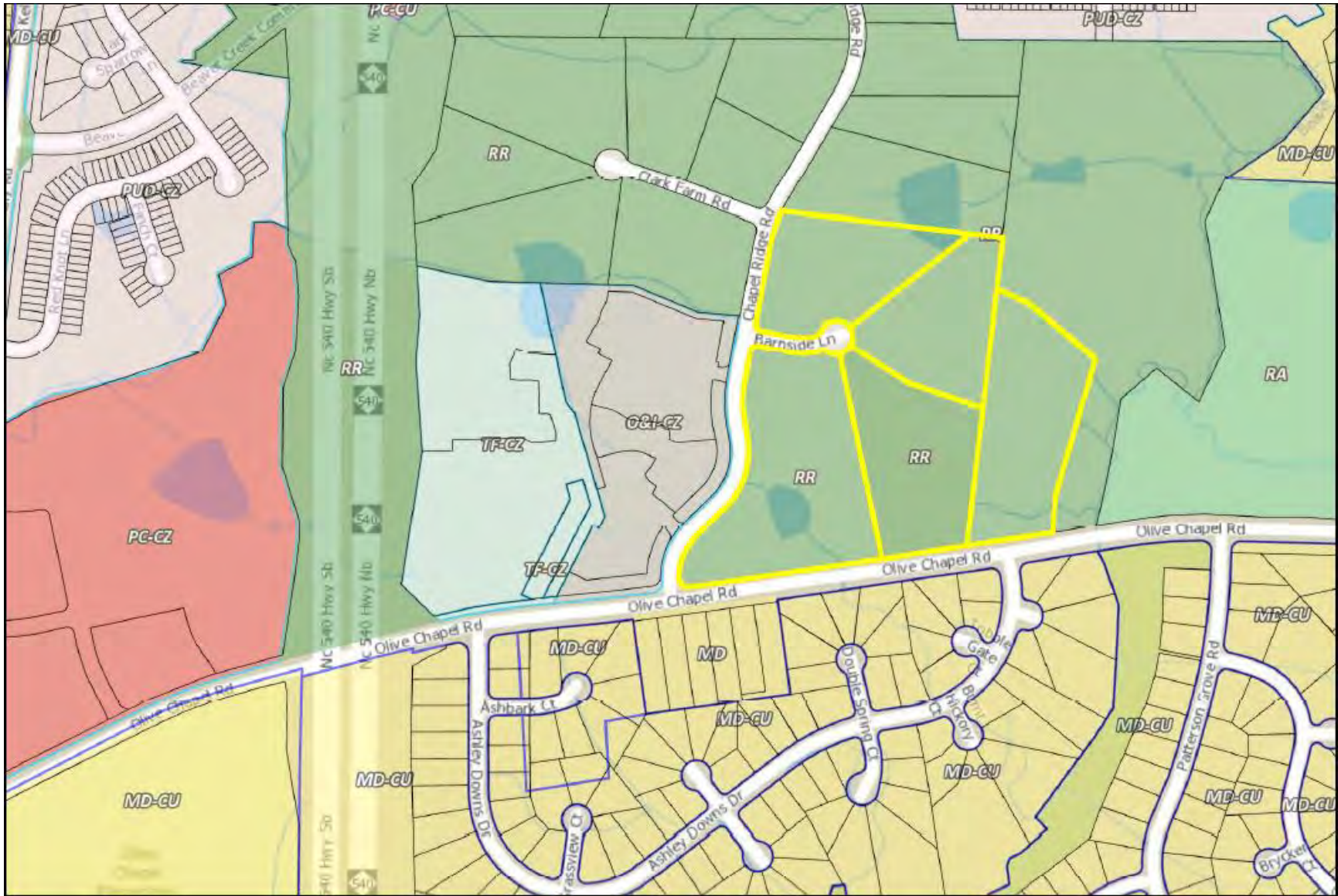
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

<b>Stormwater Control Measures:</b>	<b>Jessica Bolin</b>	<b>919-249-3537</b>
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Jessica Bolin at 919-249-3537.

<b>Electric Utility Installation:</b>	<b>Rodney Smith</b>	<b>919-249-3342</b>
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.



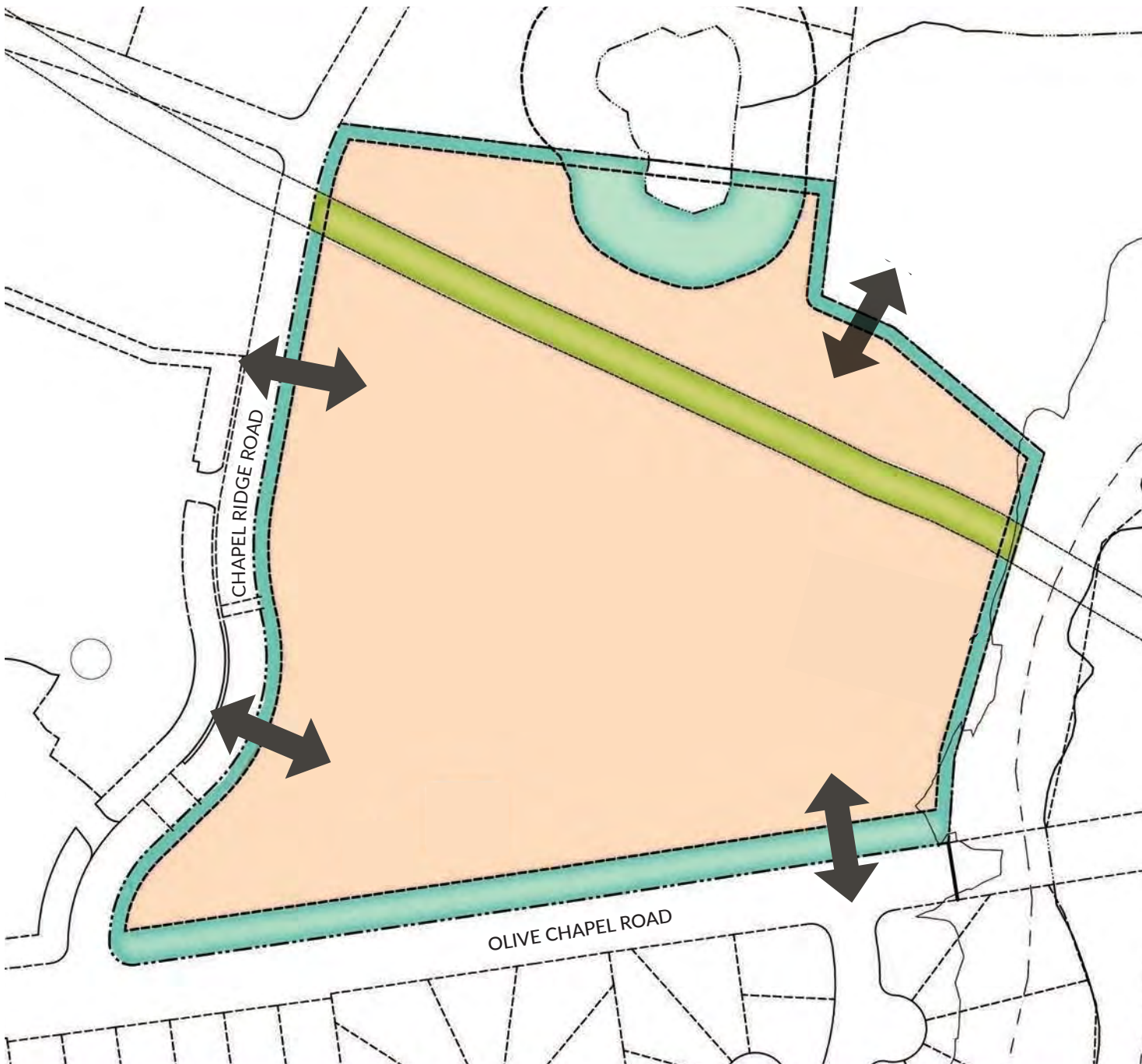
## Zoning Map



**WithersRavenel**

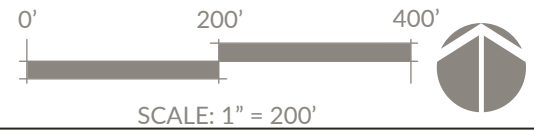
Our People. Your Success.





**LEGEND**

- CONCEPTUAL VEHICULAR ACCESS POINT
- TOWNHOME/SINGLE FAMILY
- BUFFER
- GAS EASEMENT



**CHAPEL RIDGE : BUBBLE DIAGRAM**





Requested By: Brendie Vega  
Date Requested: October 4th

## Chapel Ridge PUD Neighborhood Meeting via WebEx

**Date: November 17, 2021, 6pm to 8 pm**

Jason Barron introduced the team and went through the Chapel Ridge Planned Unit Development, the Council's comments through the process, and the changes to the project with the new submittal.

- The density of the overall project will decrease
- The townhomes will be limited to 2-story
- The project will be age-restricted

Russ Overton will send a list of changes, same one from prior version, and would like the questions memorialized in the neighborhood meeting minutes. Wanted to know where the team is in the process. Will submit the rezoning in December, will follow with subdivision plan and construction documents.

The neighbors would like to meet in the neighborhood sooner rather than later. Project team to coordinate with Russ Overton and Rita Boykin.

Rita Boykin asked what was meant by age restricted, Jason confirmed that it meant 55 years old and older. She also asked what the price point and elevations would be. Jason and Jeff noted that the information would not be available by the time of submittal. Jeff explained that this is referred to a carriage home which Toll calls their townhome with a master down. Will push for having a graphic after the holiday season. Will probably have plan graphics with the elevations following.

Rita asked who was at the staff at our pre-application meeting today. Jason responded with Amanda Bunce, Liz Loftin and Russell Dalton.

Rita asked about Council comments, specifically the Council person who was not supportive of the project based on wanting apartments/ higher density. Council member Brett Gantt in previous conversations has said he would not support development here at this density. She also asked how staff felt. Jason said no concerns by traffic, but affordable housing was brought up as a continued Council concern.

Per the PUD schedule, March 14, 2022 **Planning Board Meeting** and March 22, 2022 **Town Council Meeting**. Brendie noted that the schedule could be subject to change if the project moves through the process faster or slower, Jason advised that if it went any sooner we would communicate that to the neighbors.

Several members of the community thanked the team for presenting and then left the meeting. Jason mentioned that someone would be on until 8 pm if anyone thought of anything.

Many on the call left the WebEx at 6:35 pm.





Warren Hinson asked about a Council members' comment on the connection to Beaver Creek. Jason explained that there was no way to make that connection with this project as it does not have control of the parcels needed to make a connection.

The team members left the call with the exception of Brendie Vega.

At 7:30 Charles Pope joined the call, Brendie explained the changes to the project and Charles did not have any questions.

The meeting ended at 8 pm.

Name	Attendee Email	Join Time	Leave Time	Attendance Duration
Brendie Vega		2021-11-17 17:49:26	2021-11-17 20:01:10	132 mins
Call-in User_4		2021-11-17 18:21:28	2021-11-17 20:01:05	100 mins
Jeff Westmoreland		2021-11-17 18:00:52	2021-11-17 19:17:41	77 mins
Jason Barron		2021-11-17 17:55:59	2021-11-17 19:10:27	75 mins
Ed Tang		2021-11-17 18:00:27	2021-11-17 19:11:10	71 mins
Call-in User_5		2021-11-17 18:54:33	2021-11-17 20:01:05	67 mins
Barbara		2021-11-17 17:53:08	2021-11-17 18:40:20	48 mins
Barbara		2021-11-17 17:53:08	2021-11-17 18:40:20	48 mins
Barbara Faulkner		2021-11-17 17:56:58	2021-11-17 18:44:55	48 mins
Ben Mayo		2021-11-17 18:03:27	2021-11-17 18:51:12	48 mins
annecain		2021-11-17 18:00:50	2021-11-17 18:40:46	40 mins
rita boykin		2021-11-17 17:58:40	2021-11-17 18:35:26	37 mins
Paul Cain		2021-11-17 18:01:05	2021-11-17 18:36:19	36 mins
Nancy Corey		2021-11-17 18:02:04	2021-11-17 18:36:25	35 mins
Russ Overton		2021-11-17 18:00:24	2021-11-17 18:35:23	35 mins
Sara		2021-11-17 18:03:02	2021-11-17 18:37:11	35 mins
larry carlson		2021-11-17 18:03:40	2021-11-17 18:37:28	34 mins
ben hoch		2021-11-17 18:02:24	2021-11-17 18:35:20	33 mins
ben hoch		2021-11-17 18:02:24	2021-11-17 18:35:20	33 mins
David Prestrud		2021-11-17 18:06:04	2021-11-17 18:36:05	31 mins
Pam Barfield		2021-11-17 18:07:41	2021-11-17 18:35:25	28 mins
Warren Hinson		2021-11-17 18:25:30	2021-11-17 18:53:07	28 mins
Call-in User_3		2021-11-17 18:09:25	2021-11-17 18:35:14	26 mins
Warren Hinson		2021-11-17 18:11:16	2021-11-17 18:26:05	15 mins
Charles Pope		2021-11-17 19:23:40	2021-11-17 19:29:31	6 mins
Call-in User_2		2021-11-17 18:01:44	2021-11-17 18:05:51	5 mins
Barbara Faulkner		2021-11-17 17:52:12	2021-11-17 17:53:33	2 mins



## Vega, Brendie

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**From:** croverto(ATT) <croverto@att.net>  
**Sent:** Monday, November 22, 2021 8:43 PM  
**To:** Jason Barron; Vega, Brendie  
**Cc:** Russ Overton; Rita Boykin; David Prestrud; David Prestrud; c\_bria@hotmail.com; c\_bria@hotmail.com; James Faulkner; John A Roccoforte; Dan & Nancy Corey  
**Subject:** Chapel Ridge Neighborhood Meeting Comments  
**Attachments:** Chapel Ridge Toll Bros Nov REZ Comments.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Jason/Brendie:

Attached are a collection of comments from Chapel Ridge neighbors (also copied). I've removed a bunch from last time that probably are no longer relevant and some still on the list may be the same answer as your last rezoning and figured we'd at least give you the opportunity to state that back again since this is a new rezoning. And lastly as stated at the neighborhood meeting we'd appreciate the chance to meet you and the Toll Bros team in the neighborhood again when you have more info like a preliminary layout completed and not too far into the Apex Council process if that's possible.

Thanks.

## **Comments (in no particular order)**

### **General:**

What is the process and timing of approval expected with Apex?

What conditions are you offering?

- How do we know that the Chapel Ridge Towns will remain 55+?

And what is being proposed above minimum standards of Apex?

Does this project address Apex concerns about school capacity from the prior denied rezoning.

What are the home square footage or price points planned for the units?

What is going to happen to the Chapel Ridge Subdivision sign?

- Would you consider moving it or at least giving it back to the residents of Chapel Ridge Subdivision?

Any conditions to building quality or materials?

When are you closing on the property?

How will the existing homes be maintained between the time you buy and the time you build?

- How much time will that be?
- When do you expect to be in front of Town Council or P&Z?

How does Toll Brothers plan on being good neighbors to the existing longtime owners of the Chapel Ridge?

What schools will be served by this new subdivision.

What else can you provide us that is not included in the mailed notice?

What is the proposed width of the new proposed town homes?

Has the sewer capacity study been completed?

Will construction not go beyond Barnside Lane - particularly for turning around?

## **Lots/Layout:**

Can we get a copy of the preliminary lot layout when you get have it?

What is the unit count/yield of each or density of each (units/ac)

What are lot sizes? Or dimensional standards?

What kind of opened space or community amenities are planned?

What are your proposed perimeter buffers?

- Are they the minimums allowable by Apex?
- Commentary: We would prefer to see buffers above the minimums along the northern most property boundary and adjacent to homeowners in Chapel Ridge subdivision (like you proposed towards the end of the last rezoning.)
  - Would you consider a privacy fence and also a protection fence to keep people out of/away from the pond adjacent to and on private property to the north of your site.

What can be developed on/over the Gas Easement?

What else will have to be done along Chapel Ridge Road?

- Example, will you be extending waterline to connect to Hempstead connection?

Are any retaining walls planned for the site?

Please keep the keep the subdivisions recreation/community gathering space internal/central to your site. Please do not place it along an edge or abutting/adjacent to existing Olive Chapel neighboring properties.

- Same statement as above with cluster mailbox units. Consider keeping at a central location to the new subdivision. As this can be a location for a lot of noise with engine start/stops and parking stops. New residents should know what they are buying into rather than placement of such amenities to existing/longtime Olive Chapel neighbors.
- Consider working on private agreement for pond property (as discussed in the last rezoning case)



### **Transportation/Vehicular Access:**

We like the vehicular access point directly onto Olive Chapel Road, specifically how it aligns with Ashley Downs Drive.

- Will this (of can this serve as the main subdivision entrance?
- Will this ultimately be the street connection into the stub of Hempstead? (in the future when the Pope property develops?)
  - In other words will also tie to the northeastern most vehicular access point?
    - And then would that connect into the stub of Hempstead? (in the future when the Pope property develops?)

What transportation improvements will be made to Chapel Ridge Road or Olive Chapel Road?

- Will you consider straitening the intersection and improving the dangerous site distance situations at the Chapel Ridge Road alignment towards Olive Chapel Road?

How do you plan to keep construction traffic off Olive Chapel Road while under construction?

Why do the vehicular access point onto Chapel Ridge Road not align with other intersections? And why 2 separate intersections?

- Commentary: What you are proposing would create 6 different intersections within less than a quarter (0.22) of a miles.
  - This seems like it would create unsafe conditions. Is it even safe?
  - Is that even allowed? How were these locations evaluated?
- That's a lot of intersections for pedestrians to dodge that much traffic at access points.

What traffic will be generated? (provide revised traffic info or at least a comparison summary to the last rezoning once you have it)

### **Stormwater/Environmental:**

What are your stormwater plans?

Are you offering any conditions specific to stormwater?

- What year storm are you designing your features for?
- And just how much new impervious surface area will be added that will be draining off of your site into existing ditches, swales and yards?
- Are considering wet ponds, dry ponds, underground, ect?
- Generally, where will these be located?

How do you plan to keep additional impervious runoff produced from your site for going into the pond north of your property?

- How will the existing pond be protected?
- If additional water goes into the pond, how are you projecting the dam or overflow from deteriorating past pre-development levels?

Any special/compelling environmental/sustainability features being considered?

- What has been discussed with Apex's Environmental Advisory Board?

Opened to another onsite neighborhood meeting, like the last rezoning?

# AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET 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, Brendie Vega, do hereby declare as follows:  
Print Name

- I have conducted a 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*.
- The meeting invitations were mailed to the Apex Department of Planning and Community Development, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
- The meeting was conducted at Web Ex (location/address) on 11/17/2021 (date) from 6pm (start time) to 8pm (end time).
- I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
- I have prepared these materials in good faith and to the best of my ability.

12/1/21  
Date

By: Brendie Vega

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, BLESSL BARBOUR, a Notary Public for the above State and County, on this the 1st day of DECEMBER, 2021.



Blessl Barbour  
Notary Public  
BLESSL BARBOUR  
Print Name

My Commission Expires: 10/27/24



# SUMMARY OF DISCUSSION FROM THE 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): \_\_\_\_\_

Applicant(s): WithersRavenel for Toll Bros.

Contact information (email/phone): Brendie Vega bvega@withersravenel.com 919-535-5212

Meeting Address: Please register in advance: <https://bit.ly/3Ew0vJR>

Date of meeting: 11/17/21 Time of meeting: \_\_\_\_\_

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received 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.

*see attached notes*

Question/Concern #1:

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Applicant's Response:

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Question/Concern #2:

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Applicant's Response:

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Question/Concern #3:

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Applicant's Response:

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Question/Concern #4:

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Applicant's Response:

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# NEIGHBORHOOD MEETING SIGN-IN 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 Address: Please register in advance: <https://bit.ly/3Ew0vJR>  
 Date of meeting: 11/17/21 Time of meeting: \_\_\_\_\_  
 Property Owner(s) name(s): \_\_\_\_\_  
 Applicant(s): WithersRavenel for Toll Bros.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

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

Use additional sheets, if necessary.

# CHAPEL RIDGE TOWNS

PLANNED UNIT DEVELOPMENT

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December 1, 2021

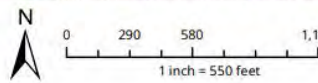
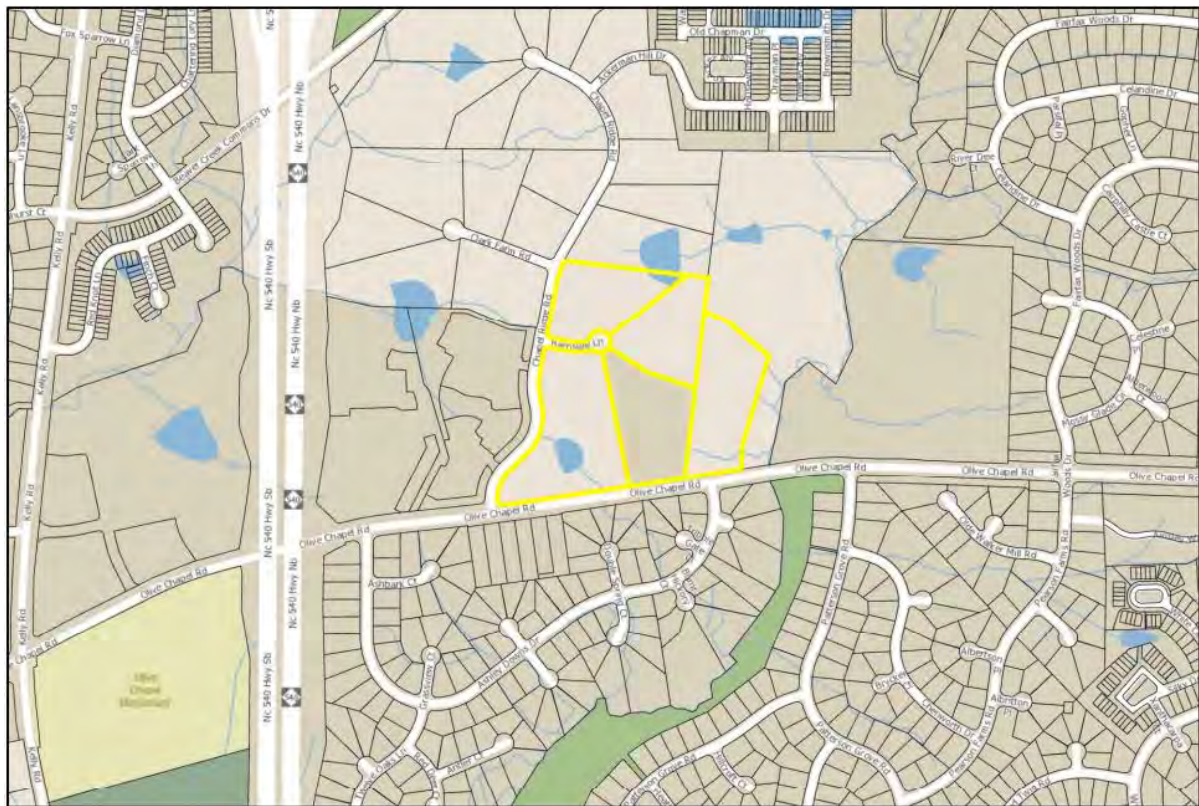
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# CONTENTS

- VICINITY MAP ..... 2
- PROJECT INFORMATION ..... 3
- LIST OF USES..... 4
- PURPOSE STATEMENT ..... 4
- DESIGN CONTROLS..... 6
  - Intensity and Density ..... 6
  - Perimeter Buffers..... 6
  - Additional Buffer Conditions for West Buffer Along Chapel Ridge Road ..... 6
- ARCHITECTURAL CONTROLS ..... 7
- SIGNAGE..... 7
- PARKING..... 7
- ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS ..... 7
- NATURAL RESOURCE AND ENVIRONMENTAL DATA..... 8
  - Watershed..... 8
  - FEMA Floodplain ..... 8
  - Resource Conservation Area..... 8
  - Tree Replanting..... 8
- STORMWATER MANAGEMENT REQUIREMENTS..... 9
- PARKS, RECREATION AND CULTURAL ADVISORY COMMISSION ..... 9
- PUBLIC FACILITIES REQUIREMENTS ..... 9
  - Sanitary Sewer Service ..... 9
  - Water Service ..... 9
  - Gas & Electric Service..... 9
  - Roadways ..... 9
  - Transit ..... 10
  - Pedestrian Facilities ..... 10
- PHASING PLAN ..... 10
- AFFORDABLE HOUSING..... 10
- ELEVATIONS ..... 10
- CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN ..... 11
- CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE ..... 11

# VICINITY MAP



**Disclaimer**  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

## PROJECT INFORMATION

Name of Project	Chapel Ridge Towns
PIN(s)	0732333570, 0732337537, 0732347080, 0732345135, 0732430661
Preparer Information	WithersRavenel 115 MacKenan Drive, Cary, NC 27511 Phone: 919.469.3340 Fax: 919.467.6008 Email: <a href="mailto:bvega@withersravenel.com">bvega@withersravenel.com</a> <a href="mailto:bmayo@withersravenel.com">bmayo@withersravenel.com</a> Attn: Brendie Vega, AICP, CNU-A Ben Mayo, PE
Contract Purchaser	Toll Bros. Inc 900 Perimeter Park Drive, Suite B3, Morrisville, NC 27560 (919) 321-4800 Attn: Jeff Westmoreland, PLA
Attorney	Morningstar Law Group 421 Fayetteville St, Suite 530, Raleigh, NC 27601 (919)590-0371 Attn: Jason L. Barron, Partner
Traffic Consultant	Exult Engineering 304-F West Millbrook Road Raleigh, NC 27609 Attn: Lisa Lundeen, PE
Current Zoning Designation	Rural Residential (RR)
Proposed Zoning Designation	Planned Unit Development (PUD-CZ)
Current 2045 Land Use Map Designation	Medium Density Residential
Proposed 2045 Land Use Map Designation	Medium Density Residential
Area of Tracts (ac.)	21.17 Parcel Area 0.40 Barnside Lane R/W 21.57 Total Rezoning



## LIST OF USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

<u>Residential</u>	<u>Non-Residential</u>
Single-Family	Utility, Minor
Accessory Apartment	Park, Active
Townhouse	Park, Passive
	Greenway

## PURPOSE STATEMENT

The Chapel Ridge Towns PUD meets the standards of the Town of Apex UDO Sections 2.3.4.F.1.iv-vi as follows:

- The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways and other transportation systems.
- Sidewalks are provided on all streets throughout the subdivision, as well as sidewalk that will be installed on the frontage of Chapel Ridge and Olive Chapel Road.
- Cul-de-sacs will be avoided and instead will provide connectivity in the form of connections to existing roads and provide stubs to future connection points.
- The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced non-residential uses.
- The site will be across from a proposed transit stop and is walkable to many shopping opportunities in the area.
- The PD Plan proposes architectural standards that are exceptional and provide high quality while incorporating energy saving features.

The Chapel Ridge Towns PD Plan meets the Legislative Considerations as defined in the Town of Apex UDO Sections 2.3.3.F.1-10:

- The PD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for Single-family homes, duplexes, and townhomes.
- The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. The introduction of public water and sewer to a neighborhood currently served by multiple wells and septic systems will improve the facilities on the site as well as to the adjoining parcels. Several of the existing homes contain underground propane tanks, which will be removed. Improvements made to the existing infrastructure as well as new infrastructure will improve the public facilities. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety and welfare of the Town and ETJ residents.
- There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.
- The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment and safety of residents in their homes.
- The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.

# DESIGN CONTROLS

## Intensity and Density

Maximum Density (du/Acre)	4.7 du/acre		
Maximum Dwelling Units	100		
Maximum Height of Buildings	35 feet, 2 stories		
Setbacks, Townhome:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 0' 8' Building to Building	Rear: 5'
		Corner Side: 8'	
Setbacks, Single Family:	Front: 19' from garage to lot line and 20' from garage to back of sidewalk	Side: 5'	Rear: 10'
		Corner Side: 8'	
Amount and Percentage of Built Upon Area Allowed	70%		
Amount and Percentage of Proposed Built Upon Area (Max)	70% Maximum		

## Perimeter Buffers

North	20' Type A Buffer
East	20' Type B Buffer
South	30' Type B Buffer
West	20' Type B Buffer

## Additional Buffer Conditions for West Buffer Along Chapel Ridge Road

- North and South of the proposed access points, the buffer will be increased to a 20' Type A Buffer. \*No buffer will be provided along the Colonial Pipeline easement due to planting restrictions.
- Between the two access points, an opaque fence will be placed either along the buffer or aligned with backs of units.



## ARCHITECTURAL CONTROLS

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. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. Building facades shall have horizontal relief achieved by the use of recesses and projections.
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 gables
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer

## SIGNAGE

All signage on the Chapel Ridge Towns site will comply with the requirements in Section 8.7 of the Town of Apex Unified Development Ordinance.

## PARKING

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

## ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS

The Environmental Advisory Board held a meeting on November 18, 2021. The following recommendations are proposed by the applicant:

1. The developer shall provide pedestrian-friendly connections to the future Beaver Creek greenway expansion and surrounding neighborhoods.
2. The developer shall include signage identifying environmentally sensitive areas to discourage pet waste and chemical use in the vicinity. A minimum of 2 signs will be provided.
3. The development shall provide diverse and abundant pollinator sources (e.g. larval host plants, nectar, pollen, berries and blooming plants) that bloom in succession from spring to fall.
4. Species shall be selected from the Design & Development Manual or otherwise approved by Planning Staff.

5. The development shall provide native species listed in the Design and Development Manual or otherwise approved by Planning Staff to increase the native diversity of hardwood trees on site. No species shall constitute more than 25% of the required plantings for each planting type (trees, shrubs, etc.).
6. All homes shall be pre-configured with conduit for a solar energy system.
7. The builder will provide EV charging outlets as an option to individual units.
8. The developer shall provide at least 2 pet stations.
9. Outdoor lighting shall be full cut off and shielded to prevent glare and light spill over to minimize impact of neighboring residential properties. LED fixtures shall be used, and the lighting temperature shall be a maximum of 3500 Kelvin.

## NATURAL RESOURCE AND ENVIRONMENTAL DATA

### Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

### FEMA Floodplain

The properties are not in a 100-Year FEMA Flood Plain as shown on the existing conditions plan.

### Resource Conservation Area

The Site is subject to the Resource Conservation Area requirements outlined in the Town of Apex Unified Development Ordinance.

The PUD will meet the requirements of:

8.1.2.C.1 Planned Developments. The RCA for all planned developments shall be determined by the Town Council per Sec. 2.3.4.F.1.c and per Sec. 8.1.2.C.4, 5, 6, 7, or 10 as applicable.

Development located north and east of NC 540 and outside Apex Peakway which do not meet the criteria of subsections 8.1.2.C.2, 3, or 10 and which are located north and east of NC 540 and outside existing and future Apex Peakway shall provide buffers and RCA equal to or greater than 20% of the gross site acreage per UDO Section 8.1.2.C.4.

Per UDO Section 7.2.5.B.8, if any mass grading is proposed in the single-family sections of the PUD, the following provision will apply to lot coverage area for single-family: An additional five percent (5%) Resource Conservation Area (RCA) shall be set aside. This requirement is added to the standard RCA percentage requirement found in Sec. 8.1.2.C Size of the RCA.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

### Tree Replanting

Existing deciduous trees greater than 18" in diameter (DBH), as identified in the tree survey, that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual as a street tree or as other required landscaping. Excess required tree replacement will occur in common open space areas.

## STORMWATER MANAGEMENT REQUIREMENTS

This project is located within the Upper Beaver Creek basin and will be required to attenuate the 1-year, 10-year, and 25-year storms.

## PARKS, RECREATION AND CULTURAL ADVISORY COMMISSION

The project will be scheduled at an upcoming Parks, Recreation and Cultural Advisory Commission meeting for a recommendation.

## PUBLIC FACILITIES REQUIREMENTS

All utilities shall meet the Town of Apex Master Utility Maps.

### Sanitary Sewer Service

Sewer is not directly available and will require an extension. This will flow to Beaver Creek Pump Station. A capacity study will be required at Construction Document phase.

### Water Service

Water extension along the property frontage will be required. Currently there is water on Chapel Ridge that goes to Olive Chapel Professional Park.

### Gas & Electric Service

Electric service currently exists on-site and will be improved.

### Roadways

A Trip Generation Letter was prepared showing the proposed land use and number of units would be below the threshold for requiring a Traffic Impact Analysis, so recommended improvements are limited to development frontage and proposed access. The Site will require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details. Frontage improvements along Olive Chapel Road and Chapel Ridge Road have been identified and will be incorporated into the design of the development, subject to approval by the Town of Apex and NCDOT.

Olive Chapel Road is identified as a 4-lane median divided thoroughfare with 6' bike lanes and 5' sidewalks on 110' ROW.

- Developer shall provide frontage improvements on Olive Chapel Road, maintaining the existing westbound through lane, widening for a 6' bike lane, constructing curb and gutter along with 5' sidewalk, and ROW dedication for half of the ultimate 110' ROW, measured 55' from centerline. The existing two way left turn lane shall be restriped as needed to serve eastbound left turns at the proposed access.
- Developer shall provide a deceleration taper at the site access on westbound Olive Chapel Road with 50' of full width deceleration lane and 50' taper.



Chapel Ridge Road is identified as a minor collector street with 5' sidewalks on 60' ROW.

- Developer shall provide frontage improvements based on a minimum 27' curb and gutter roadway with 5' sidewalk and ROW dedication a minimum of 30' from roadway centerline.

### Transit

GoApex Route 1 is planned to include a bus stop at the Olive Chapel Professional Park directly across Chapel Ridge Road from this site and begin service by 2022. The Route will tie into a larger network of transit that provides ridership to downtown Raleigh and the greater Triangle. A crosswalk will be provided across the stop-controlled approach of Chapel Ridge Road at Olive Chapel Road with the addition of sidewalk along the development frontage.

### Pedestrian Facilities

Sidewalks shall be provided along the property frontage on Olive Chapel Road and Chapel Ridge Road as well as both sides of all proposed subdivision streets.

## PHASING PLAN

Currently the intent is to prepare the site in one phase. More details will be developed at subdivision plan.

## AFFORDABLE HOUSING

Prior to final plat approval, developer shall make a one-time donation to the Apex Affordable Housing Fund in an amount equal to \$215.00 per residential lot on the final plat.

## AGE RESTRICTION

Dwellings constructed on the Property shall be age-restricted in compliance with the Fair Housing Act (42 U.S.C Sec 3601, et. seq.), and the North Carolina State Fair Housing Act (N.C. Gen. Stat. 41A-1, et seq.), such that at least 80% of the dwellings shall be occupied by at least one person aged 55 or older.

## ELEVATIONS

Elevations will comply with the Architectural and Design Controls for the Chapel Ridge Towns PUD. Elevations submitted with this PD Plan are representative of what may be provided. Elevations will be customized to the site and may differ from what is shown in the PD Plan or on other Toll Bros. residential townhome products.

## CONSISTENCY WITH ADVANCE APEX, THE 2045 PLAN

The PD Plan is consistent with the Advance Apex Plan and Maps as follows:

- The Apex 2045 Future Land Use Map identifies the subject parcels as Medium Density Residential.
- The Transit Plan Map dated April 27, 2021 shows the Future Apex Go Route 1 having a stop at the Olive Chapel Business Park. With close access to the transit stop, residents of this subdivision will be able to take transit locally and connect to the larger transit system.
- The Thoroughfare and Collector Street Plan Map dated March 29, 2021 identifies Chapel Ridge Road as an existing Minor collector Road, and Olive Chapel Road as a 4-Lane with Median, Widening.
- The Bicycle, Pedestrian and Equestrian Plan identifies proposed sidewalks along Chapel Ridge Road, and proposed sidewalks along this section of Olive Chapel Road.

## CONSISTENCY WITH UNIFIED DEVELOPMENT ORDINANCE

The proposed development is consistent with all applicable requirements of the Town of Apex Unified Development Ordinance.



# PLANNED UNIT DEVELOPMENT CHAPEL RIDGE TRACTS

TOWN OF APEX, WAKE COUNTY, NORTH CAROLINA

PLANNED UNIT DEVELOPMENT  
FOR: CHAPEL RIDGE TRACTS  
WR PROJECT NO.: 02201034

1ST SUBMITTAL: DECEMBER 1, 2021 2ND SUBMITTAL: JANUARY 14, 2022

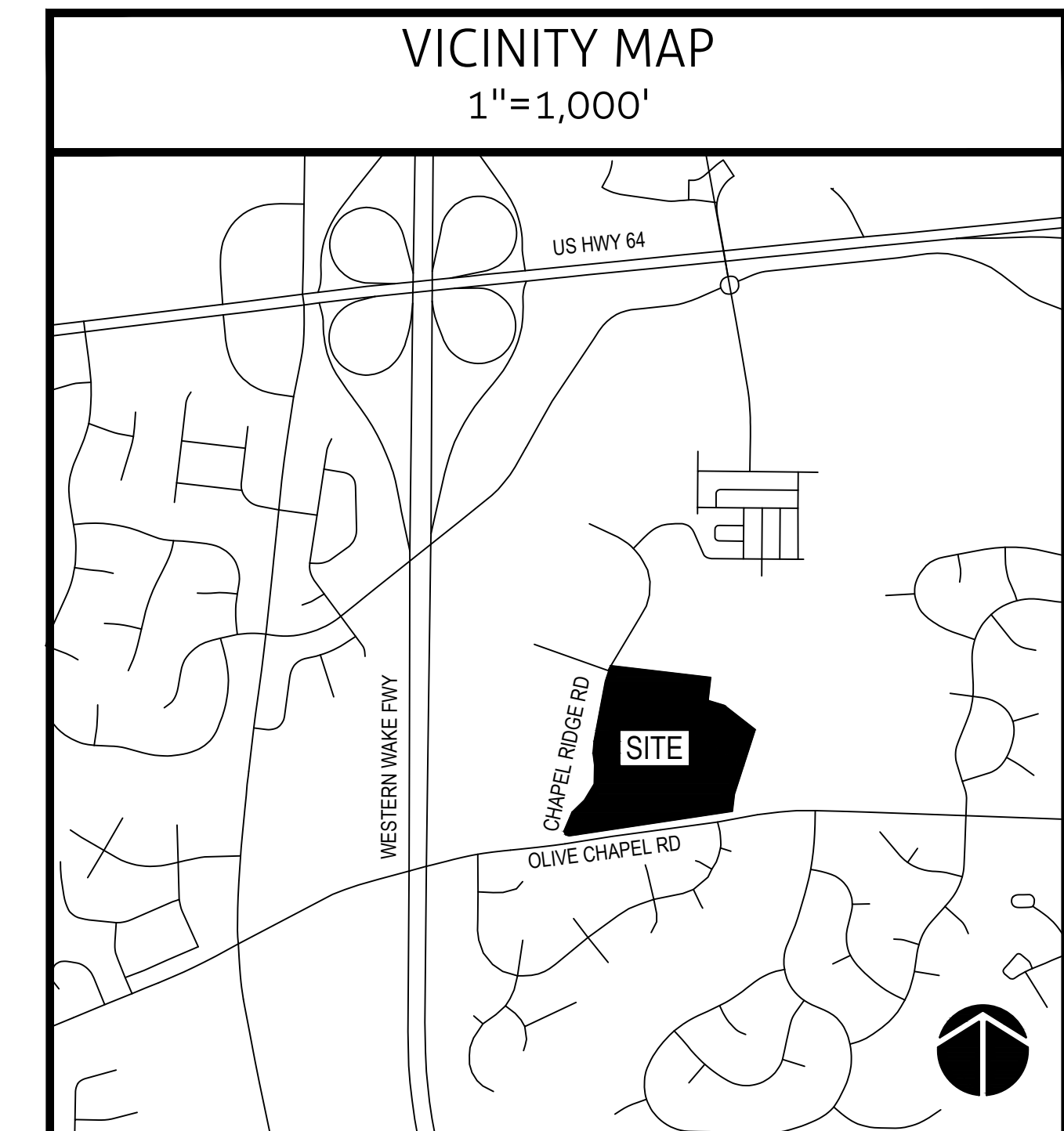
SITE DATA		
2045 LAND USE PLAN DESIGNATION	CURRENT	MEDIUM DENSITY RESIDENTIAL
	PROPOSED	NO CHANGE
ZONING	CURRENT	RURAL RESIDENTIAL (RR)
	PROPOSED	PLANNED UNIT DEVELOPMENT (PUD)
AREA OF TRACTS IN PROPOSED PUD	0732-43-0661	4.50 AC.
	0732-45-5135	3.33 AC.
	0732-34-7080	3.25 AC.
	0732-33-7537	3.99 AC.
	0732-33-3570	6.09 AC.
	BARNSIDE LANE ROW	0.40 AC.
	TOTAL =	21.57 AC.
REQUESTED SEWER CAPACITY	120 GPD * 3 BEDROOMS/TOWNHOME * 100 TOWNHOMES = 36,000 GPD	
RESIDENTIAL DENSITY	MAXIMUM	4.7 DU/ACRE
BUILDING HEIGHT	MAXIMUM	35 FT, 2 STORIES
TOWNHOUSE BUILDING SETBACKS	FRONT 19 FT* REAR 5 FT SIDE 0 FT** CORNER 8 FT	
SINGLE FAMILY BUILDING SETBACKS	FRONT 19 FT* REAR 10 FT SIDE 5 FT CORNER 8 FT	
WATERSHED	PROPERTY LOCATED WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.	
HISTORIC STRUCTURES	NONE	
COMMUNITY AMENITIES	0.7 ACRE RECREATIONAL PLAY LAWN	
SITE BUFFERS	NORTH	20' TYPE A BUFFER
	EAST	20' TYPE B BUFFER
	SOUTH	30' TYPE B BUFFER
	WEST	20' TYPE B BUFFER
MAXIMUM ALLOWED IMPERVIOUS SURFACE	70%	
PROPOSED IMPERVIOUS SURFACE	70%	
*19' FROM GARAGE TO LOT LINE AND 20' FROM GARAGE TO BACK OF SIDEWALK		
**8' BUILDING TO BUILDING SETBACK		

NOTE: THE PARKS AND RECREATION ADVISORY COMMISSION VOTED TO APPROVE FEE-IN-LIEU OF PARK LAND DEDICATION ON \_\_\_\_\_, 2021. FEE-IN-LIEU AMOUNT TO BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLANS ACCORDING TO THE TOWN OF APEX FEE SCHEDULE.

ZONING CONDITIONS	
1.	DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON OLIVE CHAPEL ROAD, MAINTAINING THE EXISTING WESTBOUND THROUGH LANE, WIDENING FOR A 6' BIKE LANE, CONSTRUCTING CURB AND GUTTER ALONG WITH 5' SIDEWALK, AND ROW DEDICATION FOR HALF OF THE ULTIMATE 110' ROW, MEASURED 55' FROM CENTERLINE. THE EXISTING TWO WAY LEFT TURN LANE SHALL BE RE-STRIPED AS NEEDED TO SERVE EASTBOUND LEFT TURNS AT THE PROPOSED ACCESS.
2.	DEVELOPER SHALL PROVIDE A DECELERATION TAPER AT THE SITE ACCESS ON WESTBOUND OLIVE CHAPEL ROAD WITH 50' OF FULL WIDTH DECELERATION LANE AND 50' TAPER.
3.	DEVELOPER SHALL PROVIDE FRONTAGE IMPROVEMENTS ON CHAPEL RIDGE ROAD BASED ON A MINIMUM 27' CURB AND GUTTER ROADWAY WITH 5' SIDEWALK AND ROW DEDICATION A MINIMUM OF 30' FROM ROADWAY CENTERLINE.



INDEX OF SHEETS	
0	COVER
1	EXISTING CONDITIONS
2	CONCEPTUAL PUD PLAN
3	CONCEPTUAL UTILITY PLAN
4	CONCEPTUAL STORM WATER PLAN



PREPARED BY:

**WithersRavenel**  
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: BRENDIE VEGA, AICP BVEGA@WITHERSRAVENEL.COM	CIVIL ENGINEER: BEN MAYO, PE BMAYO@WITHERSRAVENEL.COM
---	--

DEVELOPER

**TOLL BROTHERS INC.**  
900 PERIMETER PARK DRIVE, SUITE B3  
MORRISVILLE, NC 27560

ATTN: JEFF WESTMORELAND, PLA - LAND ENTITLEMENTS MANAGER



- NO NGS MONUMENT FOUND WITHIN 2,000 FEET OF THE SITE.
- THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 (GEOID 12B) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT.
- CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
- POSITIONAL ACCURACY: 0.03' (H), 0.07' (V)
- GPS FIELD PROCEDURE: VRS
- DATE OF SURVEY: 03/31/2021
- DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
- PUBLISHED DATE/FIXED CONTROL USED: VRS, NCRD
- GEOID MODEL: GEOID 12B
- COMBINED GRID FACTOR: 0.99989615
- UNITS: U.S. SURVEY FEET
- GRID/GROUND POINT: (Y) 724,296.53 (X) 2,033,345.72
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
- PORTIONS OF SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720073200J DATED MAY 02, 2006.
- LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

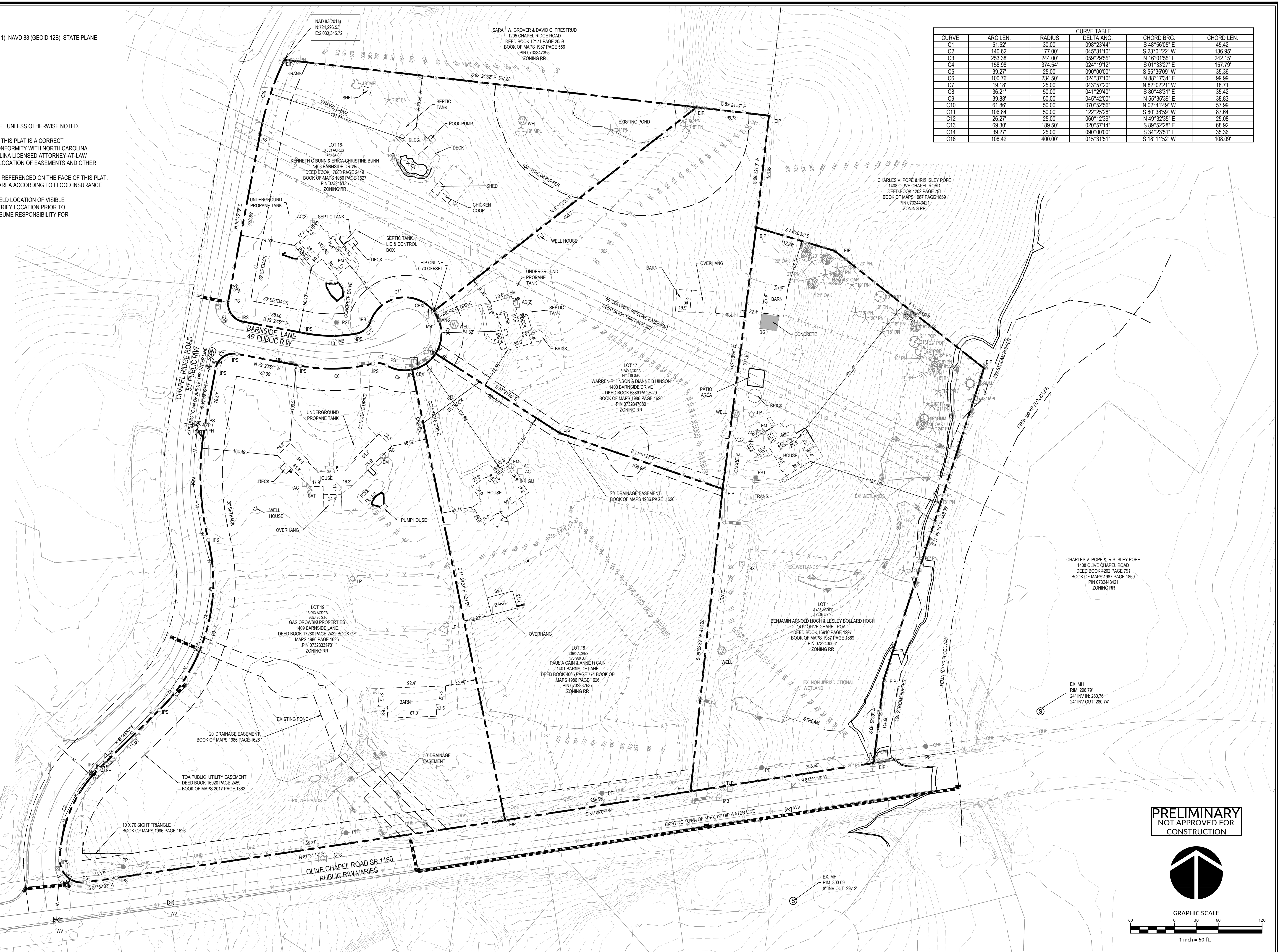
CURVE		CURVE TABLE			
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1	51.52'	30.00'	088°23'41"	S 48°58'05" E	45.42'
C2	140.62'	177.00'	045°31'10"	S 23°01'22" W	136.95'
C3	253.38'	244.00'	059°29'55"	N 16°01'55" E	242.15'
C4	158.98'	374.54'	024°19'12"	S 01°33'27" E	157.79'
C5	39.27'	25.00'	090°00'00"	S 55°36'09" W	35.36'
C6	100.76'	234.50'	024°37'10"	N 83°11'34" E	93.99'
C7	19.18'	25.00'	043°57'20"	N 82°02'21" W	18.71'
C8	36.21'	50.00'	041°29'40"	S 80°48'31" E	35.42'
C9	39.88'	50.00'	045°42'00"	N 55°36'39" E	38.83'
C10	61.86'	50.00'	070°52'56"	N 02°41'49" W	57.99'
C11	105.84'	50.00'	122°25'28"	S 90°38'59" W	87.64'
C12	28.27'	25.00'	060°12'39"	N 49°32'35" E	25.08'
C13	69.30'	189.50'	020°57'14"	S 89°52'28" E	68.92'
C14	38.27'	25.00'	090°00'00"	S 34°23'51" W	35.36'
C16	108.42'	400.00'	015°31'51"	S 18°11'52" W	108.09'

LINETYPES	
PROPERTY LINE	---
ADJOINER LINE	---
OVERHEAD ELECTRIC	--- OHE --- OHE
GAS LINE	--- G --- G
FLOOD LINE	---
BUFFER	---
WATER LINE	--- W --- W
EASEMENT	---
GRAVEL	---
WETLANDS	---
STORM DRAIN	---

LEGEND			
EXISTING IRON PIPE	○ EIP	FIBER OPTIC MARKER	⚡
IRON PIPE SET	○ IPS	WATER MANHOLE	⊙ WMH
SIGN	⊠	BASKETBALL GOAL	⊠ BG
CLEANOUT	⊠ CO	SATELLITE DISH	⊠ SAT
SEWER MANHOLE	⊙ SSMH	AIR CONDITION UNIT	⊠ AC
CATCH BASIN	⊠ CB	POWER POLE	⊙ PP
DROP INLET	⊠ DI	LIGHT POLE	⊙ LP
FLARED END SECTION	⊠ FES	TELEPHONE PEDESTAL	⊠ TLP
WATER SPIGOT	⊙ SPG	TRANSFORMER	⊠ TRANS
TELEPHONE PEDESTAL	⊠ TLP	CATV BOX	⊠ CBX
CATV BOX	⊠ CBX	GAS VALVE	⊠ GV
GAS VALVE	⊠ GV	WELL	⊙ WELL
WELL	⊙ WELL	MAILBOX	⊠ MB
FIRE HYDRANT	⊙ FH	WATER VALVE	⊠ WV

**EXISTING CONDITION NOTES:**

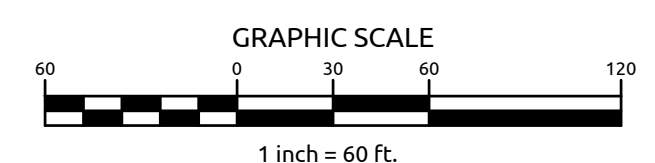
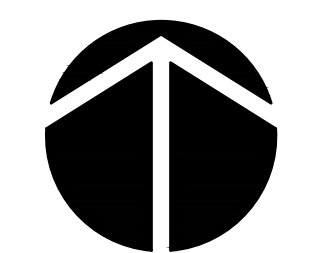
- TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
- WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21. BUFFERS BASED ON TOWN OF APEX STREAM BUFFER DETERMINATION (APEX #20-011).
- REGULATORY FEMA MAPPED FLOODPLAIN EXISTS ON SITE PER FIRM MAP #3720073200J (5/2/06).
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
- TREE INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/21.
- ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED PER TOWN OF APEX STANDARDS AND REQUIREMENTS.



CHARLES V. POPE & IRIS ISLEY POPE  
1408 OLIVE CHAPEL ROAD  
DEED BOOK 4202 PAGE 791  
BOOK OF MAPS 1987 PAGE 1869  
PIN 0732443421  
ZONING RR

EX. MH  
RIM: 296.79'  
24" INV. IN: 280.76'  
24" INV. OUT: 280.74'

**PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION**



No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	04/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

**CHAPEL RIDGE PUD**  
NORTH CAROLINA  
APEX

**EXISTING CONDITIONS**

**WithersRavenel**  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.  
**1**



**LEGEND**

- RESIDENTIAL
- PERIMETER BUFFER
- STREETYARD BUFFER
- STREAM BUFFER
- EXISTING POND
- RIGHT OF WAY DEDICATION
- EXISTING GAS PIPELINE EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING WETLAND
- CONCEPTUAL SCM LOCATION

CURVE TABLE		CURVE DATA			
CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1	51.52	30.00	098°23'44"	S 48°56'05" E	45.42
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C6	100.76	234.50	024°37'10"	N 88°17'34" E	98.99
C7	19.18	25.00	043°57'20"	N 82°02'21" W	18.71
C8	36.21	50.00	041°29'40"	S 80°48'31" E	35.42
C9	39.88	50.00	045°42'00"	N 55°35'39" E	38.83
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C12	26.27	25.00	060°12'39"	N 49°32'35" E	25.08
C13	69.30	189.50	020°57'14"	S 89°52'28" E	68.92
C14	39.27	25.00	090°00'00"	S 34°23'51" E	35.36
C16	108.42	400.00	015°31'51"	S 18°11'52" W	108.09

- NOTES:**
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
  - PER 2.3.4(F)(V)(VI) OF THE UDD, THE PD PLAN FOR PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SYSTEM SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
  - EXISTING PONDS WILL BE EVALUATED BY A LICENSED ENGINEER. EVALUATION RECOMMENDATIONS MAY REQUIRE A CHANGE TO SIZE, BOUNDARY OR REMOVAL OF EXISTING PONDS.
  - A 30' TYPE B SHALL BE PROVIDED IF HOMES ALONG OLIVE CHAPEL ROAD ARE NOT ALLEY LOADED.
  - THIS PROJECT IS LOCATED WITHIN THE UPPER BEAVER CREEK BASIN AND WILL BE REQUIRED TO ATTENUATE THE 1-YEAR, 10-YEAR, AND 25-YEAR STORMS.



OLIVE CHAPEL PROFESSIONAL PARK

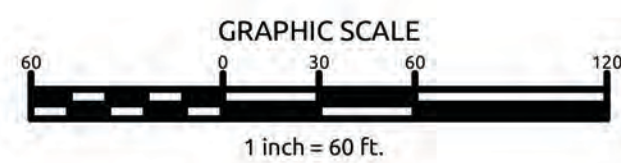
TOWNHOMES UP TO 127 UNITS

BEAVER CREEK

OLIVE CHAPEL ROAD SR 1160  
PUBLIC RW VARIES

WIDEN OLIVE CHAPEL RD TO HALF OF 4 LANE MEDIAN DIVIDED THOROUGHFARE

PRELIMINARY NOT APPROVED FOR CONSTRUCTION



No.	Revision	Date	By
1			

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	12/01/2021
Checked By	WR	Job No.	02201034

**CHAPEL RIDGE PUD**

NORTH CAROLINA

**CONCEPTUAL LAYOUT PLAN**

**WithersRavenel**  
Engineers | Planners | Surveyors

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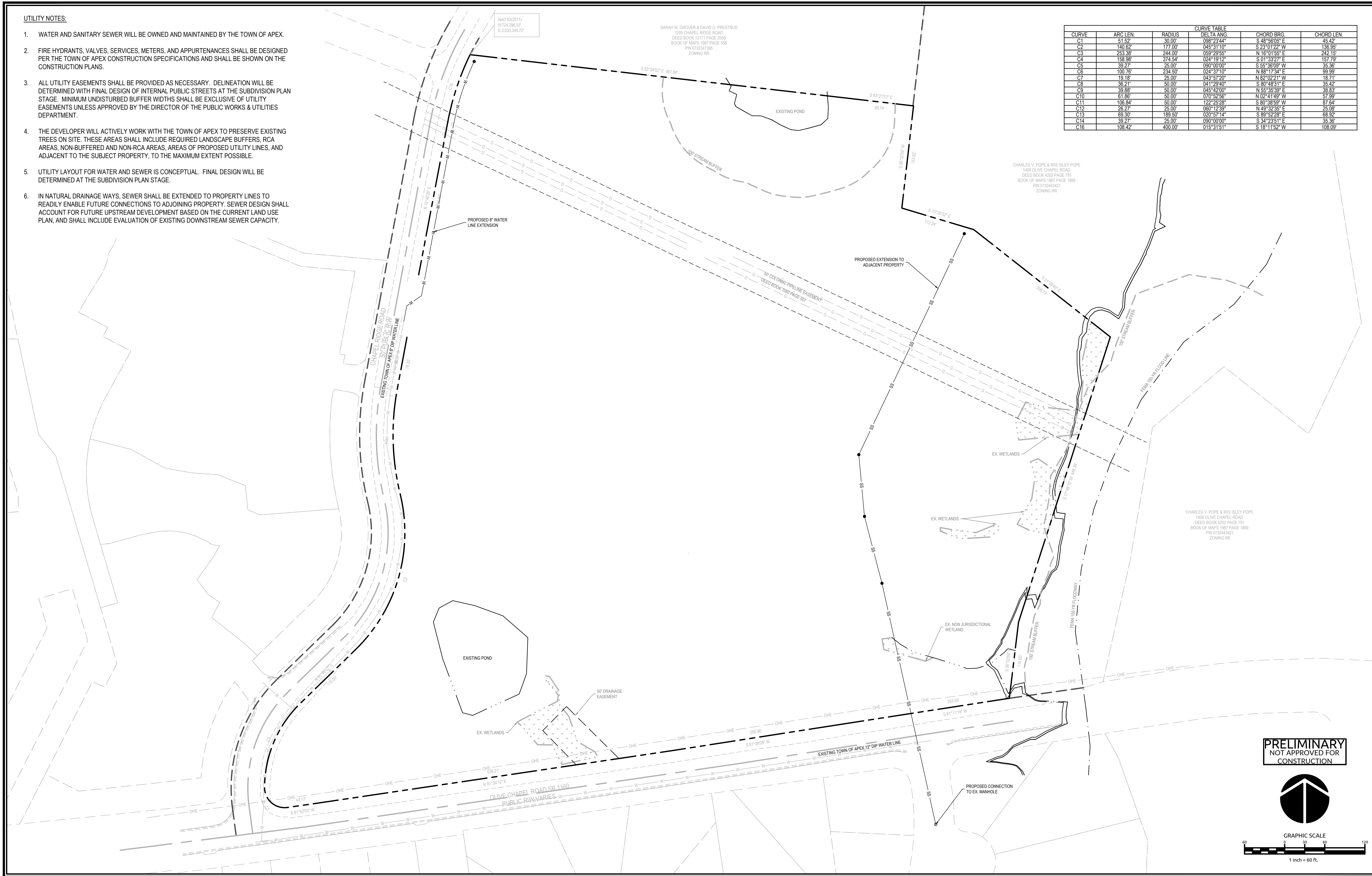
Sheet No.  
**2**



**UTILITY NOTES:**

1. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
2. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
3. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
4. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
5. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
6. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.

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K:\2020\10201034\10201034.dwg, Chapel Ridge PUD, 04/20/2021 10:30:19 AM, WVR, BKN

No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	04/11/21	WVR
2	REVISED PER TOWN COMMENTS	07/09/21	WVR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

**CHAPEL RIDGE PUD**  
NORTH CAROLINA

**CONCEPTUAL UTILITY PLAN**

**WithersRavenel**  
Engineers | Planners | Surveyors  
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Sheet No.  
**3**

**STORMWATER MANAGEMENT NOTES:**

1. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON SURVEY BY WITHERSRAVENEL DATED 4/13/2021. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 4/13/21.
2. WETLAND/STREAM INFORMATION BASED ON EVALUATION BY WITHERSRAVENEL DATED 4/27/21.
3. REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE PER FIRM MAP #3720073200J (5/2/06).
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
5. STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
6. ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
7. STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
8. THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.
9. STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE FINALIZED AT TIME OF MASTER SUBDIVISION PLAN.

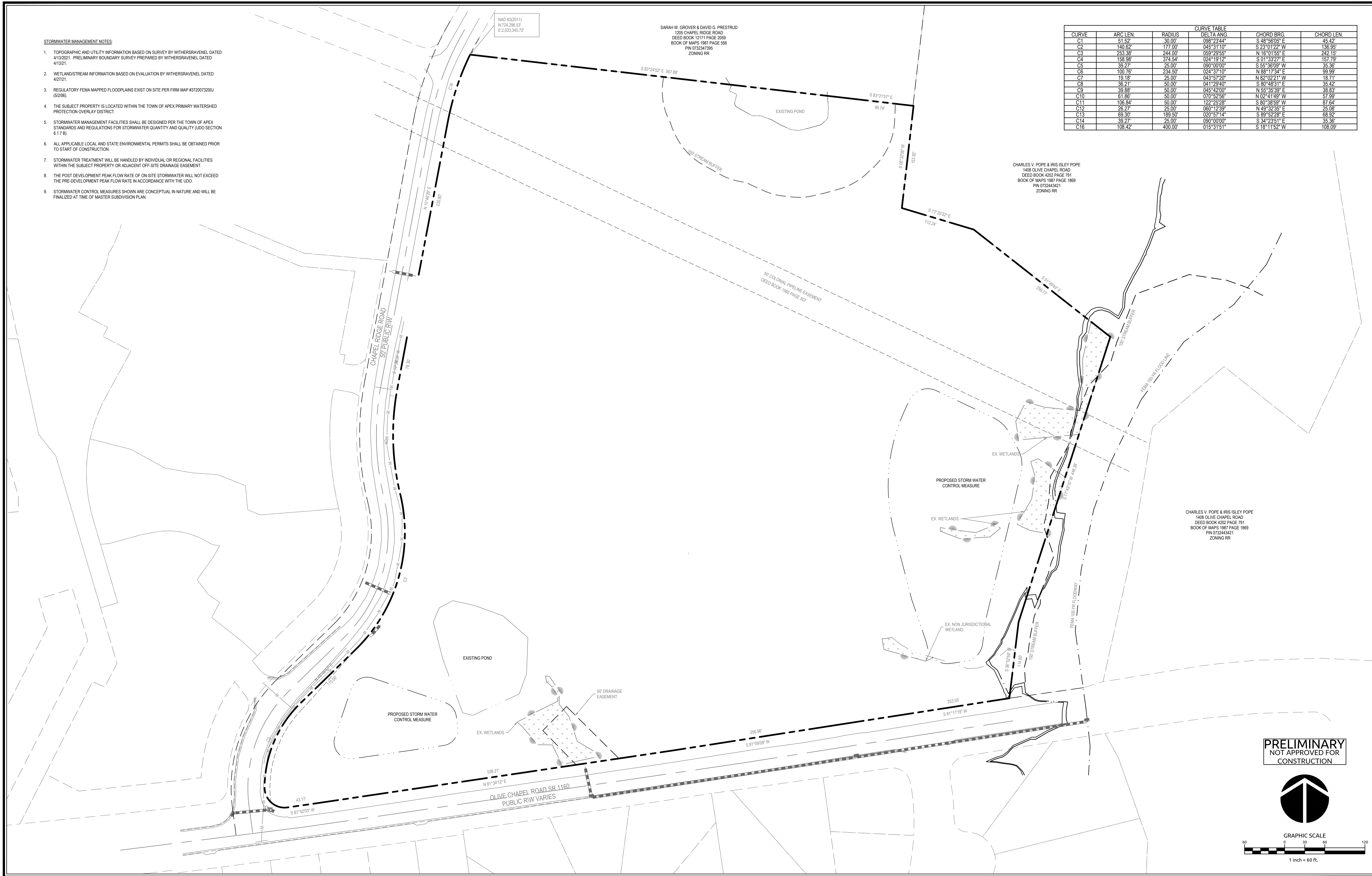
NAD 83(2011)  
N:724,296.53  
E:2,033,345.72

SARAH W. GROVER & DAVID G. PRESTRUD  
1285 CHAPEL RIDGE ROAD  
DEED BOOK 12171 PAGE 2059  
BOOK OF MAPS 1987 PAGE 556  
PIN 073244785  
ZONING RR

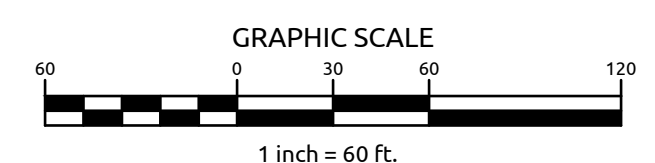
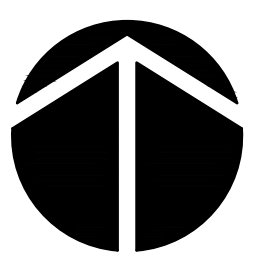
CURVE TABLE					
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CHARLES V. POPE & IRIS ISLEY POPE  
1408 OLIVE CHAPEL ROAD  
DEED BOOK 4202 PAGE 791  
BOOK OF MAPS 1987 PAGE 1869  
PIN 0732443421  
ZONING RR

CHARLES V. POPE & IRIS ISLEY POPE  
1408 OLIVE CHAPEL ROAD  
DEED BOOK 4202 PAGE 791  
BOOK OF MAPS 1987 PAGE 1869  
PIN 0732443421  
ZONING RR



**PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION**



No.	Revision	Date	By
1	REVISED PER TOWN COMMENTS	04/11/21	WR
2	REVISED PER TOWN COMMENTS	07/09/21	WR

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	04/20/2021
Checked By	WR	Job No.	02201034

**CHAPEL RIDGE PUD**  
NORTH CAROLINA

**CONCEPTUAL STORMWATER PLAN**

**WithersRavenel**  
Engineers | Planners | Surveyors  
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.  
**4**

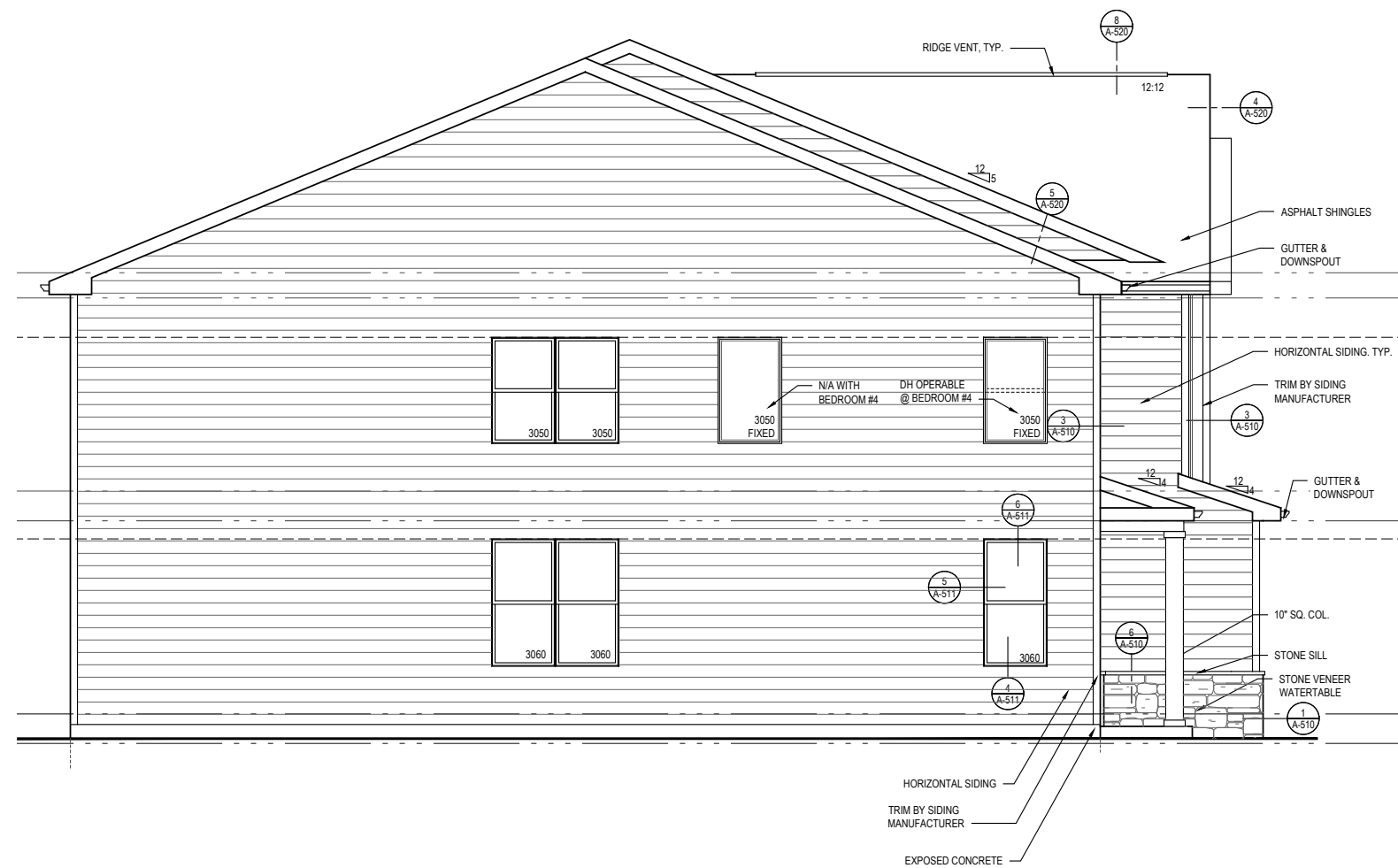
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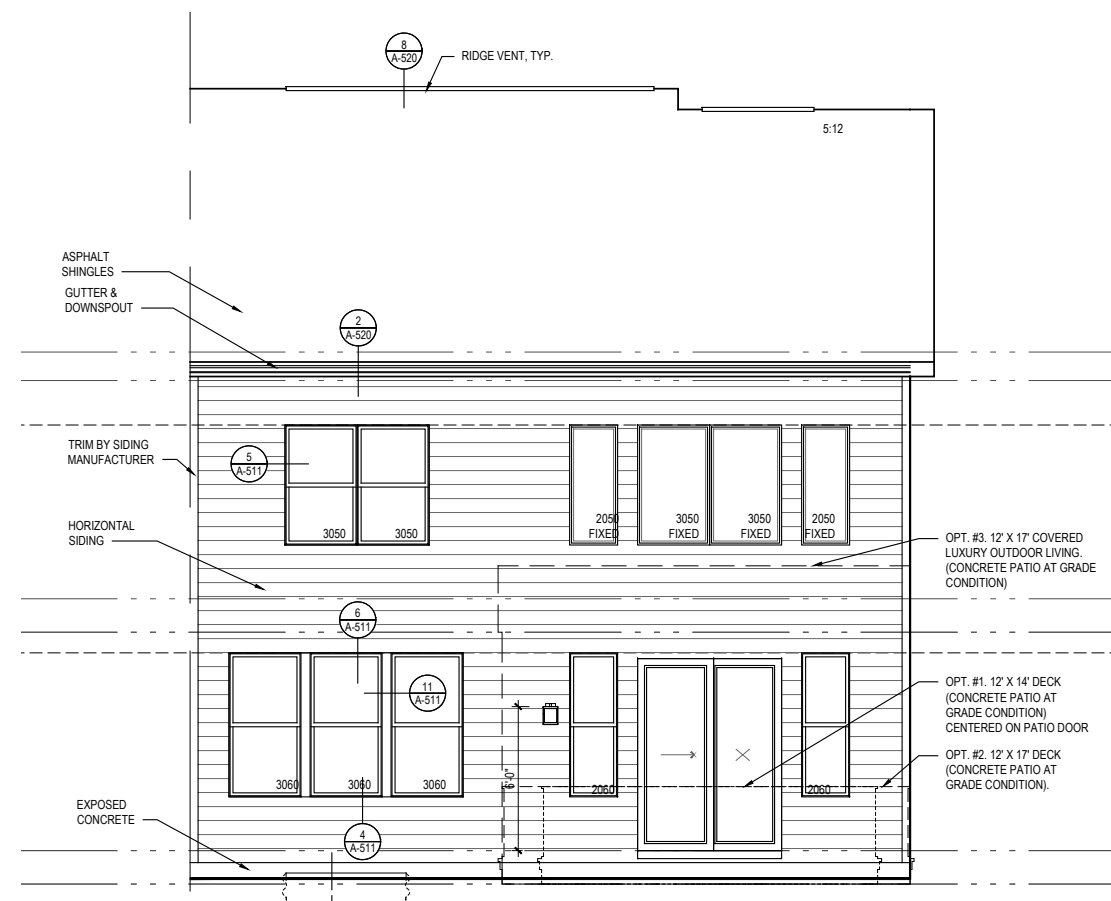
**CONCEPTUAL FRONT ELEVATION**

**Elevations are for illustrative purposes only;  
elevations submitted with Subdivision Plans  
will be consistent with the written architectural  
standards included in the PUD**



## CONCEPTUAL SIDE ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD



## CONCEPTUAL REAR ELEVATION

Elevations are for illustrative purposes only; elevations submitted with Subdivision Plans will be consistent with the written architectural standards included in the PUD





**TECHNICAL MEMORANDUM**

Date: Tuesday, February 1, 2022

To: Russell Dalton, P.E.  
Town of Apex  
Senior Transportation Engineer

From: Lisa Lundeen, P.E.  
Traffic Engineer  
Exult Engineering

Subject: Chapel Ridge Tracts Residential Development  
Trip Generation Comparison Letter

---

**BACKGROUND**

Exult Engineering completed a Trip Generation Letter for the proposed Chapel Ridge Tracts Residential Development in March 2021. At the time the Trip Generation Letter was prepared, the proposed development consisted of 116 residential townhomes. Following the preparation of the Trip Generation Letter, the proposed site plan was revised. The revised site consists of 100 age-restricted residential townhomes. The proposed access remains as studied in the original March 2021 Trip Generation Letter. This addendum includes a trip generation comparison for the revised site plan.

**TRIP GENERATION**

The proposed development is to consist of 100 age-restricted residential townhomes. The trip generation was based on rates and equations published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. NCDOT Congestion Management Rates vs. Equations spreadsheet was used for guidance. Trip generation comparison is presented below in Table 1 between the revised land use and those presented in the March 2021 Trip Generation Letter.

**Table 1: Trip Generation Comparison**

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
251: Senior Adult Housing – Single-Family	100	d.u.	594	39	13	26	45	27	18
Trip Generation Submitted in March 2021			838	55	13	42	68	43	25
<b>Change in Trip Generation</b>			<b>-244</b>	<b>-16</b>	<b>0</b>	<b>-16</b>	<b>-23</b>	<b>-16</b>	<b>-7</b>

References: *Trip Generation Manual*, 10<sup>th</sup> Edition, Institute of Transportation Engineers, September 2017 for March 2021 site plan and *Trip Generation Manual*, 11<sup>th</sup> Edition, Institute of Transportation Engineers, September 2021 for updated site plan

As shown in Table 1, the proposed development is expected to generate 594 daily trips, 39 AM peak hour trips (13 entering, 26 exiting), and 45 PM peak hour trips (27 entering, 18 exiting). There is a significant

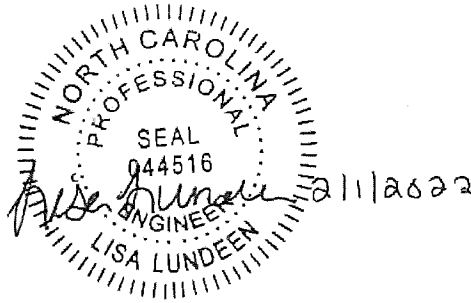
decrease in daily, AM and PM peak hour trips from what was presented in the March 2021 Trip Generation Letter.

The proposed access remains the same as studied in the March 2021 Trip Generation Letter and consists of two full movement driveways on Chapel Ridge Road and one full movement driveway on Olive Chapel Road. Originally, the developer was required to construct an exclusive westbound right-turn lane on Olive Chapel Road at the Proposed Site Driveway due to the estimated trip generation presented in the March 2021 letter. With the revised, lower trip generation, consideration should be given to remove the westbound right-turn lane requirement. Assuming 60% of site traffic will come from the east on Olive Chapel Road based on surrounding land uses and access to primary routes, a maximum of 16 vehicles will utilize the westbound right turn movement during the PM peak hour, which is equivalent to one vehicle every 3.75 minutes. Furthermore, according to NCDOT's *Warrant for Left and Right-Turn Lanes* published in NCDOT's *Policy On Street And Driveway Access to North Carolina Highways* (July 2003), the construction of an exclusive right-turn lane on Olive Chapel Road at the Proposed Site Driveway is not warranted based on the anticipated westbound right-turn volume.

Please let me know if you have any questions or comments.

Sincerely,

Lisa Lundeen, P.E.  
Exult Engineering



cc: Sean Brennan, NCDOT  
Jeff Westmoreland, Toll Brothers  
Brendie Vega, WithersRavenel