

Attachment "B"

GREEN LEVEL TOWNS

Planned Unit Development

Apex, North Carolina

Submittal Dates

First Submittal: August 1, 2024

Second Submittal: October 4, 2024

Third Submittal: November 1, 2024

Fourth Submittal: December 1, 2024

Fifth Submittal: December 20, 2024

Sixth Submittal: December 27, 2024

Seventh Submittal: January 2, 2025

Developer

W&W Partners, Inc.

1000 Darrington Drive

Suite 500

Cary, NC 27513

Landscape Architect

Urban Design Partners

150 Fayetteville Street, Suite 1310

Raleigh, NC 27601

Land Use Attorney

Matthew J. Carpenter

Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

Raleigh, NC 27601



TABLE OF CONTENTS

VICINITY MAP3

PROJECT DATA.....4

PURPOSE STATEMENT5

PERMITTED USES8

AFFORDABLE HOUSING9

DESIGN CONTROLS10

ARCHITECTURAL STANDARDS12

PARKING AND LOADING16

SIGNAGE16

NATURAL RESOURCES AND ENVIRONMENTAL DATA16

STORMWATER MANAGEMENT17

PARKS AND RECREATION17

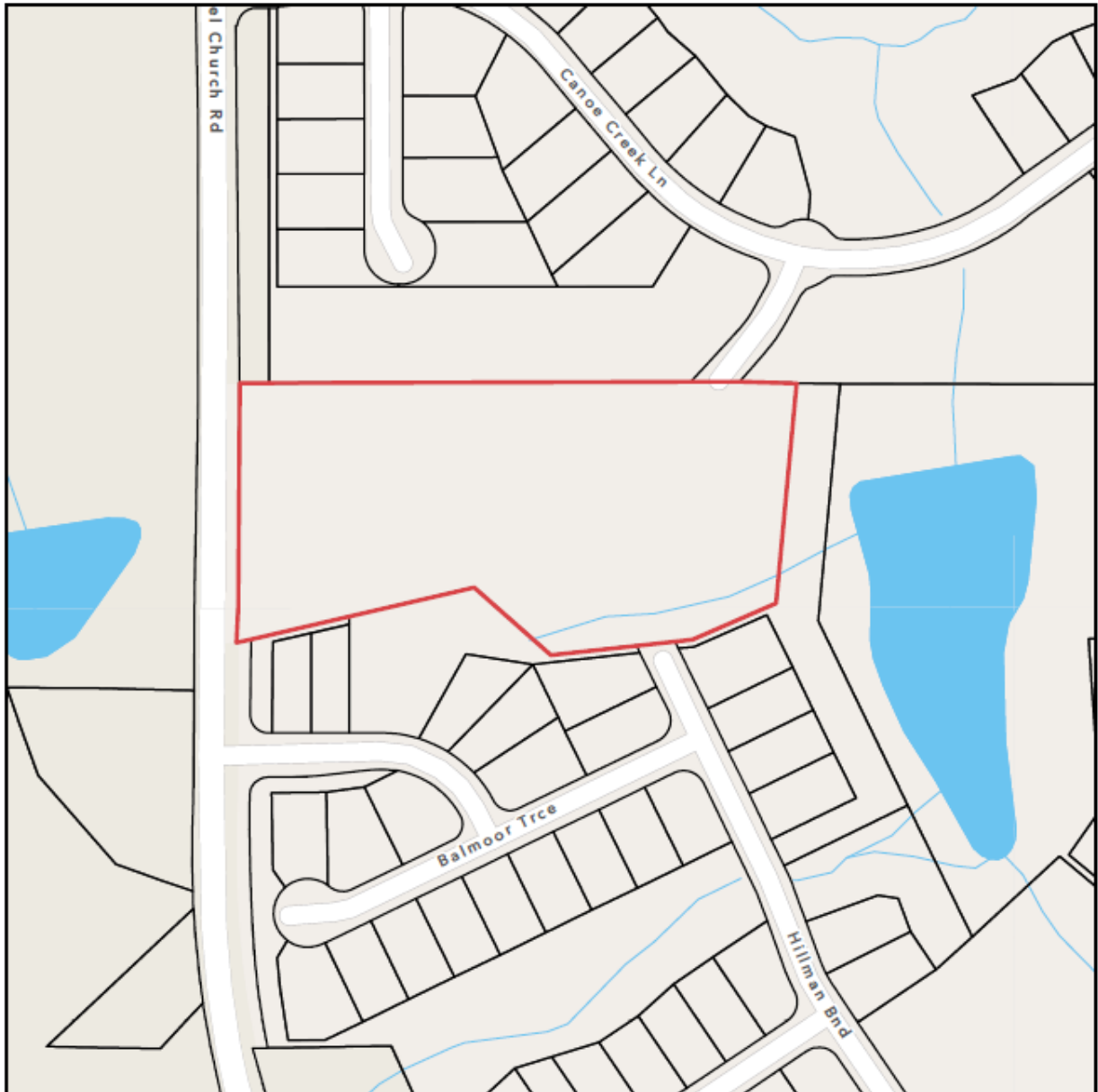
PUBLIC FACILITIES.....18

PHASING19

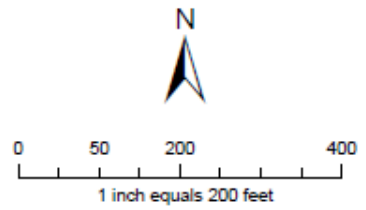
CONSISTENCY WITH LAND USE PLAN.....19

COMPLIANCE WITH UDO.....19

VICINITY MAP



PUD Vicinity Map



PROJECT DATA

Name of Project:	Green Level Towns PUD
Property Owner and Developer:	W&W Partners, Inc. 1000 Darrington Drive, Suite 500 Cary, NC 27513
Prepared by:	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Unit Development-Conditional Zoning (PUD-CZ)
Current 2045 LUM Designation:	Medium Density Residential
Proposed 2045 LUM Designation:	Medium Density Residential
Site Address:	7924 Green Level Church Road
Property Identification Number:	0723935325
Total Acreage:	6.035
Area Designated as Mixed Use on LUM:	None
Area Proposed as Non-Residential:	None

PURPOSE STATEMENT

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions. This PUD addresses the development of a 6.035-acre infill site on Green Level Church Road. The property is in the Town’s ETJ and primarily undeveloped with existing single-family residential structures.

Green Level Towns aims to meet strong demand in the Apex market for large, upscale, townhomes. With children out of the home, many Wake County and Apex residents of established single-family neighborhoods are downsizing and in search of townhomes that require less maintenance but do not compromise quality. Additional housing types, including single-family homes and duplexes, are permitted to allow the project to respond to changes in demand.

The Town of Apex 2045 Land Use Map (the “LUM”) designates the property as Medium Density Residential which recommends single-family homes, duplexes, and townhomes up to 6 units per acre to provide “a transition from the more urbanized areas of Apex to the Low Density neighborhoods in the western part of the study area.” The PUD proposes single-family homes, duplexes, and townhomes at an overall density of approximately 5.3 units/acre, squarely consistent with the 2045 Land Use Map designation.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

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

RESPONSE: The uses permitted within this PUD are permitted within this designation in the UDO Section 4.2.2 Use Table.

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

RESPONSE: Green Level Towns is an entirely residential project and the property does not have a mixed-use designation on the LUM. The locations of the proposed uses are shown on the attached PD Plan and maximum density and other design guidelines are included in this PUD Text.

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

RESPONSE: This PUD specifies intensity and dimensional standards for the project. The proposed PUD is consistent with the UDO Planned Unit Development standards – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, the development will comply with all requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code.

(iv) *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Advance Apex: The 2045 Transportation Plan and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*

RESPONSE: The project will close an important gap in pedestrian and vehicular connectivity. As shown on the PD Plan, Hillman Bend is stubbed short of the property’s northern and southern property lines. The project will use existing grading and construction easements, and previously collected fees in lieu if available, to construct a new neighborhood street and sidewalk across the property to connect the existing stubs. The project will also include construction of a 10-foot side path along the site’s Green Level Church Road frontage.

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

RESPONSE: The project will significantly improve pedestrian and vehicular connectivity by closing an existing gap in the street and sidewalk network and constructing a 10-foot side path.

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

RESPONSE: The proposed development is compatible with the character of surrounding land uses. The property is an infill site with existing single-family neighborhoods adjacent - Crestmont to the north and Greenmoor to the east and south. The Crestmont zoning (Rezoning Case 13CZ35) - approved in 2014 - permits an overall density of 4 units/acre and a total of 282 units.

The Crestmont subdivision was constructed with 163 units, which equates to 2.31 units/acre. The Greenmoor zoning (Rezoning Case 13CZ18) - approved in 2013 - permits an overall density of 2.9 units/acre and a total of 287 units. The Greenmoor zoning was amended in 2014 to permit additional density of 3.56 units/acre and a total of 180 units in the southern portion of the PUD. The Greenmoor subdivision has an overall density of 2.70 units/acre with a total of 467 units.

Although this PUD proposes a higher maximum density of 5.3 units/acre, it only proposes a total of 32 additional homes and is considered Medium Density Residential under the 2045 Land Use Map, consistent with the designation of both adjacent neighborhoods. As required by the proposed architectural conditions, and as shown in the submitted elevations, the homes will be of similar character and quality to surrounding neighborhoods. Finally, the site will be adequately buffered from adjacent single-family homes. Adjacent to the north is an approximately 130-foot wide RCA and easement area owned by the Crestmont Home Owners Association (HOA), that, together with the proposed 15-foot Type A perimeter buffer, will provide over 145 feet of separation between the proposed homes and existing single-family homes in Crestmont. To the south, there is Greenmoor HOA common area that provides separation between the proposed townhomes and existing Greenmoor single-family homes. Where there are existing single-family homes adjacent to the southern property line, widened buffers are provided; a 30-foot Type B buffer in the southwest and a 50-foot Type B buffer in the southeast.

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

RESPONSE: The development will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

CONSISTENCY WITH CONDITIONAL ZONING STANDARDS

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

PERMITTED USES

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

The following uses shall be permitted:

Residential

- Single-family
- Townhouse
- Duplex
- Accessory apartment*

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

Utilities

- Utility, minor

Recreational

- Greenway
- Park, active
- Park, passive
- Recreation facility, private

AFFORDABLE HOUSING

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

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

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the "Initial Sales Price").
- The For Sale Units shall be occupied by households earning no more than one-hundred thirty five (135%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the "Income Limit"). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner's insurance, homeowner's association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the "Housing Costs"). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the "Affordability Period") shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.
- Developer will work with the Town to identify qualifying buyers for the first sale of the For Sale Units (the "First Sale"). Following the First Sale of the For Sale Units, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units. Town staff will assist with the administrative duties of the For Sale Units during the Affordability Period.

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

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of twenty (20) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).
- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.
- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

DESIGN CONTROLS

Total Project Area	6.035 acres			
Maximum Total Residential Units *	32			
Max Built-Upon Area	65%			
	Townhouses**	Single-Family	Duplex	Recreation facility, private
Minimum Lot Size	None	5,000 square feet	None	None
Minimum Lot Width	18 ft.	50 ft.	None	None
Minimum Setbacks				
Front	15 ft.	25 ft.	15 ft.	15 ft.
Front (garage)	20 ft. (from sidewalk or back-of-curb where no sidewalk exists)	N/A	20 ft. (from sidewalk or back-of-curb where no sidewalk exists)	N/A
Side	0 ft. (10 ft. for end units)	6 ft. min./16 ft. total	8 ft.	10 ft.
Rear	15 ft.	20 ft.	15 ft.	25 ft.
Corner Side	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Building Height***	3 stories/36 ft.	3 stories/36 ft.	3 stories/36 ft.	3 stories/36 ft.
Minimum Buffer/RCA Setbacks	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.

* No townhouse building shall include more than four (4) units.

** No townhouse buildings shall front Hillman Bend.

***No townhouse building along Hillman Bend shall exceed 2 stories.

LANDSCAPING, BUFFERING, AND SCREENING

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

Location:	Buffer Size & Type:
Along the northern property line	15 ft. Type A
Along the eastern property line	15 ft. Type A
Along Green Level Church Road	30 ft. Type B
Along the southern property line except as listed below	15 ft. Type A
Along the shared property line with PIN 0723931058	30 ft. Type B if townhouses or duplexes are developed 15 ft. Type A if single-family homes are developed
Along the southeastern property line as shown on the Concept Plan	50 ft. Type B if townhouses or duplexes are developed 15 ft. Type A if single-family homes are developed

ARCHITECTURAL STANDARDS

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

Single-family:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.

6. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - a. Windows
 - b. Bay window
 - c. Recessed window
 - d. Decorative window
 - e. Trim around the windows
 - f. Wrap around porch or side porch
 - g. Two or more building materials
 - h. Decorative brick/stone
 - i. Decorative trim
 - j. Decorative shake
 - k. Decorative air vents on gable
 - l. Decorative gable
 - m. Decorative cornice
 - n. Column
 - o. Portico
 - p. Balcony
 - q. Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of single-family lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Duplexes:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The project shall include a minimum of two (2) or more garage door styles.
4. Entrances shall have a covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. The visible side of a unit on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. The rear and side elevations of the units facing public right-of-way shall have trim around the windows.
9. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.

10. Buildings shall have no more than one unadorned side-gabled roof in a row within a single building.

Townhouses:

1. Vinyl siding is not permitted; however vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it shall be broken up horizontally and vertically between every other unit.
3. Front facing garage doors shall have windows, decorative details, or carriage-style adornments on them.
4. The project shall include a minimum of two (2) or more garage door styles.
5. Entrances shall have a covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, such as, but not limited to, the following:
 - a. Windows
 - b. Bay window
 - c. Recessed window
 - d. Decorative window
 - e. Trim around the windows
 - f. Wrap around porch or side porch
 - g. Two or more building materials
 - h. Decorative brick/stone
 - i. Decorative trim
 - j. Decorative shake
 - k. Decorative air vents on gable
 - l. Decorative gable
 - m. Decorative cornice
 - n. Column
 - o. Portico
 - p. Balcony
 - q. Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and include varied trim, shutter, and accent colors complementing the siding color.

9. The rear and side elevations of units facing public rights of way shall have trim around the windows.
10. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.
11. Townhouse buildings shall have no more than one unadorned side-gabled roof in a row in a single building.
12. End townhouse elevations facing a public right of way shall have a portico or covered entrance.

PARKING AND LOADING

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

SIGNAGE

Signage shall comply with UDO Section 8.7.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS

The property is in the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all applicable UDO built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

Resource Conservation Areas (RCA)

This PUD will meet the requirements of UDO Section 8.1.2, Resource Conservation Area, and Section 2.3.4, Planned Development Districts. UDO Section 8.1.2 requires a minimum Resource Conservation Area (“RCA”) equal to or greater than 30% of the gross site acreage. If the Development is for single-family homes and mass graded, it shall provide the additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8.

Floodplain

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

Historic Structures

There are no known historic structures present on the Property.

Environmental Commitments Summary

The following environmental conditions shall apply to the Development:

- If Hillman Bend is not extended to the south, the project shall install signage adjacent to the wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.
- The HOA shall not prohibit clover or other mixed grasses.
- The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer.
- A minimum of 70% of landscaping shall be native or nativar species.
- To reduce irrigation requirements, the project shall select and plant only warm season grasses.
- The project shall install a minimum of one (1) pet waste station.
- All homes shall be pre-configured with solar conduit.

STORMWATER MANAGEMENT

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

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

PARKS AND RECREATION

The project shall pay a fee-in-lieu of park land dedication for a maximum of 32 units. The fee in lieu shall be calculated using 2025 rates and deposited with the Town at final plat.

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

PUBLIC FACILITIES

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

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan, as amended with this rezoning.

- The project shall dedicate right of way and widen the eastern half of Green Level Church Road for the length of the property's Green Level Church Road frontage based on a minimum 84-foot back to back curb and gutter 4-lane divided major thoroughfare typical section with a 10-foot Side Path in a 110-foot right of way.
- To the north of the property, the existing Hillman Bend stub street and sidewalk conclude short of the property's northern property line (the "Crestmont Stub Street"). To the south of the property, the existing Hillman Bend stub street and sidewalk conclude short of the property's southern property line (the "Greenmoor Stub Street"). The project shall extend the Crestmont Stub Street south and the Greenmoor Stub Street north to the property line and construct a neighborhood street across the property to connect the two existing stub streets and sidewalks (the "Hillman Bend Extension"). The Hillman Bend Extension shall be based on a minimum 27-foot curb and gutter residential street section in a 50-foot right of way. Any fees in lieu collected by the Town for the Crestmont Stub Street or the Greenmoor Stub Street shall be available to the developer to construct the Hillman Bend Extension.
- If developer proposes direct public street access to Green Level Church Road, it shall be constructed as channelized right-in/right-out only and located a minimum of 375 feet north of the Greenmoor Path intersection. If developer does not propose direct public street access to Green Level Church Road, a temporary construction entrance shall be located on Green Level Church Road to serve construction traffic access until final subdivision plat.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

The project shall include the following pedestrian and bicycle improvements:

- 5-foot sidewalks on both sides of the Hillman Bend Extension.
- If single-family homes are constructed, 5-foot sidewalks on both sides of the internal neighborhood street as required by UDO Section 2.3.4.

- If townhomes and/or duplexes are constructed, a 5-foot sidewalk on one side of the internal neighborhood street as required by UDO Section 7.5.
- A 10-foot side path on Green Level Church Road for the length of the property's Green Level Church Road frontage.
- If the project does not have driveway access on to Green Level Church Road, Developer shall construct a pedestrian connection to the side path on Green Level Church Road.

WATER AND SANITARY SEWER

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

OTHER UTILITIES

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

PHASING

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

CONSISTENCY WITH LAND USE PLAN

The Town of Apex 2045 Land Use Map (the "LUM") designates the property as Medium Density Residential which recommends single-family homes, duplexes, and townhomes up to 6 units per acre to provide "a transition from the more urbanized areas of Apex to the Low Density neighborhoods in the western part of the study area." The PUD proposes single-family homes, duplexes, and townhomes with a maximum density of 5.3 units/acre which is consistent with the Medium Density Residential LUM designation.

COMPLIANCE WITH UDO

The development standards proposed for this PUD comply with those set forth in the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Green Level Towns. All standards and regulations in this PUD shall control

over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

EXHIBIT A
Legal Description
The Property

BEGINNING at a ½" iron pipe found at the North East corner of the property owned by Howard L. Holt and Mary Louise W. Holt, said pipe being South 15°37'08" West 145.00 feet from a ½" iron pipe found on the eastern right of way of Hillman Bend (50' Public Right of Way) and near the intersection with Canoe Creek Lane (Public Right of Way) having NC Grid Coordinates (NAD83/2011) of N=733,578.79, . E=2,029,903.93, thence from said BEGINNING point South 05°18'23" West 304.28 feet to a 1 1/8" iron pipe found, thence South 66°40'05" West 125.41 feet to a 1 1/8" iron pipe found, thence South 83°45'39" West 196.15 feet to a 1 1/8" iron pipe found, thence North 48°34'27" West 140.68 feet to a 1 1/8" iron pipe found, thence South 76°56'11" West 315.54 feet to a point on the eastern right of way of Green Level Church Road S.R. 1625 (Variable Width Public Right of Way), thence along said right of way South 76°56'11" West 20.58 feet to a 5/8" rebar set, thence leaving said right of way South 76°56'11" West 29.74 feet to a point in Green Level Church Road S.R. 1625, thence North 00°18'44" East 366.19 feet to a point in Green Level Church Road S.R. 1625, thence South 89°48'45" East 30.31 feet to a 5/8" rebar set on the eastern right of way of Green Level Church Road S.R. 1625 (Variable Width Public Right of Way), thence leaving said right of way South 89°48'45" East 767.85 feet to the point and place of BEGINNING, containing 6.035 Acres more or less inclusive of 0.249 Acres in Green Level Church Road S.R. 1625 Right of Way.

PUD-CZ GREEN LEVEL TOWNS

7924 GREEN LEVEL CHURCH ROAD
APEX, NORTH CAROLINA 27523

PROJECT NUMBER: 24-RDU-014

Sheet Number	Sheet Title	Original Date	Revision Date
C-1.0	Cover Sheet	8/1/2024	12/16/2024
C-2.0	Existing Conditions	8/1/2024	12/16/2024
C-2.1	Existing Tree Survey	8/1/2024	12/16/2024
C-3.0	Conceptual Site Plan	8/1/2024	12/16/2024
C-6.0	Conceptual Utility Plan	8/1/2024	12/16/2024
A-1.0	Building Elevations	8/1/2024	12/16/2024
A-1.1	Building Elevations	8/1/2024	12/16/2024



VICINITY MAP 1" = 300'



PROJECT AERIAL 1" = 300'

CONTACT INFO:

LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS PLLC
CONTACT: BRIAN RICHARDS, PLA
ADDRESS: 150 FAYETTEVILLE ST.
SUITE 1310
RALEIGH, NC 27601
PHONE: 919-275-5002
EMAIL: BRICHARDS@URBANDSIGNPARTNERS.COM

DEVELOPER:
W&W PARTNERS, INC.
CONTACT: MIKE HUNTER
ADDRESS: 1000 DARRINGTON DR.
SUITE 500
CARY, NC 27513
PHONE: 919-462-0775

LAND USE ATTORNEY:
PARKER & POE ADAMS & BERNSTEIN LLP
CONTACT: MATTHEW J. CARPENTER
ADDRESS: 301 FAYETTEVILLE ST.
SUITE 1400
RALEIGH, NC 27601
PHONE: 919-835-4032
EMAIL: MATTHEWCARPENTER@PARKERPOE.COM

SURVEYOR:
ROBINSON & PLANTE, PC
CONTACT: STUART (BUDDY) PLANTE, III, PLS
ADDRESS: 970 TRINITY RD.
RALEIGH, NC 27607
PHONE: 919-859-6030
EMAIL: BUDDY@ROBINSONPLANTE.COM

WATERSHED PROTECTION OVERLAY DISTRICT:	PRIMARY
HISTORIC STRUCTURE:	N/A
PARKS AND RECREATION ADVISORY BOARD:	\$2,805.34/UNIT
FLOODPLAIN:	N/A

DEVELOPMENT SUMMARY:

PIN:	0723935325			
TOTAL ACRES:	± 6.035 AC			
EXISTING ZONING:	RR (RURAL RESIDENTIAL)			
PROPOSED ZONING:	PUD-CZ (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING)			
CURRENT 2045 LUM DESIGNATION:	MEDIUM DENSITY RESIDENTIAL			
PROPOSED 2045 LUM DESIGNATION:	MEDIUM DENSITY RESIDENTIAL			
AREA DESIGNATED AS MIXED USE ON LUM:	NONE			
AREA PROPOSED AS NON-RESIDENTIAL:	NONE			
MAXIMUM RESIDENTIAL UNITS*	32 UNITS			
LOT DESIGN CRITERIA	TOWNHOUSES**	SINGLE-FAMILY	DUPLEX	RECREATION FACILITY
MIN. LOT SIZE:	NONE	5,000 SF	NONE	NONE
MIN. LOT WIDTH:	15'	50'	NONE	NONE
MINIMUM FRONT SETBACK:	15' (20' for garages)	25'	15' (20' for garages)	15'
MINIMUM SIDE SETBACK:	0' (10' FOR END UNITS)	6' MIN/16' TOTAL	8'	10'
MINIMUM REAR SETBACK:	15'	20'	15'	25'
MINIMUM CORNER SIDE SETBACK:	15'	15'	15'	15'
MAX. BUILDING HEIGHT***:	36' (3 STORIES)	36' (3 STORIES)	36' (3 STORIES)	36' (3 STORIES)
MAX. BUILT UPON AREA (PER PUD TEXT):	3.93 AC (65%)	3.93 AC (65%)	3.93 AC (65%)	3.93 AC (65%)
MIN. BUFFER/RCA SETBACKS:	10' (BUILDINGS) 5' (PARKING)	10' (BUILDINGS) 5' (PARKING)	10' (BUILDINGS) 5' (PARKING)	10' (BUILDINGS) 5' (PARKING)
MIN. PARKING REQUIRED:	2 PER UNIT (+0.25 PER UNIT FOR GUEST)	2 PER UNIT	2 PER UNIT	

REQUIRED BUFFERS
ALONG THE NORTHERN PROPERTY LINE 15' TYPE A
ALONG THE EASTERN PROPERTY LINE 15' TYPE A
ALONG GREEN LEVEL CHURCH ROAD 30' TYPE B
ALONG THE SOUTHERN PROPERTY LINE EXCEPT AS LISTED BELOW 15' TYPE A
ALONG THE SHARED PROPERTY LINE WITH PIN 0723931058 30' TYPE B IF TOWNHOUSES OR DUPLEXES ARE DEVELOPED
15' TYPE A IF SINGLE-FAMILY HOMES ARE DEVELOPED
ALONG THE SOUTHERN PROPERTY LINE AS SHOWN ON THE CONCEPT PLAN 50' TYPE B IF TOWNHOUSES OR DUPLEXES ARE DEVELOPED
15' TYPE A IF SINGLE-FAMILY HOMES ARE DEVELOPED
RCA REQUIRED: THIS PUD WILL MEET THE REQUIREMENTS OF UDO SECTION 8.1.2. RESOURCE CONSERVATION AREA, AND SECTION 2.3.4. PLANNED DEVELOPMENT DISTRICTS. UDO SECTION 8.1.2 REQUIRES A MINIMUM RESOURCE CONSERVATION AREA (RCA) EQUAL TO OR GREATER THAN 30% OF THE GROSS SITE ACREAGE. IF THE DEVELOPMENT IS FOR SINGLE-FAMILY HOMES AND MASS GRADED, IT SHALL PROVIDE ADDITIONAL 5% RCA REQUIRED UNDER UDO SECTION 7.2.5.B.8.

PARKS AND RECREATION SITE DATA TABLE

PUD Rezoning: Date of Town Council Approval of Rezoning: MM/DD/YYYY

of single-family detached units x \$4,165.28/unit = _____

of single-family attached units x \$2,805.34/unit = _____

Total Fee-in-lieu of dedication = _____

Acres of Land Dedication: N/A

Public Greenway Trail Construction: N/A

SEWER CAPACITY REQUEST:

UNIT TOTAL: 32 DU (SINGLE-FAMILY & TOWNHOMES)

CAPACITY: 300 GPD

CAPACITY REQUESTED: 300 GPD x 32 DU = 9,600 GPD

* NO TOWNHOUSE BUILDING SHALL INCLUDE MORE THAN FOUR (4) UNITS.
** NO TOWNHOUSE BUILDINGS SHALL FRONT HILLMAN BEND.
*** NO TOWNHOUSE BUILDING ALONG HILLMAN BEND SHALL EXCEED 2 STORIES.



150 Fayetteville St. Ste 1310
Raleigh, NC 27601
919.275.5002
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
12/16/2024

W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

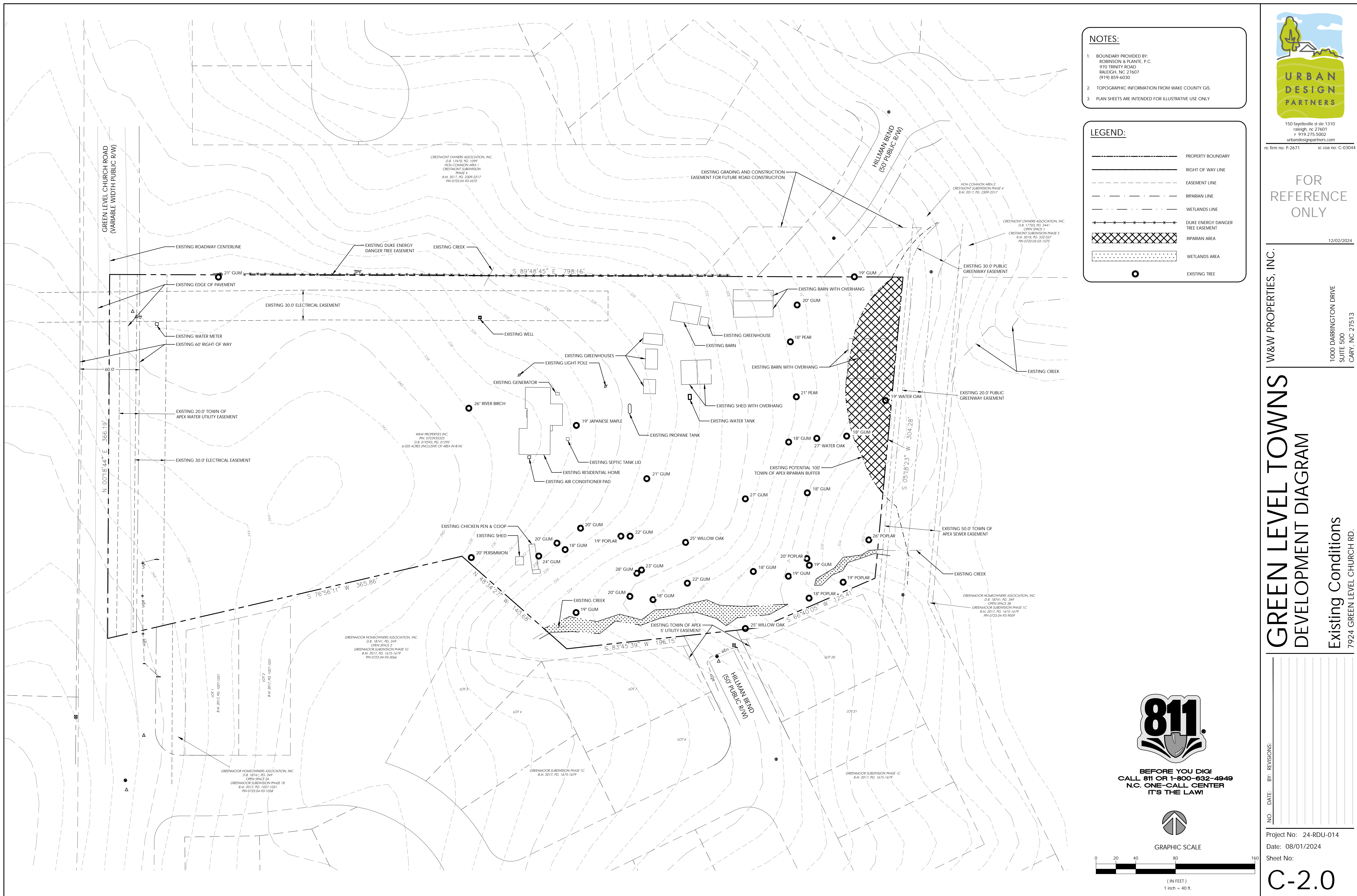
Cover Sheet
7924 GREEN LEVEL CHURCH RD.

NO.	DATE	BY	REVISIONS:
1	08.01.24	MRW	Submit #1
2	10.04.24	MRW	Submit #2
3	11.01.24	MRW	Submit #3
4	12.02.24	MRW	Submit #4
5	12.16.24	MRW	Submit #5

Project No: 24-RDU-014
Date: 08/01/2024

Sheet No:

C-1.0



NOTES:

- BOUNDARY PROVIDED BY: ROBINSON & PLANTE, P.C. 970 TRINITY ROAD RALEIGH, NC 27607 (919) 859-6030
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

LEGEND:

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EASEMENT LINE
	RIPARIAN LINE
	WETLANDS LINE
	DUKE ENERGY DANGER TREE EASEMENT
	RIPARIAN AREA
	WETLANDS AREA
	EXISTING TREE



150 Fayetteville St Ste 1310
Raleigh, NC 27601
+ 919.275.5002
urbandesignpartners.com

nr firm no: P-2671 sc coa no: C-03044

FOR REFERENCE ONLY

12/02/2024

W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

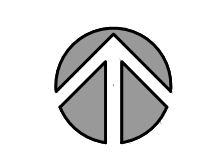
GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

Existing Conditions

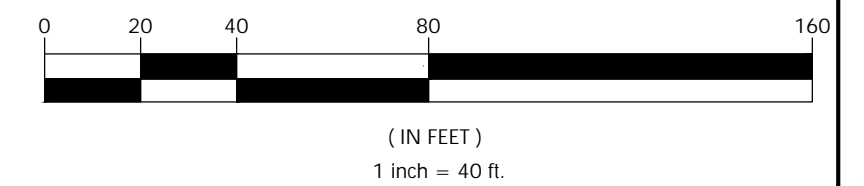
7924 GREEN LEVEL CHURCH RD.



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE



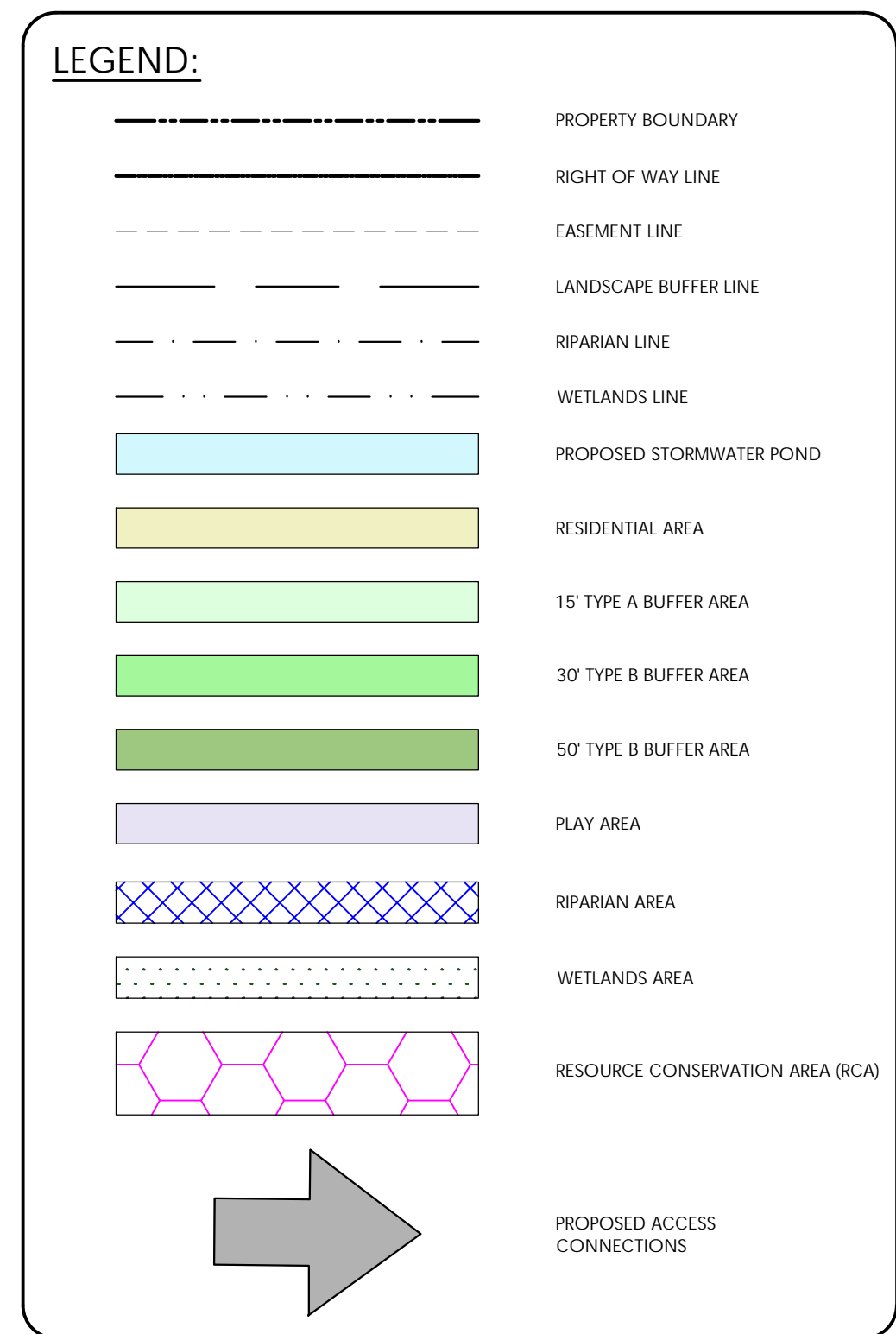
NO.	DATE	BY	REVISIONS:

Project No: 24-RDU-014
Date: 08/01/2024
Sheet No:

C-2.0



- NOTES:**
- BOUNDARY INFORMATION PROVIDED BY: ROBINSON & PLANTE, P.C. 970 TRINITY ROAD, RALEIGH, NC 27607 (919) 859-6030
 - PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DEVELOPMENT ACCESS AND STUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
 - PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING TRANSPORTATION, WATER, SEWER, AND GREENWAYS.
 - THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRICITY.
 - THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
 - NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
 - TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
 - ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).



811
BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

URBAN DESIGN PARTNERS
150 Fayetteville St. Ste 1310
Raleigh, NC 27601
919.275.5022
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

Conceptual Site Plan
7924 GREEN LEVEL CHURCH RD.

NO.	DATE:	BY:	REVISIONS:
1	08.01.24	MRW	Submit #1
2	10.04.24	MRW	Submit #2
3	11.01.24	MRW	Submit #3
4	12.02.24	MRW	Submit #4
5	12.16.24	MRW	Submit #5

Project No: 24-RDU-014
Date: 08/01/2024
Sheet No:
C-3.0

CRESTMONT OWNERS ASSOCIATION, INC.
D.B. 1470, PG. 1099
B.M. 2017, PG. 2309-2317
PIN 0723.04-93-1721

CRESTMONT OWNERS ASSOCIATION, INC.
D.B. 1470, PG. 1099
HIGH COMMON AREA 1
CRESTMONT SUBDIVISION
PHASE 4
B.M. 2017, PG. 2309-2317
PIN 0723.04-93-4572

CANOE CREEK LANE
(PUBLIC R/W)

HILLMAN BEND
(50' PUBLIC R/W)

HOA COMMON AREA 2
CRESTMONT SUBDIVISION PHASE 4
B.M. 2017, PG. 2309-2317

CRESTMONT OWNERS ASSOCIATION, INC.
D.B. 17703, PG. 2441
OPEN SPACE 1
CRESTMONT SUBDIVISION PHASE 5
B.M. 2018, PG. 332.507
PIN 0723.04-93-1920

GREENMOOR HOMEOWNERS ASSOCIATION, INC.
D.B. 18741, PG. 349
OPEN SPACE 2
GREENMOOR SUBDIVISION PHASE 1C
B.M. 2017, PG. 1675-1679
PIN 0723.04-93-1058

GREENMOOR HOMEOWNERS ASSOCIATION, INC.
D.B. 18741, PG. 349
OPEN SPACE 2
GREENMOOR SUBDIVISION PHASE 1C
B.M. 2017, PG. 1675-1679
PIN 0723.04-93-3064

GREENMOOR HOMEOWNERS ASSOCIATION, INC.
D.B. 18741, PG. 349
OPEN SPACE 2
GREENMOOR SUBDIVISION PHASE 1B
B.M. 2017, PG. 1020-1031
PIN 0723.04-93-1058

GREENMOOR SUBDIVISION PHASE 1C
B.M. 2017, PG. 1675-1679

GREENMOOR SUBDIVISION PHASE 1C
B.M. 2017, PG. 1675-1679

BALMOOR TRACE
(PUBLIC R/W)

HILLMAN BEND
(50' PUBLIC R/W)

GREEN LEVEL CHURCH ROAD
(VARIABLE WIDTH PUBLIC R/W)

TOWN OF APEX EXISTING 20'
PUBLIC WATERLINE EASEMENT

GREENMOOR PATH
(PUBLIC R/W)

NOTES:

- BOUNDARY INFORMATION PROVIDED BY:
ROBINSON & PLANTE, P.C.
970 TRINITY ROAD
RALEIGH, NC 27607
(919) 859-6030
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY
- THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRICITY
- THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
- TREE LOCATION INFORMATION PROVIDED BY S&C.

LEGEND:

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EASEMENT LINE
	RIPARIAN LINE
	WETLANDS LINE
	DEP DANGER TREE EASEMENT
	EXISTING WATER LINE
	OHW UTILITY
	UGE UTILITY
	PROPOSED STORMWATER POND
	RESIDENTIAL AREA
	15' TYPE A BUFFER AREA
	30' TYPE B BUFFER AREA
	50' TYPE B BUFFER AREA
	PLAY AREA
	RIPARIAN AREA
	WETLANDS AREA
	RESOURCE CONSERVATION AREA (RCA)
	SANITARY SEWER MANHOLE
	WATER MANHOLE
	EXISTING TREE
	PROPOSED ACCESS CONNECTIONS
	PROPOSED SEWER CONNECTIONS
	PROPOSED WATER CONNECTIONS



150 Fayetteville St. Ste 1310
Raleigh, NC 27601
+ 919.275.5032
urbandesignpartners.com

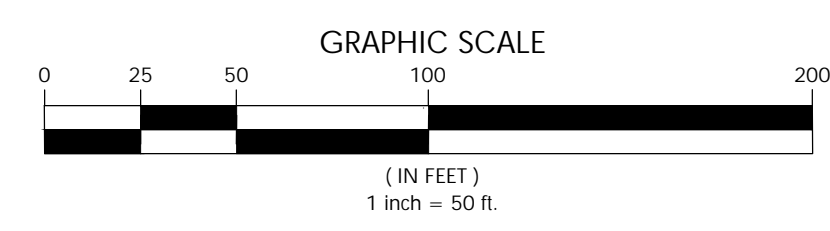
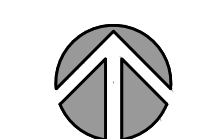
nc firm no: P-2671 sc cos no: C-03044
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024
W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

**GREEN LEVEL TOWNS
DEVELOPMENT DIAGRAM**
Conceptual Utility Plan
7924 GREEN LEVEL CHURCH RD.



**BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



NO.	DATE	BY	REVISIONS:
1	08.01.24	MRW	Submit #1
2	10.04.24	MRW	Submit #2
3	11.01.24	MRW	Submit #3
4	12.02.24	MRW	Submit #4
5	12.16.24	MRW	Submit #5

Project No: 24-RDU-014

Date: 08/01/2024

Sheet No:

C-6.0



150 Fayetteville St Ste 1310
Raleigh, NC 27601
+ 919.275.5032
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.

1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

**GREEN LEVEL TOWNS
DEVELOPMENT DIAGRAM**

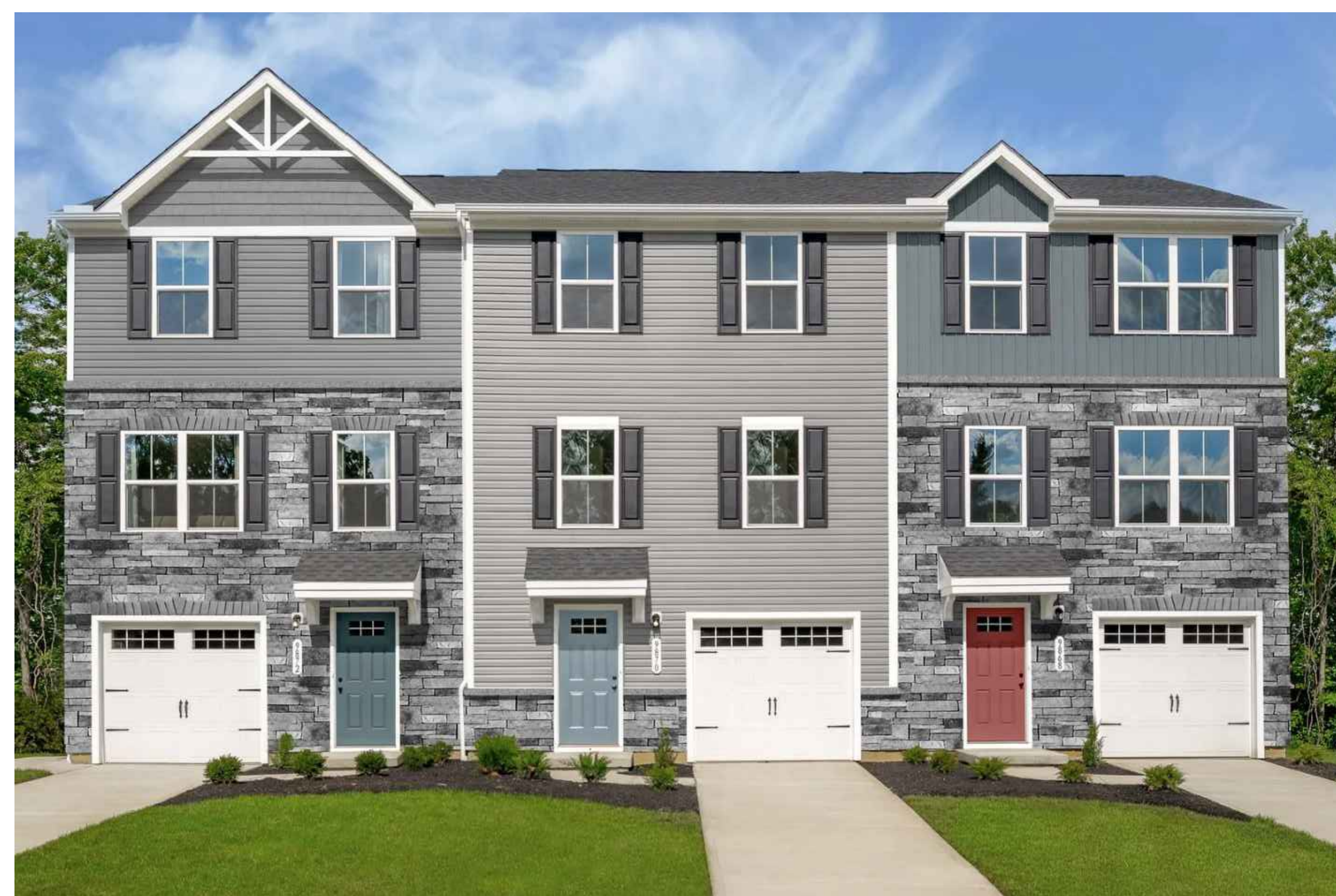
Building Elevations
7924 GREEN LEVEL CHURCH RD.

NO.	DATE	BY	REVISIONS
1	08.01.24	MRW	Submit #1
2	10.04.24	MRW	Submit #2
3	11.01.24	MRW	Submit #3
4	12.02.24	MRW	Submit #4
5	12.16.24	MRW	Submit #5

NOTES:
1. TYPICAL BUILDING ELEVATIONS, WINDOW CONFIGURATIONS, DOOR STYLES, COLORS, AND OTHER ARCHITECTURAL STANDARDS MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.
2. ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.

Project No: 24-RDU-014
Date: 08/01/2024
Sheet No:

A-1.0



150 Fayetteville St Ste 1310
Raleigh, NC 27601
+ 919.275.5032
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.

1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

Building Elevations
7924 GREEN LEVEL CHURCH RD.

NO.	DATE	BY	REVISIONS
1	08.01.24	MRW	Submital # 1
2	10.04.24	MRW	Submital # 2
3	11.01.24	MRW	Submital # 3
4	12.02.24	MRW	Submital # 4
5	12.16.24	MRW	Submital # 5

Project No: 24-RDU-014

Date: 08/01/2024

Sheet No:

A-1.1

NOTES:

1. TYPICAL BUILDING ELEVATIONS, WINDOW CONFIGURATIONS, DOOR STYLES, COLORS, AND OTHER ARCHITECTURAL STANDARDS MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.
2. ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.