

# STAFF REPORT

## The Reserve at Mills Farm – REVISED Major Site Plan QUASI-JUDICIAL PUBLIC HEARING

November 6, 2019 Town Council Meeting



The purpose of the public hearing is to review, hear, consider and approve, approve with conditions, or disapprove the application for a Major Site Plan.

### **BACKGROUND INFORMATION:**

**Location:** 2010 & 2030 Laura Duncan Road

**Applicant/Owner:** Mark Barker, NorthView Partners, LLC/Reserve at Mills Farm, LLC

### **PROJECT DESCRIPTION:**

**Acreeage:** 11.23+ Acres

**PINs:** 0752084185 & 0752081005

**RCA Provided:** 2.5 acres (22.81%)

**Current Zoning:** High Density Multi-Family Residential-Conditional Zoning (HDMF-CZ #16CZ15) & Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ25)

**2045 Land Use Map:** High Density Residential/Office Employment

**Town Limits:** In Town limits

### **Adjacent Zoning & Land Uses:**

	<b>Zoning(s)</b>	<b>Land Use(s)</b>
<b>North:</b>	Rural Residential (RR)	Single-Family Residential
<b>South:</b>	Planned Commercial-Conditional Zoning (PC-CZ #11CZ13); Residential Agricultural (RA); Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ08)	Vacant; Meridian at Nichols Plaza Apartments
<b>East:</b>	Rural Residential (RR)	Town of Apex Electrical Substation
<b>West:</b>	Tech/Flex-Conditional Zoning (TF-CZ #15CZ12)	Caliber Collision

### **Existing Conditions:**

The site contains two parcels with most of the site in various stages of construction. The historic Mills House and two accessory structures associated with the house have been relocated to the south west area of the development. The applicant is proposing to put these into a historic preservation and maintenance easement.

### **Neighborhood Meeting:**

The applicant conducted a neighborhood meeting on September 30, 2019. The neighborhood meeting report is attached.

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## REVISED MAJOR SITE PLAN

**PROJECT DATA:** The applicant is proposing the construction of 153 Independent Living, Assisted Living, and Memory Care units in four (4) buildings spanning a total of 174,172 square feet.

*The Revised Major Site Plan is submitted to reflect a correction in the total unit count, which was originally approved for 152 units. The applicant discovered the discrepancy between the approved number of units and the actual proposed number of units in the building design and is revising only the total unit count to reflect this discovery. There are no changes proposed to any other aspect of the approved plan.*

### **Public Utilities:**

The Major Site Plan will utilize and connect to existing Town water and sewer.

### **Storm Drainage:**

The site is located in the Williams Creek (Neuse River) Primary Watershed Protection Overlay District. The amount of impervious surface proposed is 5.46 acres, 48.7% of the site. An SCM has been constructed onsite to manage storm drainage. The proposed development will comply with the requirements of the UDO.

### **Grading:**

The proposed Major Site Plan meets all requirements of the Unified Development Ordinance. RCA and preserved buffers are protected with Tree Protection Fencing.

### **Architectural Standards:**

Architectural elevations for all buildings are provided in the attachments. This includes the main 48-foot tall 3-story structure, 1 assisted living care structure, 2 memory care structures, and a detached garage.

### **Lighting:**

Pole mounted lighting shall be provided within the parking lots and the lighting plan meets the standards of the UDO. The maximum pole height is 30 feet and all poles and fixtures will be painted black.

**Resource Conservation Area:** The applicant is providing a total of 2.5 acres to be dedicated as RCA within three areas. This accounts for 22.81% of the overall site and includes the area containing the historic Mills House.

**Buffers:** The applicant is providing a 15-foot Type "A" buffer along the west property line, a 10-foot Type "B" buffer along the south property line and a 50-foot Thoroughfare (Type E) buffer along Laura Duncan Road. This complies with the Harris PUD (#16CZ25).

### **Community Amenities:**

Two community amenities are required for this Major Site Plan. The applicant is providing a dog park and bike racks.



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**Parking:** The applicant is proposing a total of 152 parking spaces including 9 accessible spaces and 8 enclosed spaces within a garage structure. The UDO only requires a total of 126 parking spaces.

**Landscaping:** The plan meets or exceeds the minimum requirements as required by the UDO.

**SUPPLEMENTAL STANDARDS:** The proposed congregate care facility meets the supplemental standards as listed in Section 4.4.1.B of the UDO.

#### **PARKS AND RECREATION:**

This plan was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on January 18, 2017, and a fee in lieu of \$1,899.55 per dwelling unit, for a total of \$290,631.15 was recommended. The applicant will also be granted credit for a 10-foot Multi-use Path as shown on the Town of Apex Bicycle, Pedestrian and Equestrian Plan. The Multi-use Path has been provided on the proposed Major Site Plan.

#### **APEX TRANSPORTATION PLAN/ACCESS and CIRCULATION:**

The Board of Adjustment granted a variance on October 20, 2016 from Sec. 7.5.4.E of the UDO to allow for the two access drives on a public street to only be 250-feet apart. The individual buildings will be accessed through a network of private drives and private sidewalks.

#### **UNIFIED DEVELOPMENT ORDINANCE:**

The proposed Major Site Plan is in *compliance* with the standards provided in the UDO.

**MAJOR SITE PLAN STANDARDS:** In order to approve an application for a Major Site Plan, the Town Council shall find the following standards are met by the proposed Major Site Plan:

- a) Compatibility. The development proposed in the site plan and its general location is compatible with the character of surrounding land uses.
- b) Zoning district supplemental standards. The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards*.
- c) Site development standards. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards*.
- d) Mitigation of development on steep slopes. If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards*.
- e) Dedication of ROW for Thoroughfare Plan. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW for Thoroughfare Streets and Highways*.
- f) Required improvements. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements*.
- g) Other relevant standards of this Ordinance. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible

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and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.

- h) Applicable Standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.
- i) Impact on public facilities. The proposed development shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.



Ellington  
Cove

Ramblewood Dr

Ramblewood

The Reserve  
at Mills Farm

Edgewater Ridge Ct

Edgewater

Laura Duncan Rd

The Reserve  
at Mills Farm

Mills Chase Loop

Pine Plaza Dr

Meridian at  
Nichols Plaza

Bronwin Dr

Camden  
Lake Pine

Doverside Dr

Park Summit Blvd





## MAJOR SITE PLAN APPLICATION 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.

Application #: 2019-03  
Fee Paid: \$ 1,360

Submittal Date: 10.1.19  
Check #: 001150

### Project Information

Project Name: The Reserve at Mills Farm  
Address: 2010 & 2030 Laura Duncan Road  
Property PIN: 0752-08-4185 & 0752-08-1005  
Acreage: 11.23 Zoning: PUD-CZ & HDMF-CZ  
Town Limits:  Inside corporate limits  In ETJ  \*Outside corporate limits and ETJ

### For Non-residential Developments

Total number of buildings: 4 (Garage, Maintenance, & 2 Historic Structures) Number of floors: \_\_\_\_\_  
Total square footage of all buildings: +/- 6,700

### For Residential Developments

Number of multi-family units: 153 Number of floors: 3 & single story

### Applicant Information

Name: Reserve at Mills Farm, LLC  
Address: 6131 Falls of Neuse Road | Ste 202  
City: Raleigh State: NC Zip: 27609  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Owner Information

Name: Same as Applicant  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Attorney Information

Name: Nil Ghosh  
Address: 421 Fayetteville St | Ste 530  
City: Raleigh State: NC Zip: 27601  
Phone: 919-590-0362 Email: ngosh@morningstarlawgroup.com

### Engineer Information

Name: John A. Edwards & Company  
Address: 333 Wade Avenue  
City: Raleigh State: NC Zip: 27605  
Phone: 919-828-4428 Email: jon\_callahan@jaeco.com

**CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS**

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

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

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, Nzl Ghosh, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

Date: 10/1/19

By: [Signature]

COUNTY OF Durham WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Jeffrey Phillips, a Notary Public for the above State and County, on this the 1st day of October, 2019.

[Signature]  
Notary Public  
Jeffrey Phillips  
Print Name

SEAL



My Commission Expires: 02-24-2024



Certified List of Neighboring Property Owners

Owner's Name	PIN
TOWN OF APEX	0752-08-9246 0752-28-9038
BALLADARES, RICARDO A ALBACETE, ALICIA	0752-08-8525
CHEN, XI	0752-08-7630
CROSSROADS HOLDINGS LLC	0742-97-4488 0742-97-9560 0752-07-2751
EDGEWATER TOWNHOMES ASSOCIATION, INC	0752-18-1435
GAZENBEEK, ANN FREEMAN	0752-07-6522
GILMOUR, KEVIN J GILMOUR, LESLEE A	0752-08-9530
GUPTA, VISHAL GUPTA, SARIKA	0752-08-9488
HAWARE, RAHUL VASANTRAO KAMBLE, PRIYA SURESH	0752-08-6693
KAZGAN, NEVZAT KAZGAN, SUMEYYE	0752-08-9469
LARSON, TIMOTHY J LARSON, INGRID F	0752-08-5903
LUECKING, ROBERT B LUECKING, JUANITA C	0752-08-7596
MERIDIAN AT NICHOLS PLAZA LLC	0752-17-2582
MONTANER, CARLOS MONTANER, MORELLA	0752-08-8544
MOODY, KAY RECTOR CRAIG	0752-08-1624
NAGPAL, ANUJA HATARIA, STANLEY	0752-08-8592
NICHOLS PLAZA PROPERTY OWNERS ASSOCIATION INC	0752-07-3683
PANDIT, DIPAK BABAN WAGH, SWAPNALI	0752-08-7611
PHAM, KHANH KIM CHENG, AMY CHAO-YU	0752-08-6674
RESERVE AT MILLS FARM, LLC	0752-08-1005 0752-08-4185
SHAH, BHAVNA S	0752-08-9511
SORRELL, LOYD V SORRELL, DENISE B	0742-98-7417
STEVENS, DON PAUL TRUSTEE STEVENS, ANNE CHAVRE TRUSTEE	0742-98-7022
TYAGI, PRADEEP TYAGI, SEEMA	0752-08-7577

## DEVELOPMENT NAME APPROVAL APPLICATION

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

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

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

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

**Proposed Subdivision/Development Information**

Description of location: Already Approved

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

## STREET NAME APPROVAL APPLICATION

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

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

Wake County Approval Date: \_\_\_\_\_

### Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

### Information:

Description of location: Already Approved

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: \_\_\_\_\_



**STREET NAME APPROVAL APPLICATION**

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

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

# of roads to be named: \_\_\_\_\_

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name      Suffix

Hunter                  Street

1 _____	11 _____
2 _____	12 _____
3 _____	13 _____
4 _____	14 _____
5 _____	15 _____
6 _____	16 _____
7 _____	17 _____
8 _____	18 _____
9 _____	19 _____
10 _____	20 _____

**TOWN OF APEX STAFF APPROVAL**

Town of Apex Staff Approval

Date

**WAKE COUNTY STAFF APPROVAL:**

GIS certifies that \_\_\_\_\_ names indicated by checkmark  are approved.

Please disregard all other names.

Comments:

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Wake County GIS Staff Approval

Date

**TOWN OF APEX UTILITIES OFFER AND AGREEMENT**

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

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

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

ALREADY APPROVED

\_\_\_\_\_

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

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

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

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: \_\_\_\_\_

TOWN OF APEX

BY: \_\_\_\_\_  
Authorized Agent

BY: \_\_\_\_\_  
Authorized Agent

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

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



**AGENT AUTHORIZATION FORM**

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

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

Reserve at Mills Farm, LLC

is the owner\* of the property for which the attached

application is being submitted:

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

The property address is:

2010  
2030 Laura Duncan Rd, Apex, NC

The agent for this project is: \_\_\_\_\_

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

Agent Name:

Mark Barker

Address:

6131 Falls of Neuse Rd, Suite 202, Raleigh, NC

Telephone Number:

919-812-6360

27609

E-Mail Address:

mbarker@northviewpartners.com

Signature(s) of Owner(s)\*

Mark R. Barker

Mark Barker

Type or print name

9-27-19

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.

**AFFIDAVIT OF OWNERSHIP**

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

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

The undersigned, Mark Barker (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 2010 & 2030 Laura Duncan 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 12/19/2017, and recorded in the Wake County Register of Deeds Office on 12/19/2017, in Book 17000 Page 2195 & 2199.
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 12/19/2017, 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 12/19/2017, 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 27<sup>th</sup> day of September, 2019.

Mark R. Barker (seal)  
 \_\_\_\_\_  
 Mark Barker  
 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 Mark R. Barker, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's \_\_\_\_\_, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Cynthia L. Stone  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 4-25-2021

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

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

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

**Insert legal description below.**

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF LAURA DUNCAN ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED BOOK 2308, AT PAGE 420 AND HAVING NC GRID COORDINATES OF NORTH 728,573.32' AND EAST OF 2,050,399.76'(NAD 83(2011)). THENCE FROM SAID POINT OF BEGINNING LEAVING SAID RIGHT OF WAY, SOUTH 46° 21' 04" EAST FOR A DISTANCE OF 519.83 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 46° 21' 04" EAST FOR A DISTANCE OF 499.79 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 89° 37' 26" WEST FOR A DISTANCE OF 324.98 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89° 37' 26" WEST FOR A DISTANCE OF 169.21 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 87° 52' 33" WEST FOR A DISTANCE OF 425.70 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 87° 54' 43" WEST FOR A DISTANCE OF 121.83 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 24° 43' 51" WEST FOR A DISTANCE OF 455.07 FEET TO AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF LAURA DUNCAN ROAD; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING 4 CALLS, NORTH 63° 50' 16" EAST FOR A DISTANCE OF 111.80 FEET TO A POINT, NORTH 64° 29' 04" EAST FOR A DISTANCE OF 143.41 FEET TO A POINT, NORTH 61° 34' 03" EAST FOR A DISTANCE OF 141.65 FEET TO A POINT, AND NORTH 55° 46' 41" EAST FOR A DISTANCE OF 168.84 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING AND CONTAINING 489,054 S.F. OR 11.227 AC, MORE OR LESS, AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY ENTITLED "RESERVE AT MILLS FARM, APEX, NC" PREPARED BY JOHN A. EDWARDS & COMPANY DATED OCTOBER 21, 2016, LAST REVISED DECEMBER 14, 2017.



# 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.

9/19/2019

Date

Dear Neighbor:

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

2010 & 2030 Laura Duncan Road

0752-08-1005 & 0752-08-4185

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. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at [www.apexnc.org](http://www.apexnc.org).

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 checked="" 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)):

A minor adjustment to the approved Major Site Plan to accommodate a building error that resulted in 153 units rather than 152.

Estimated submittal date: October 1, 2019

## MEETING INFORMATION:

Property Owner(s) name(s): Reserve at Mills Farm, LLC

Applicant(s): Jason Barron - Attorney for Applicant

Contact information (email/phone): 919.590.0371/jbarron@morningstarlawgroup.com

Meeting Address: 237 N Salem St. Apex, NC 27502

Date of meeting\*\*: September 30, 2019

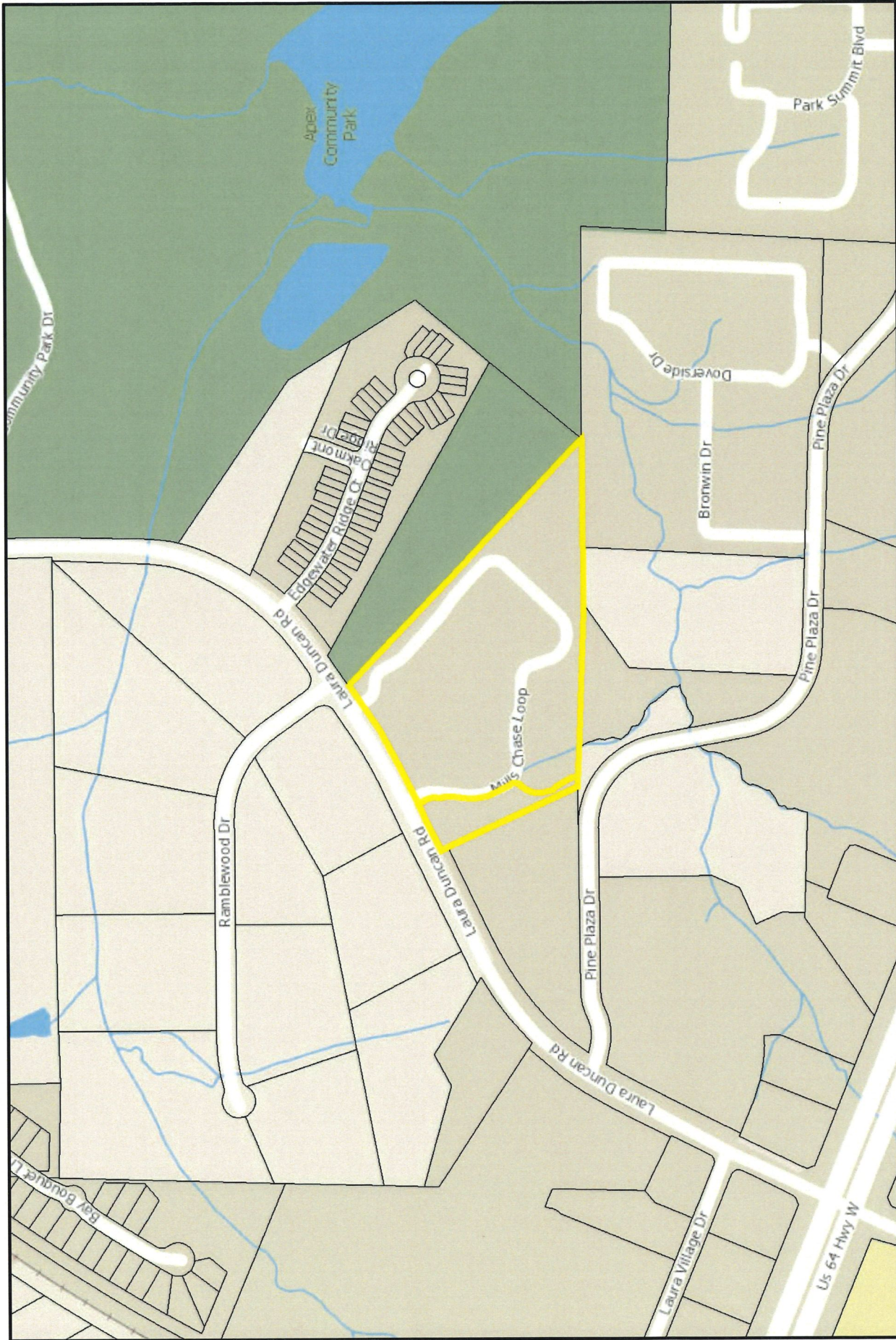
Time of meeting\*\*: 6:30

## MEETING AGENDA TIMES:

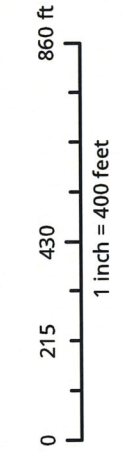
Welcome: 6:30 - 6:32 Project Presentation: 6:32-6:35 Question & Answer: 6:35 - end

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





**Vicinity Map**



**Disclaimer**  
 The maps make 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.





APEX TOWN OF  
PO BOX 250  
APEX NC 27502-0250

APEX TOWN OF  
PLANNING DEPARTMENT  
PO BOX 250  
APEX NC 27502-0250

BALLADARES, RICARDO A ALBACETE, ALICIA  
713 EDGEWATER RIDGE CT  
APEX NC 27523-6401

CHEN, XI  
47 FARMHAVEN AVE  
EDISON NJ 08820-3220

CROSSROADS HOLDINGS LLC  
PO BOX 2069  
WAKE FOREST NC 27588-2069

EDGEWATER TOWNHOMES ASSOCIATION, INC  
ELITE PROPERTY MGMT  
4112 BLUE RIDGE RD STE 100  
RALEIGH NC 27612-4652

GAZENBEEK, ANN FREEMAN  
915 BERRY AVE  
LOS ALTOS CA 94024-5532

GILMOUR, KEVIN J GILMOUR, LESLEE A  
705 EDGEWATER RIDGE CT  
APEX NC 27523-6401

GUPTA, VISHAL GUPTA, SARIKA  
701 EDGEWATER RIDGE CT  
APEX NC 27523-6401

HAWARE, RAHUL VASANTRAO KAMBLE, PRIYA SURESH  
725 EDGEWATER RIDGE CT  
APEX NC 27523-6401

KAZGAN, NEVZAT KAZGAN, SUMEYYE  
703 EDGEWATER RIDGE CT  
APEX NC 27523-6401

LARSON, TIMOTHY J LARSON, INGRID F  
2000 RAMBLEWOOD DR  
APEX NC 27523-9345

LUECKING, ROBERT B LUECKING, JUANITA C  
2920 TEAKWOOD ST  
TITUSVILLE FL 32780-5153

MERIDIAN AT NICHOLS PLAZA LLC  
6131 FALLS OF THE NEUSE RD STE 202  
RALEIGH NC 27609

MONTANER, CARLOS MONTANER, MORELLA  
711 EDGEWATER RIDGE CT  
APEX NC 27523-6401

MOODY, KAY RECTOR CRAIG  
2001 RAMBLEWOOD DR  
APEX NC 27523-9345

NAGPAL, ANUJA HATARIA, STANLEY  
709 EDGEWATER RIDGE CT  
APEX NC 27523-6401

NICHOLS PLAZA PROPERTY OWNERS ASSOCIATION INC  
COLUMBIA DEVELOPMENT GROUP LLC  
1845 SAINT JULIAN PL  
COLUMBIA SC 29204-2411

PANDIT, DIPAK BABAN WAGH, SWAPNALI  
723 EDGEWATER RIDGE CT  
APEX NC 27523-6401

PHAM, KHANH KIM CHENG, AMY CHAO-YU  
727 EDGEWATER RIDGE CT  
APEX NC 27523-6401

RESERVE AT MILLS FARM, LLC  
6131 FALLS OF THE NEUSE RD STE 202  
RALEIGH NC 27609

SHAH, BHAVNA S  
707 EDGEWATER RIDGE CT  
APEX NC 27523-6401

SORRELL, LOYD V SORRELL, DENISE B  
1921 LAURA DUNCAN RD  
APEX NC 27523-9344

STEVENS, DON PAUL TRUSTEE STEVENS, ANNE CHAVRE  
TRUSTEE  
320 CAVE GULCH  
SANTA CRUZ CA 95060-9104

TYAGI, PRADEEP TYAGI, SEEMA  
8 BAY COLONY CIR  
NORTH GRAFTON MA 01536-1301



# 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: 237 N Salem St  
 Date of meeting: 9/30/19 Time of meeting: 6:30  
 Property Owner(s) name(s): Reserve at Mills Farm, LLC  
 Applicant(s): Reserve at Mills Farm, LLC

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.

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

*Use additional sheets, if necessary.*

# 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, Nil Ghosh, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 237 N Salem St (location/address) on 9/30/19 (date) from 6:30 (start time) to 8:30 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

10/1/19  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF ~~WAKE~~ Durham

Sworn and subscribed before me, Jeffrey Phillips, a Notary Public for the above State and County, on this the 1<sup>st</sup> day of October, 2019.

SEAL

[Signature]  
Notary Public  
Jeffrey Phillips  
Print Name



My Commission Expires: 02-24-2024



# 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: The Reserve at Mills Farm Zoning: HDMF-CZ & PUD-CZ  
 Location: 2010 & 2030 Laura Duncan Road  
 Property PIN(s): 0752-08-4185 & 0752-08-1005 Acreage/Square Feet: 11.23

Property Owner: Nil Ghosh (attorney for Reserve at Mills Farm, LLC)  
 Address: 421 Fayetteville St | Ste 530  
 City: Raleigh State: NC Zip: 27601  
 Phone: 919-590-0362 Email: nghosh@morningstarlawgroup.com

Developer: Same as Property Owner  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: Design Resource Group  
 Address: 2459 Wilkinson Blvd | Ste 200  
 City: Charlotte State: NC Zip: 28208  
 Phone: 704-343-0608 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Builder (if known): Same as Property Owner  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Mike Deaton, Stormwater & Utility Engineering Manager Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342





# 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): Reserve at Mills Farm, LLC

Applicant(s): Reserve at Mills Farm, LLC

Contact information (email/phone): ngosh@morningstarlawgroup.com/919-590-0362

Meeting Address: 237 N Salem St

Date of meeting: 9/30/19 Time of meeting: 6:30

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

Question/Concern #1:

No one attended the meeting

Applicant's Response:

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

Question/Concern #2:

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

Applicant's Response:

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

Question/Concern #3:

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

Applicant's Response:

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

Question/Concern #4:

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

Applicant's Response:

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

**PAYMENT DATE**  
10/01/2019

**COLLECTION STATION**  
Jeri Pederson

**RECEIVED FROM**  
Reserve at Mills Farm LLC

**DESCRIPTION**  
The Reserve at Mills Farm

**TOWN OF APEX**  
P O BOX 250  
APEX, NC 27502  
(919) 362-8676 - Utility Payments  
(919) 249-3418 - Permits Only  
(919) 249-3426 - Planning & Zoning Only

**BATCH NO.**  
2020-00001196

**RECEIPT NO.**  
2020-00062515

**CASHIER**  
Jeri Pederson

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PPC	PROJECT PLANNING CENTER FEES	\$1,360.00						
Payments:	<table border="1"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Check</td> <td>1150</td> <td>\$1,360.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	1150	\$1,360.00	
	Type	Detail	Amount					
Check	1150	\$1,360.00						
<b>Total Amount:</b>		<b>\$1,360.00</b>						

Customer Copy



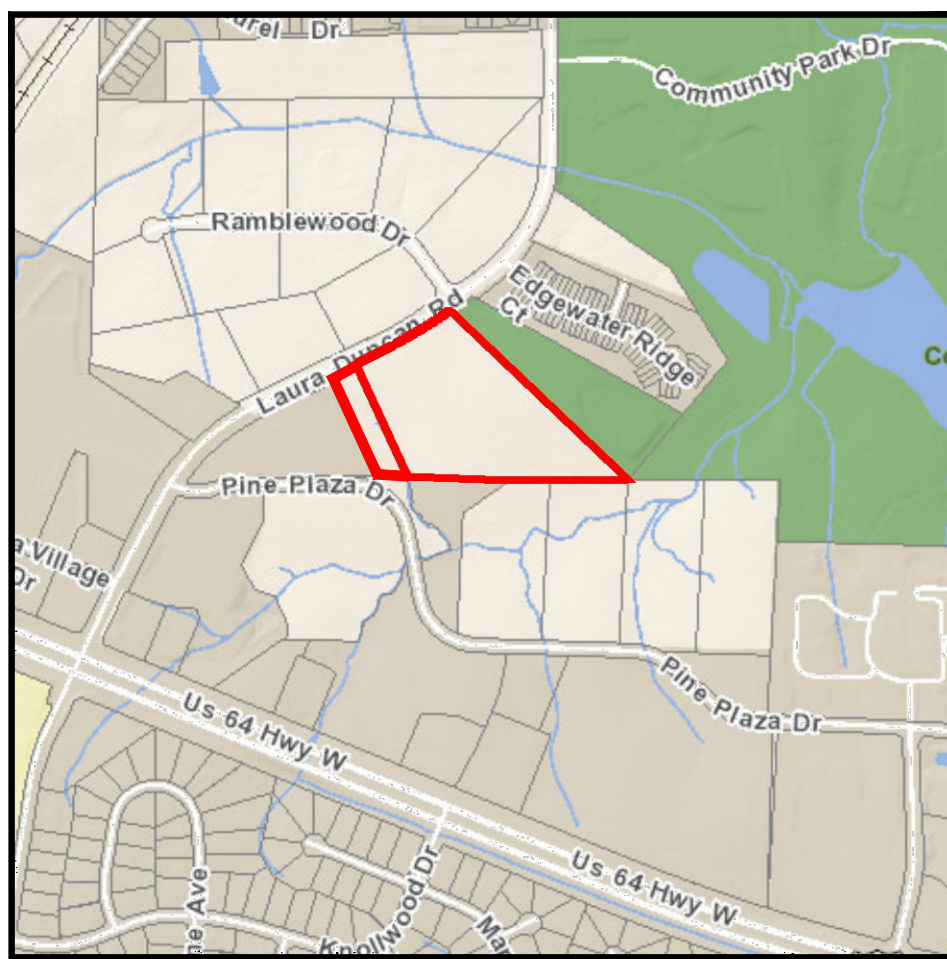
# THE RESERVE AT MILLS FARM

## MAJOR SITE PLAN

### APEX, NORTH CAROLINA

DECEMBER 1, 2016  
 REVISED JANUARY 13, 2016  
 REVISED FEBRUARY 3, 2016  
 REVISED OCTOBER 1, 2019  
 REVISED OCTOBER 21, 2019

DEVELOPER:  
**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, STE 202  
 RALEIGH, NC 27609



VICINITY MAP  
 NTS

SHEET INDEX

- C1.00 EXISTING CONDITIONS/DEMOLITION PLAN
- C1.01 TREE SURVEY PLAN
- C1.02 EXISTING CONDITIONS AERIAL
- C2.00 SITE PLAN
- C2.01 ACCESSIBLE ROUTE PLAN
- C2.02 VEHICLE MANEUVERING PLAN
- C2.03 OFF-SITE IMPROVEMENTS
- C2.04 PHASING PLAN
- C3.00 LAURA DUNCAN STRIPING PLAN
- C4.00 OVERALL GRADING PLAN
- C4.01 FINE GRADING PLAN
- C4.02 FINE GRADING PLAN
- C4.03 FINE GRADING PLAN
- C4.04 FINE GRADING PLAN
- C4.05 OFF-SITE GRADING PLAN
- C4.10 STORM DRAINAGE PLAN
- C5.00 UTILITY PLAN
- C5.01 SANITARY SEWER CROSS SECTIONS
- C6.00 REQUIRED PLANTING PLAN
- C6.01 PLANTING SCHEDULE AND DETAILS
- C7.00 TOWN OF APEX REQUIRED NOTES
- C8.00 SITE DETAILS
- C8.01 SITE DETAILS
- C8.02 SITE DETAILS
- E1 ELECTRICAL NOTES AND SCHEDULES
- E2 LIGHTING PLAN
- E3 PARKING PHOTOMETRICS
- E4 GROUNDS PHOTOMETRICS
- A3.01 THE RESERVE AT MILLS FARM ELEVATIONS
- A3.02 THE RESERVE AT MILLS FARM ELEVATIONS
- A3.03 THE RESERVE AT MILLS FARM ELEVATIONS
- A3.04 THE RESERVE AT MILLS FARM ELEVATIONS
- A3.05 THE RESERVE AT MILLS FARM ELEVATIONS
- THE RESERVE AT MILLS FARM COLOR BOARD
- THE RESERVE AT MILLS FARM COLOR ELEVATIONS 1
- THE RESERVE AT MILLS FARM COLOR ELEVATIONS 2
- THE RESERVE AT MILLS FARM PERSPECTIVE VIEWS

PARKS AND RECREATION SITE DATA TABLE

REVIEWED BY PRCR ADVISORY COMMISSION  
 DATE: 01/18/2017  
 # OF SINGLE-FAMILY DETACHED UNITS 0 X \$3,221.90/UNIT = \$0.00  
 # OF SINGLE-FAMILY ATTACHED UNITS 0 X \$2,157.44/UNIT = \$0.00  
 # OF MULTI-FAMILY UNITS 153 X \$1,899.55/UNIT = \$290,631.15  
 TOTAL FEE-IN-LIEU DEDICATION = \$290,631.15  
 AND/OR  
 ACRES OF LAND DEDICATION = 0.XX AC  
 \_X\_YES \_\_\_NO PUBLIC GREENWAY TRAIL CONSTRUCTION  
 \*FINAL APPLICABLE UNIT COUNT TO BE DETERMINED BY PARKS AND RECREATION COMMISSION

SITE DATA

PIN NUMBERS: 0752084185 (10.01 AC)  
 0752081005 (1.22 AC)  
 2030 LAURA DUNCAN ROAD  
 11.23 ACRES  
 CURRENT ZONING: PUD-CZ (HARRIS PROPERTY)  
 HDMF-CZ (FOWLER PROPERTY)  
 PROPOSED DENSITY: 153 UNITS  
 CONGREGATE LIVING FACILITY TO INCLUDE A MIX OF INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE  
 CURRENT 2030 LAND USE DESIGNATION: MIXED USE - HIGH DENSITY RESIDENTIAL/OFFICE EMPLOYMENT  
 BUILT UPON AREA ALLOWED: 60% = 6.74 ACRES  
 BUILT UPON AREA PROPOSED: 48.7% = 5.46 ACRES

RESOURCE CONSERVATION AREA (RCA):

NET SITE AREA (MINUS 20' ADDITIONAL ROW): 10.96 AC  
 20.0% OF NET SITE AREA: 2.19 AC  
 PROVIDED RCA:  
 AREA A: 0.83 AC  
 AREA B @ 50%: 0.16 AC  
 AREA C: 1.51 AC  
 TOTAL: 2.50 AC (22.81%)

REQUIRED SETBACKS: FRONT: 50'  
 SIDE: 50' (EASTERN PL)  
 SIDE: 5' (WESTERN PL)  
 REAR: 50'

REQUIRED PERIMETER BUFFERS:  
 15' TYPE A BUFFER ADJ TO TAX PARCEL 0742.08-97-7022  
 20' TYPE A BUFFER ADJ TO TAX PARCEL 0752.05-07-6522  
 10' TYPE B BUFFER ADJ TO TAX PARCEL 0742.08-97-9528  
 10' TYPE B BUFFER ADJ TO TAX PARCEL 0752.05-07-9553  
 50' THOROUGHFARE BUFFER ALONG LAURA DUNCAN ROAD

NO FEMA 100 YEAR FLOODPLAIN EXISTS ON SITE: FIRM PANEL 0752

SITE IS WITHIN WILLIAMS CREEK (NEUSE RIVER) WATERSHED AND THE TOA PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT. THE SITE IS LOCATED IN A WATER SUPPLY WATERSHED DISTRICT.

HISTORIC STRUCTURES EXIST ON SITE AND ARE TO BE RELOCATED TO THE WESTERN PORTION OF THE SITE (HARRIS PROPERTY).

ALL NEW BUILDINGS ON SITE WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED

PUBLIC RECREATION: A 10' GREENWAY TRAIL WILL BE CONSTRUCTED WITHIN THE PROJECT TO CONTINUE ALONG THE SOUTHERN PROPERTY LINE BEFORE CONNECTION TO THE EXISTING GREENWAY TRAIL AT THE SOUTHEAST CORNER OF THE PROPERTY.

8.4 COMMUNITY AMENITIES: PEDESTRIAN PLAZA WITH BENCHES  
 PATIO SEATING AREA

BUILDING DATA

PROPOSED MAX BUILDING HEIGHT: 48' (3 STORIES)  
 MAX BUILDING HEIGHT ALLOWED: 48'  
 USE: CONGREGATE CARE  
 HT: 3 STORIES  
 CONST. TYPE: 5A  
 GROSS AREA: 118,670 SF  
 1ST FLOOR: 47,525 SF  
 2ND FLOOR: 34,634 SF  
 3RD FLOOR: 36,511 SF

USE: ASSISTED LIVING  
 HT: 1 STORY  
 CONST. TYPE: IIB  
 GROSS AREA: 46,732 SF

USE: (2 UNITS) MEMORY CARE (ASSISTED LIVING)  
 HT: 1 STORY  
 CONST. TYPE: 5B  
 GROSS AREA: 4,385 SF  
 USE: (2 UNITS) MEMORY CARE (ASSISTED LIVING)  
 HT: 1 STORY  
 CONST. TYPE: 5B  
 GROSS AREA: 4,363 SF

PARKING INFORMATION

SIDE: 152  
 REQUIRED PARKING: CONGREGATE CARE 1.00/UNIT = 99 UNITS = 99 SP  
 ASSISTED LIVING 0.50/UNIT = 54 UNITS = 27 SP  
 OVERALL REQUIRED = 126 SPACES  
 ACCESSIBLE REQUIRED = 5 SPACES  
 (INCLUDED IN OVERALL PARKING COUNT)

PROPOSED PARKING: STANDARD: 143 STANDARD  
 ACCESSIBLE: 9 SPACES  
 153 TOTAL  
 8 GARAGE\*

\*GARAGE NOT COUNTED TOWARDS MIN REQUIRED  
 % OF PARKING ON SIDE/REAR OF BUILDING: 66% (102 SPACES)

BEFORE THE BOARD OF ADJUSTMENT OF THE TOWN OF APEX  
 2010 & 2030 Laura Duncan Drive Road

FINDINGS OF FACT

Based on the competent and material evidence in the record, the Board of Adjustment makes the following findings of fact:

- Applicant Jason Barron, Attorney for Northview Partners, and owners Gerald & Sandra Harris and Sara Fowler (the "Applicant"), submitted a completed application for variances on the 8<sup>th</sup> day of October, 2016.
- Pursuant to G.S. §160A-384 and Sec. 2.2.11(E) of the Unified Development Ordinance (UDO), the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on the Variances for 2010 and 2030 Laura Duncan Road (0752-08-1005 and 0752-08-4185), Apex, North Carolina, before the Board of Adjustment on the 20<sup>th</sup> day of October, 2016.
- The Board of Adjustment held a public hearing, including an evidentiary hearing, on the 8th day of November 2016.
- All persons who desired to present evidence relevant to the variances for 2010 and 2030 Laura Duncan Road were allowed the opportunity to present evidence at the public hearing before the Apex Board of Adjustment.
- Applicant sought a variance from the following UDO Sections:
  - Section 7.5.4 (E) of the Unified Development Ordinance to for multiple non-residential driveways to be located less than 500 feet from each other.
- The Board of Adjustment found that there were special circumstances and/or conditions that are peculiar to the land or structure for which the variances are sought. These special circumstances and/or conditions include the location of the adjacent developed property, limited road frontage, and requirements to either maintain or relocate the existing historic dwelling within the development area.
- The strict application of the UDO does result in an unnecessary hardship, given the width of the properties, proposed location of historic structure, and lack of secondary frontage of the property. Without the requested variances the applicant would not be able to proceed for a request to develop the land as zoned with the uses desired.

CONCLUSIONS OF LAW

1) Unnecessary Hardship. Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. The property is currently zoned HDMF-CZ, High Density Multi-Family Conditional Zoning, and RR Rural Residential, the surrounding features would not allow for the location of a two access points into the proposed development with a separation of more than 500 feet. Therefore the requested variances are the minimum needed to make the use viable.

2) Hardship Results from Peculiar Conditions. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. The lack of frontage of the subject properties, requirements for multiple access drives for the proposed congregare care facility, and requirement to maintain the existing historic structures within the development site necessitated a variance to use the property as proposed.

3) Not Result of Action by Applicant. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. The requirement to maintain the existing historic structures within the development and lack of property width were not the result of action taking by the applicant.

4) Consistency with the UDO. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. The Zoning Map in the UDO calls for this parcel to be High-Density Single Family Residential Conditional Zoning and Rural Density Residential, and the many of the uses would have required multiple points of access. The proposed request is the minimum necessary to allow for the development to be built with uses permitted within the Zoning District.

5. The Ordinance does allow deviations through variances if special circumstances exist. The variance sought in this case is justified due to the special circumstances that exist for the parcel as the surrounding parcels are not able to be accessed to provide for an additional access point.

6. The applicant did meet the burden of proof and established facts that show the standards for granting a variance in this case.

7. Based on the facts and law, the Applicant is entitled to a variance and it should be approved.

DECISION

The Apex Board of Adjustment hereby approves the variances for 2010 and 2030 Laura Duncan Road as requested by the applicant.

These Findings of Fact shall constitute written documentation of the Board of Adjustment's approval of the variances for 2010 and 2030 Laura Duncan Road, Apex, NC.

THE TOWN OF APEX  
 By: David Rowland  
 Chair

ATTEST:  
 Donna Hensch  
 Donna B. Hensch, CMAC, NCCMC  
 Town Clerk  
 1-24-17  
 Date

#16CZ15 - APPROVED ZONING CONDITIONS

Proposed 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.

- Congregate Living Facility
- Recreation Facility, Private
- Park, Active
- Park, Passive

Proposed Conditions:

- Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- Siding materials shall be varied in type and/or color on 30% of each facade on each building.
- Windows that are not recessed must be trimmed.
- Recesses and projections shall be provided for at least 50% of each facade on each building.
- Rooflines cannot be a single mass; they must be varied with the use of gables, hips or dormers.
- Garage doors must have windows, decorative details or carriage-style adornments on them.
- Four of the following decorative features shall be used on each building:
  - Decorative shake
  - Decorative windows
  - Board and batten
  - Decorative brick/stone
  - Decorative porch railing/posts
  - Decorative gables
  - Shutters
  - Decorative cornices
  - Decorative/functional air vents on roof or foundation
  - Tin/metal roof
  - Recessed windows

Proposed Historic Structure Condition:  
 Prior to approval of a site plan for the subject property, a Historic Preservation Easement and Rehabilitation Agreement shall be established for the Historic Mills House with Capital Area Preservation (or such other agency as designated by the Town of Apex). The specific terms of the Historic Preservation Easement and Rehabilitation Agreement shall be as agreed to by the owner and Capital Area Preservation (or such other agency as designated by the Town).

#16CZ25 - APPROVED ZONING CONDITIONS

Proposed list of uses:  
 Current: Single Family Residential  
 Proposed: Congregate Living Facility, Single-Family, Office and Research, Bed and Breakfast, Real Estate Sales, and Studio for art, Recreation facility, Private Park - active, Park - passive

Proposed Conditions:  
 The Mills House and accessory structures will be relocated to the Harris property as part of the overall development plan for both the Fowler and Harris parcels. The Harris property (or as it may be reconfigured) will also provide for a conservation easement and rehabilitation agreement with Capital Area Preservation, prior to being conveyed to Capital Area Preservation. The Mills house and accessory structures shall not be required to meet the following architectural standards; these standards shall only apply to any portion of the Harris property that does not get conveyed to Capital Area Preservation.

- Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- Siding materials shall be varied in type and/or color on 30% of each facade on each building.
- Windows that are not recessed must be trimmed.
- Recesses and projections shall be provided for at least 50% of each facade on each building.
- Rooflines cannot be a single mass; they must be varied with the use of gables, hips or dormers.
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  - Decorative shake
  - Decorative windows
  - Board and batten
  - Decorative brick/stone
  - Decorative porch railing/posts
  - Decorative gables
  - Shutters
  - Decorative cornices
  - Decorative/functional air vents on roof or foundation
  - Tin/metal roof
  - Recessed windows

THE AREA SHOWN AS RCA A (APPROXIMATELY 0.83 ACRES) WILL BE SUBDIVIDED FROM THE 11.23 ACRES AND CONVEYED TO CAPITAL AREA PRESERVATION AND/OR ASSIGNS IN CONJUNCTION WITH A CONSERVATION EASEMENT AND REHABILITATION AGREEMENT FOR THE MILLS HOUSE. THE AREA SHOWN AS RCA A WILL CONTINUE TO SERVE AS RCA FOR THE RESERVE AT MILLS FARM.

**Kilian Engineering Inc.**  
 Michael W. Kilian, PE  
 mkilian@kilianengineering.com  
 P.O. Box 3301, 115-C Young Street  
 Henderson, North Carolina 27536  
 P 252-438-8776 F 252-438-8791  
 Corporate License C-2277  
 Plumbing Mechanical  
 Electrical Fire Alarm

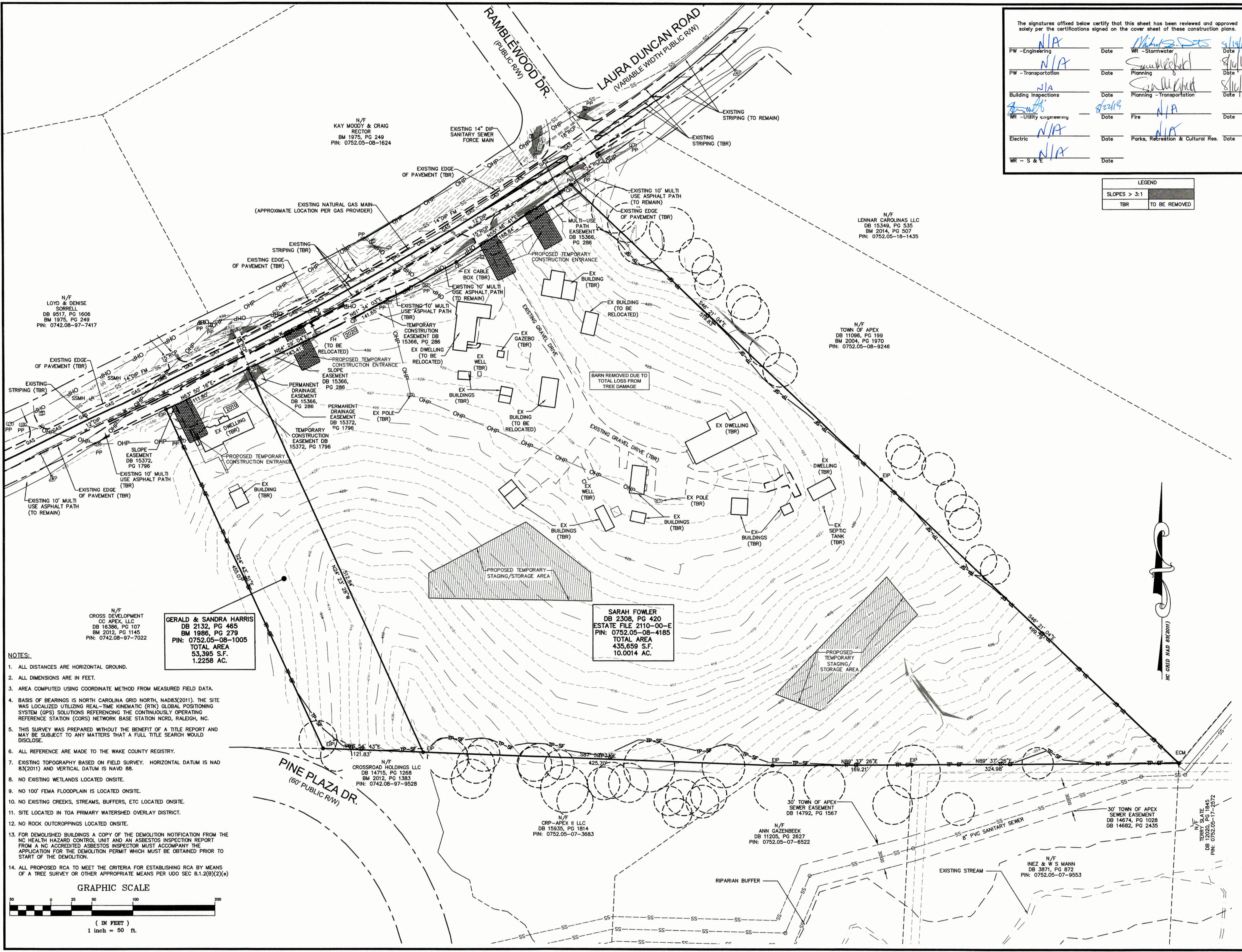


CONSULTANTS:  
**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 NC License F-0289  
 333 Wade Ave  
 Raleigh, N.C. 27605  
 Phone (919) 828-4428  
 Fax (919) 828-4711  
 Email info@jaeco.com

**DRG**  
 DESIGN RESOURCE GROUP  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 TRANSPORTATION PLANNING  
 2499 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
 704-343-9009  
 www.drpg.com

**J DAVIS**





The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.

PW - Engineering	Date	WR - Stormwater	Date
N/A		WR - Stormwater	8/19/19
PW - Transportation	Date	Planning	Date
N/A		Planning - Transportation	8/19/19
Building Inspections	Date	Fire	Date
N/A		Fire	N/A
WR - Utility engineering	Date	Parks, Recreation & Cultural Res.	Date
N/A		Parks, Recreation & Cultural Res.	N/A
Electric	Date		Date
N/A			
WR - S & E	Date		Date
N/A			

LEGEND

SLOPES > 3:1	TO BE REMOVED
TBR	TO BE REMOVED

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Seals

Project

**THE RESERVE AT MILLS FARM**  
 SITE PLAN  
 2030 LAURA DUNCAN RD  
 APEX, NORTH CAROLINA

Client

**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 200  
 RALEIGH, NC 27609

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	PROP. LINE NOT SURVEYED
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WV	WATER VALVE
WM	WATER METER

Revisions

Number	Description	Date
1	Revised per Town of Apex Comments	01/13/17
2	Revised per Town of Apex Comments	02/03/17
3	Revised per Town of Apex Comments	09/22/17
9	Barn Loss	6/11/19

Drawing Title

**EXISTING CONDITIONS/DEMOLITION PLAN**

JAECO # 425-02

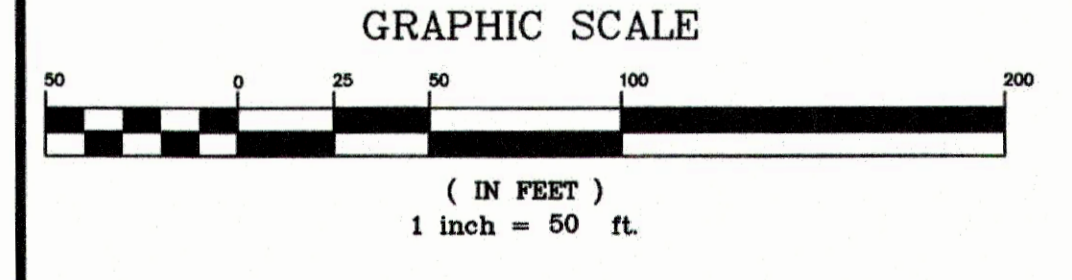
Drawn By CLS

Checked By JRC

Date Issued 12/01/16

**C1.00**

- NOTES:
- ALL DISTANCES ARE HORIZONTAL GROUND.
  - ALL DIMENSIONS ARE IN FEET.
  - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
  - BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
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  - NO 100' FEMA FLOODPLAIN IS LOCATED ONSITE.
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  - ALL PROPOSED RCA TO MEET THE CRITERIA FOR ESTABLISHING RCA BY MEANS OF A TREE SURVEY OR OTHER APPROPRIATE MEANS PER UDO SEC 8.1.2(B)(2)(e)



N/F  
 CROSS DEVELOPMENT  
 CD APEX, LLC  
 DB 16386, PG 107  
 BM 2012, PG 1145  
 PIN: 0742.08-97-7022

GERALD & SANDRA HARRIS  
 DB 2132, PG 465  
 BM 1986, PG 279  
 PIN: 0752.05-08-1005  
 TOTAL AREA  
 53,395 S.F.  
 1.2258 AC.

SARAH FOWLER  
 DB 2308, PG 420  
 ESTATE FILE 2110-00-E  
 PIN: 0752.05-08-4185  
 TOTAL AREA  
 435,659 S.F.  
 10.0014 AC.

N/F  
 CROSSROAD HOLDINGS LLC  
 DB 14715, PG 1268  
 BM 2012, PG 1383  
 PIN: 0742.08-97-9528

N/F  
 CRP-APEX II LLC  
 DB 15935, PG 1814  
 PIN: 0752.05-07-3683

N/F  
 ANN GAZENBEEK  
 DB 11205, PG 2827  
 PIN: 0752.05-07-6522

N/F  
 INEZ & W S MANN  
 DB 3871, PG 872  
 PIN: 0752.05-07-9553

N/F  
 TERRY  
 DB 12020, PG 1645  
 PIN: 0752.05-17-2572

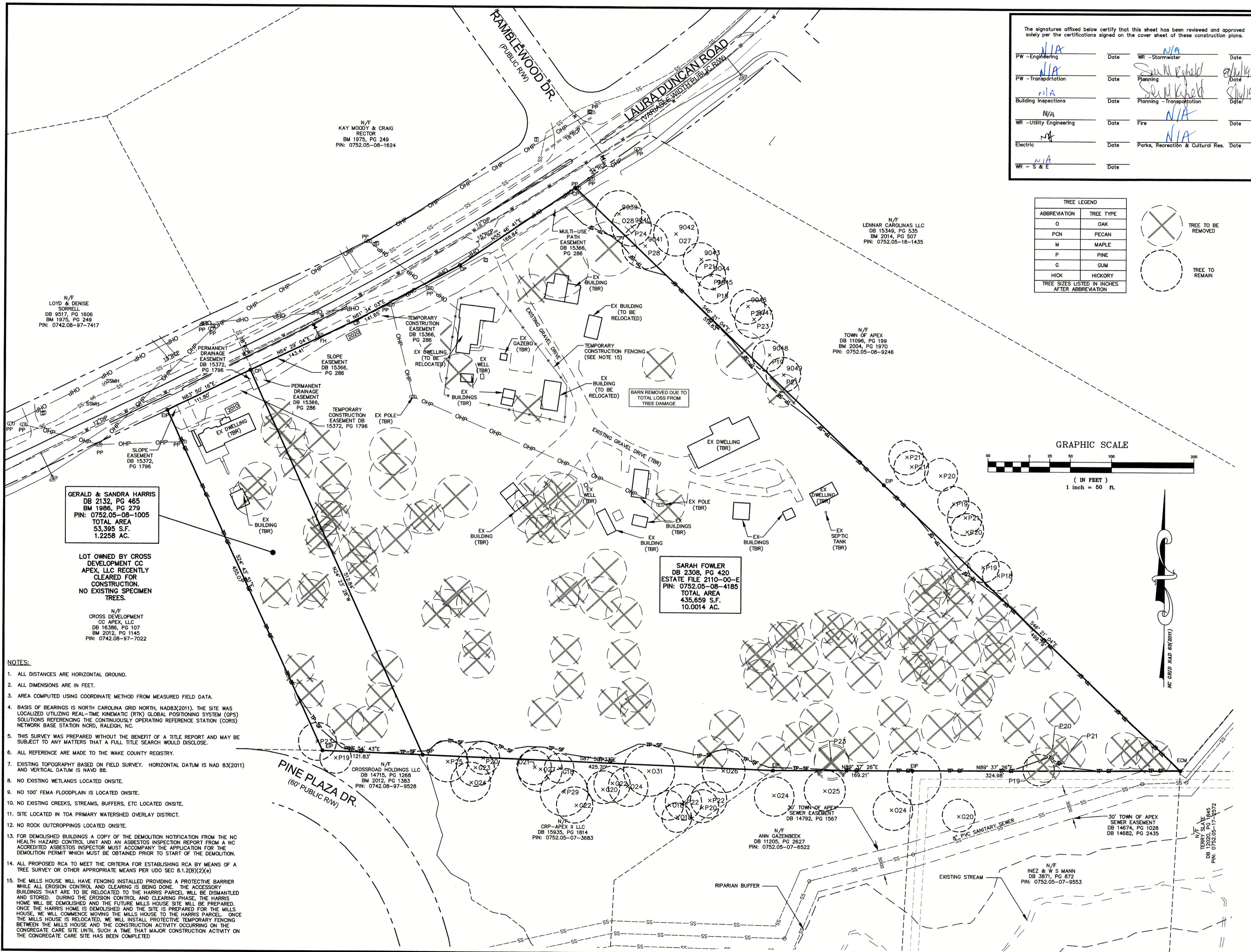
N/F  
 LENNAR CAROLINAS LLC  
 DB 15349, PG 535  
 BM 2014, PG 507  
 PIN: 0752.05-18-1435

N/F  
 TOWN OF APEX  
 DB 11096, PG 199  
 BM 2004, PG 1970  
 PIN: 0752.05-08-9246

N/F  
 KAY MOODY & CRAIG  
 RECTOR  
 BM 1975, PG 249  
 PIN: 0752.05-08-1624

N/F  
 LOYD & DENISE  
 SORRELL  
 DB 9517, PG 1606  
 BM 1975, PG 249  
 PIN: 0742.08-97-7417





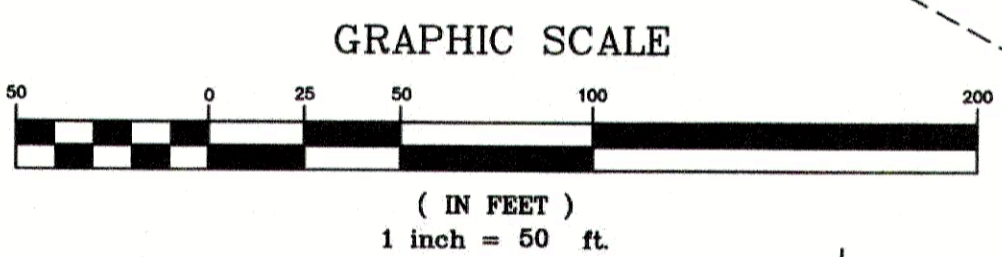
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PW - Transportation	Date	Planning - Transportation	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		Date

TREE LEGEND	
ABBREVIATION	TREE TYPE
O	OAK
PCN	PECAN
M	MAPLE
P	PINE
G	GUM
HICK	HICKORY

TREE SIZES LISTED IN INCHES AFTER ABBREVIATION

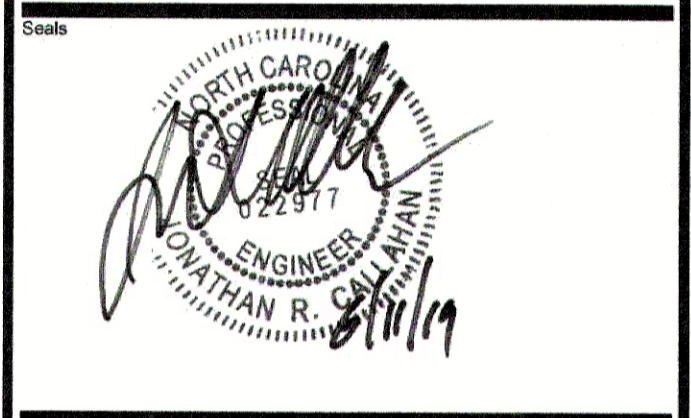
TREE TO BE REMOVED  
 TREE TO REMAIN



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 2030 LAURA DUNCAN RD  
 APEX, NORTH CAROLINA

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 6131 FALLS OF NEUSE ROAD, SUITE 200  
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CB FH LP WV SSMH  
 GW MW PP TP GV

Revisions

Number	Description	Date
1	Revised per Town of Apex Comments	01/13/17
2	Revised per Town of Apex Comments	02/03/17
9	Barn Loss	6/11/19

**TREE SURVEY PLAN**

JAECO # 425-02  
 Drawn By CLS  
 Checked By JRC  
 Date Issued 12/01/16

**C1.01**

N/F  
 KAY MOODY & CRAIG  
 RECTOR  
 BM 1975, PG 249  
 PIN: 0752.05-08-1624

N/F  
 LOYD & DENISE  
 SORRELL  
 DB 9917, PG 1606  
 BM 1975, PG 249  
 PIN: 0742.08-97-7417

GERALD & SANDRA HARRIS  
 DB 2132, PG 465  
 BM 1986, PG 279  
 PIN: 0752.05-08-1005  
 TOTAL AREA  
 53,395 S.F.  
 1.2258 AC.

LOT OWNED BY CROSS  
 DEVELOPMENT CC  
 APEX, LLC RECENTLY  
 CLEARED FOR  
 CONSTRUCTION.  
 NO EXISTING SPECIMEN  
 TREES.

N/F  
 CROSS DEVELOPMENT  
 CC APEX, LLC  
 DB 16386, PG 107  
 BM 2012, PG 1145  
 PIN: 0742.08-97-7022

- NOTES:
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  - ALL DIMENSIONS ARE IN FEET.
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  - THE MILLS HOUSE WILL HAVE FENCING INSTALLED PROVIDING A PROTECTIVE BARRIER WHILE ALL EROSION CONTROL AND CLEARING IS BEING DONE. THE ACCESSORY BUILDINGS THAT ARE TO BE RELOCATED TO THE HARRIS PARCEL WILL BE DISMANTLED AND STORED. DURING THE EROSION CONTROL AND CLEARING PHASE, THE HARRIS HOME WILL BE DEMOLISHED AND THE FUTURE MILLS HOUSE SITE WILL BE PREPARED. ONCE THE HARRIS HOME IS DEMOLISHED AND THE SITE IS PREPARED FOR THE MILLS HOUSE, WE WILL COMMENCE MOVING THE MILLS HOUSE TO THE HARRIS PARCEL. ONCE THE MILLS HOUSE IS RELOCATED, WE WILL INSTALL PROTECTIVE TEMPORARY FENCING BETWEEN THE MILLS HOUSE AND THE CONSTRUCTION ACTIVITY OCCURRING ON THE CONGREGATE CARE SITE UNTIL SUCH A TIME THAT MAJOR CONSTRUCTION ACTIVITY ON THE CONGREGATE CARE SITE HAS BEEN COMPLETED.

N/F  
 CROSSROAD HOLDINGS LLC  
 DB 14715, PG 1268  
 BM 2012, PG 1363  
 PIN: 0742.08-97-8528

N/F  
 CRP-APEX II LLC  
 DB 15935, PG 1814  
 PIN: 0752.05-07-3683

N/F  
 ANN GAZENBEEK  
 DB 11205, PG 2827  
 PIN: 0752.05-07-6522

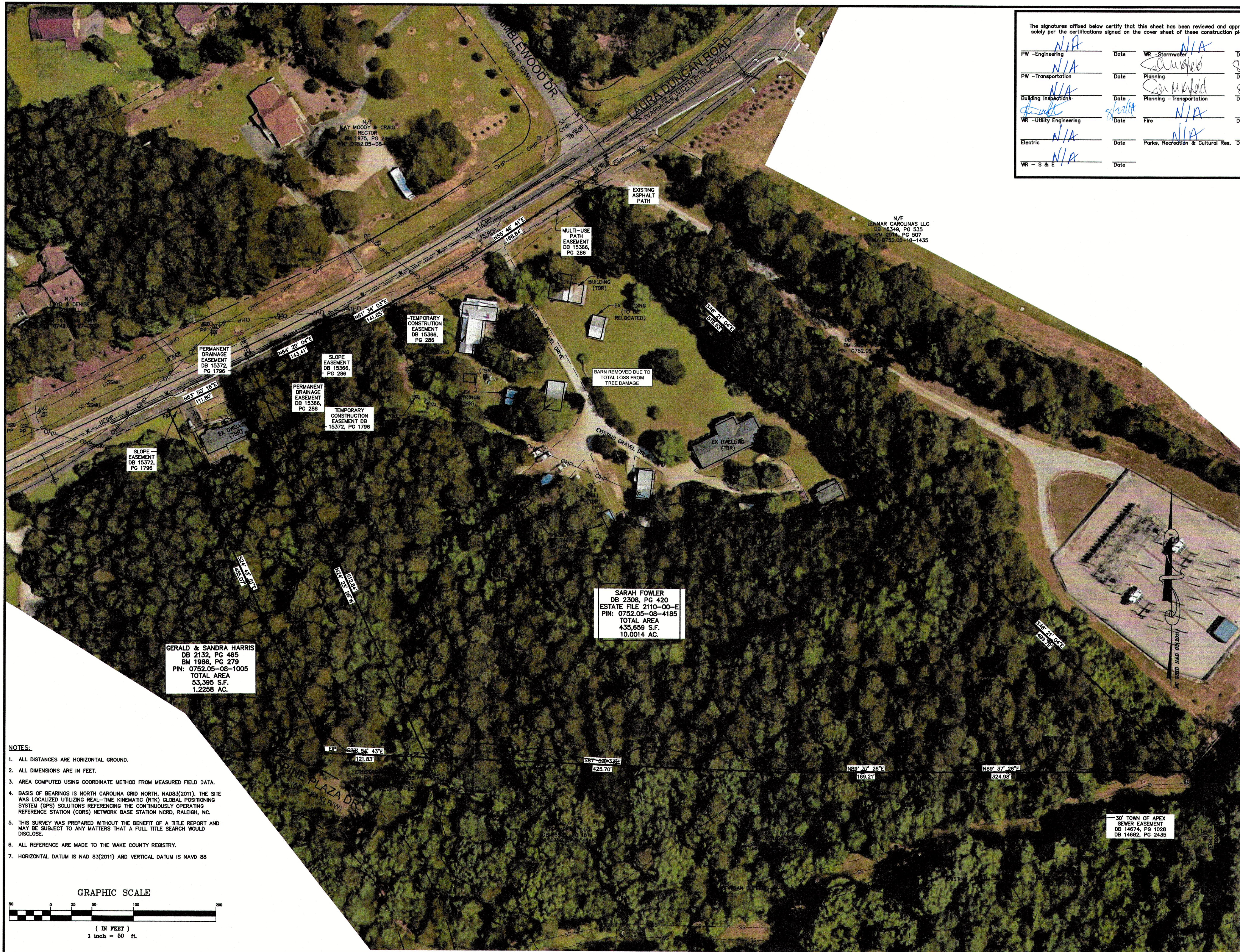
N/F  
 INEZ & W S MANN  
 DB 3871, PG 872  
 PIN: 0752.05-07-9553

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 LENNAR CAROLINAS LLC  
 DB 15349, PG 535  
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 DB 11096, PG 199  
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SARAH FOWLER  
 DB 2308, PG 420  
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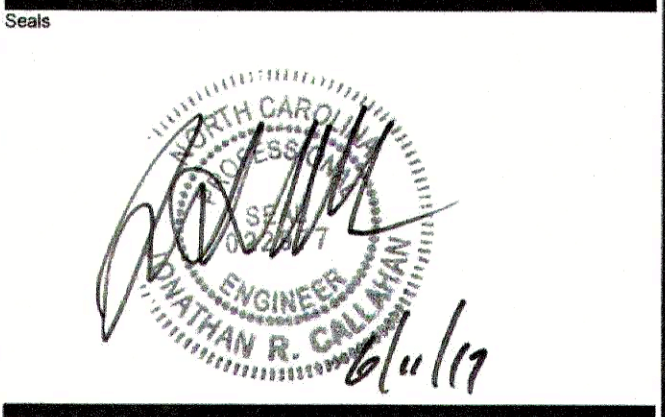
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N/A		N/A	
PW - Transportation	Date	Planning	Date
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Frank		Car Mphold	8/14/16
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N/A		N/A	
Electric	Date	Parks, Recreation & Cultural Res.	Date
N/A		N/A	
WR - S & E	Date		Date
N/A			

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APEX, NORTH CAROLINA

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OB	FW	LP	WV	SSMH
GW	MW	PP	TP	GV

Revisions

Number	Description	Date
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2	Revised per Town of Apex Comments	02/03/17
9	Barn Loss	6/11/19

Drawing Title

**EXISTING CONDITIONS AERIAL**

JAECO # 425-02

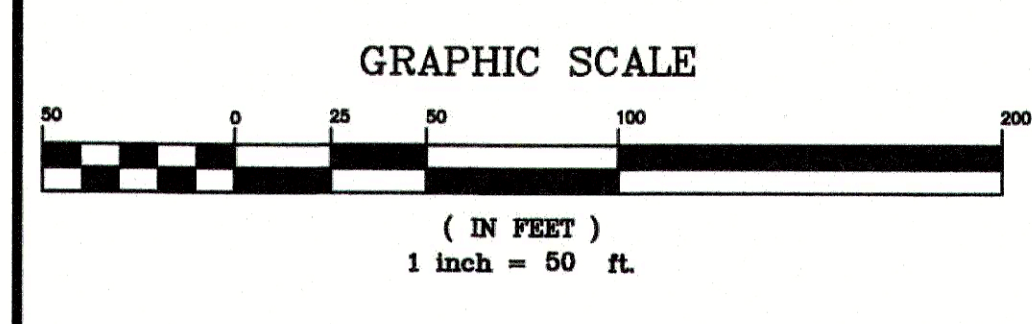
Drawn By CLS

Checked By JRC

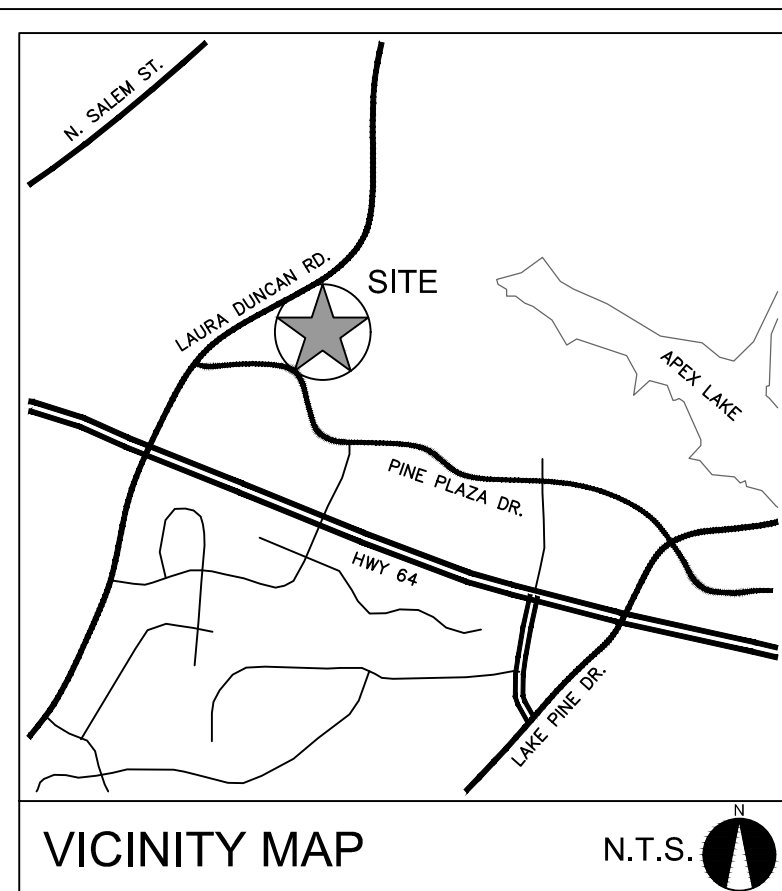
Date Issued 12/01/16

**C1.02**

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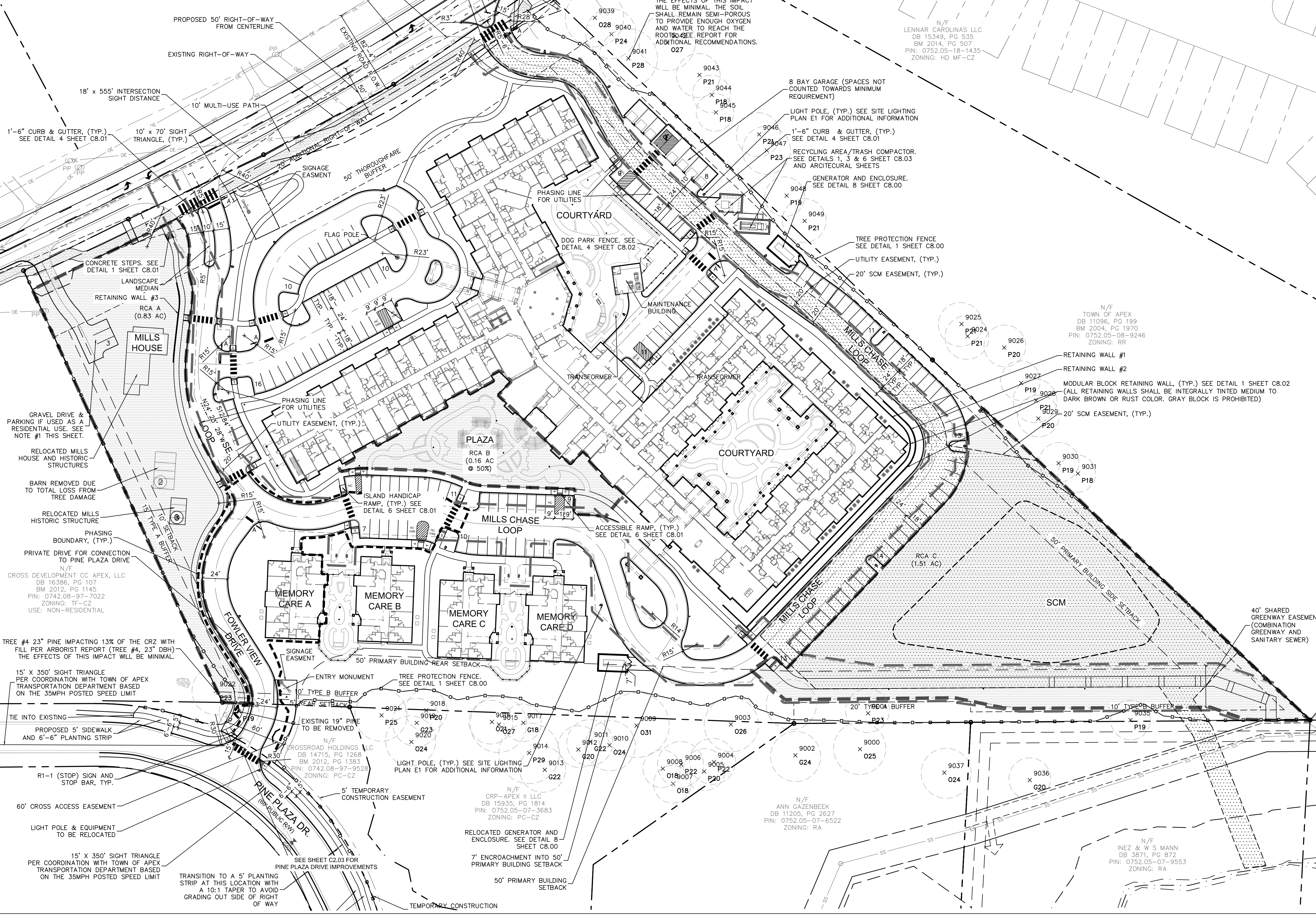


**LAURA DUNCAN:**  
 POSTED SPEED LIMIT: 45 MPH  
 DESIGN SPEED LIMIT: 50 MPH  
 ISD LEFT TURN MOVEMENT: 555'  
 ISD RIGHT TURN MOVEMENT: 480'  
 \* POSTED SPEED LIMITS OBTAINED FROM GOOGLE MAPS 05.23.17  
 \* ISD FROM AASHTO 2001

N/F  
 KAY MOODY & CRAIG RECTOR  
 BM 1975, PG 249  
 PIN: 0752.05-08-1624  
 ZONING: RR  
 USE: SINGLE FAMILY

18' x 480' INTERSECTION SIGHT DISTANCE  
 LAURA DUNCAN ROAD IMPROVEMENTS. SEE SHEET C3.00

VICINITY MAP N.T.S.



**SITE DATA:**

TAX PARCEL #s:	0752.05-08-4185, 0752.05-08-1005
LAND USE:	HIGH DENSITY RESIDENTIAL
SITE AREA:	11.23 AC
ZONING:	HDMF-CZ & PUD-CZ
PROPOSED DENSITY:	153 UNITS CONGREGATE CARE LIVING FACILITY TO INCLUDE A MIX OF MEMORY CARE, ASSISTED LIVING, AND INDEPENDENT LIVING
MAXIMUM HEIGHT:	48 FT.
PROPOSED HEIGHT:	INDEPENDENT LIVING: 3 STORIES ASSISTED LIVING: 1 STORY MEMORY CARE: 1 STORY
SETBACKS:	5' SIDEYARD ALONG WESTERN PROPERTY LINE 50' PRIMARY BUILDINGS REAR AND SIDE ALONG SOUTHERN AND EASTERN PROPERTY LINE
BUILT UPON AREA:	60% MAXIMUM (6.74 AC)
PROVIDED:	48.69% (5.46 AC)
PERIMETER BUFFERS:	15' TYPE A BUFFER ADJACENT TAX PARCEL 0742.08-97-7022 20' TYPE A BUFFER ADJACENT TAX PARCEL 0752.05-07-6522 10' TYPE B BUFFER ADJACENT TAX PARCEL 0742.08-97-9528 10' TYPE B BUFFER ADJACENT TAX PARCEL 0752.05-07-9553 50' THOROUGHFARE BUFFER ALONG LAURA DUNCAN ROAD
PARKING REQUIRED:	CONGREGATE CARE 1.00 / UNITS = 99 UNITS = 99 SPACES ASSISTED LIVING 0.50 / UNIT = 54 UNITS = 27 SPACES TOTAL REQUIRED = 126 SPACES
PARKING PROVIDED:	STANDARD: 143 ACCESSIBLE: 9 152 SPACES 8 GARAGE SPACES (NOT COUNTED TOWARDS MINIMUM REQUIRED)
RESOURCE CONSERVATION AREA (RCA):	
NET SITE AREA (MINUS 20' ADDITIONAL RIGHT-OF-WAY):	10.96 AC
20% OF NET SITE AREA:	2.19 AC
RCA PROVIDED:	
AREA A @ 50%:	0.83 AC
AREA C:	0.16 AC
TOTAL:	2.50 AC (22.81%)
WATERSHED:	SWIFT CREEK WATERSHED AREA & THE NEUSE RIVER BASIN

**NOTE:**

- IF THE MILLS HOUSE IS UTILIZED FOR A NON-RESIDENTIAL USE, THEN A PAVED PARKING PAD AND ACCESSIBLE SIDEWALKS WILL BE REQUIRED TO BE INSTALLED BY THE MILLS HOUSE OWNER.
- HVAC OR OTHER MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF BUILDINGS AND NOT ADEQUATELY SCREENED BY PARAPET WALLS SHALL BE SCREENED WITH AN OPAQUE SCREEN SIMILAR IN MATERIALS AND COLOR TO THE BUILDING MATERIALS.

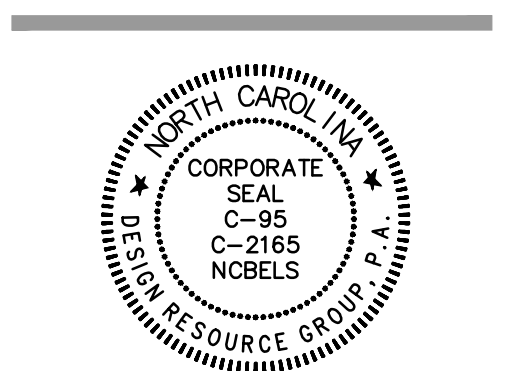
**LEGEND**

	RESOURCE CONSERVATION AREA
	STOP SIGN (R1-1, 30" X 30") ALL SIGNS TO BE MUTED STANDARD PROVIDED AND INSTALLED BY OWNER/CONTRACTOR



LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28209  
 704.343.0608  
 www.drgpr.com



CONSTRUCTION DOCUMENTS

THE RESERVE AT MILLS FARM  
 APEX, NORTH CAROLINA  
 NORTHVIEW PARTNERS  
 6131 FALLS OF NEUSE ROAD, SUITE 202  
 RALEIGH, NORTH CAROLINA 27609

SITE PLAN

SCALE: 1" = 50'

PROJECT #: 443-009  
 DRAWN BY: DK  
 CHECKED BY: SK

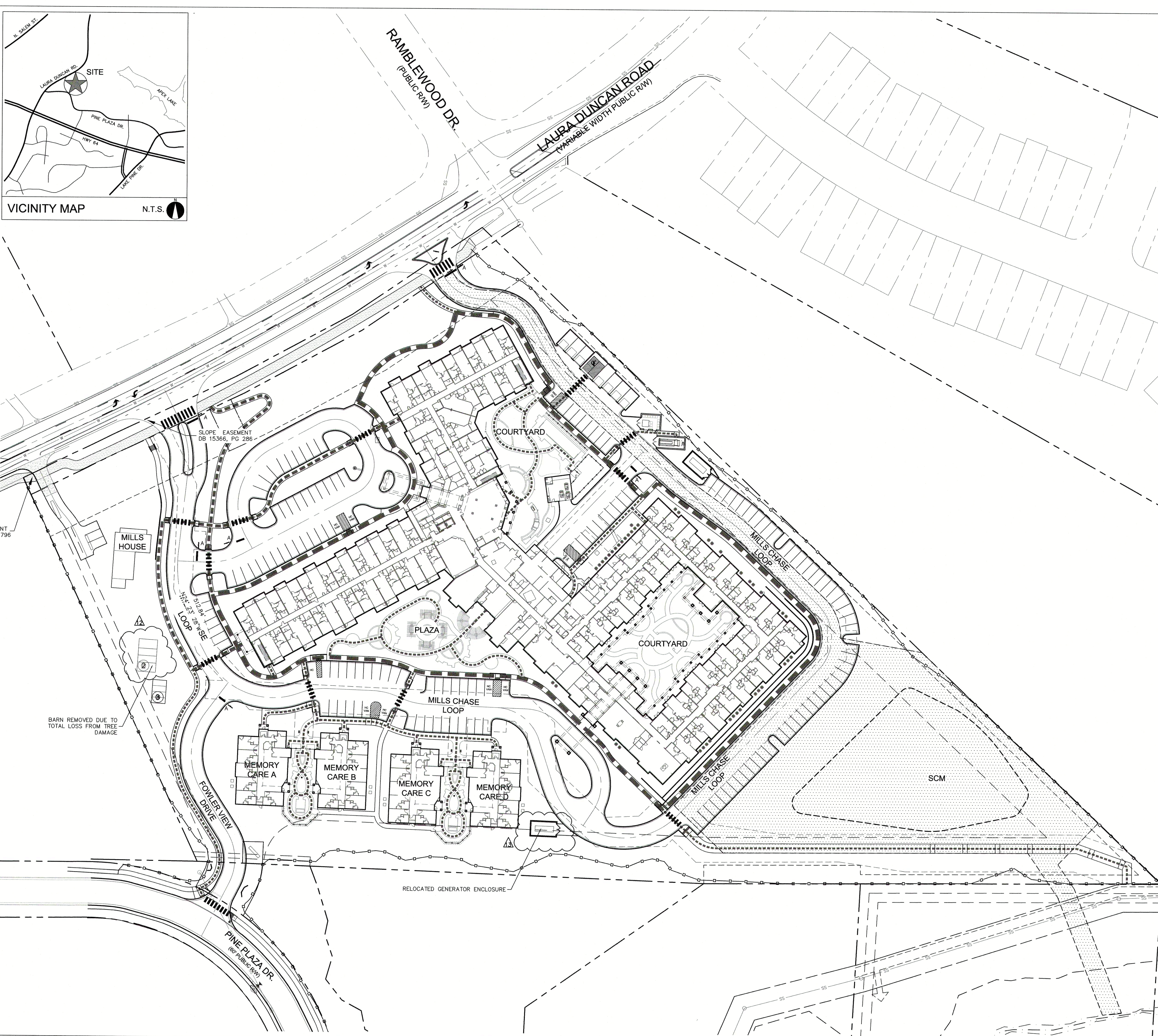
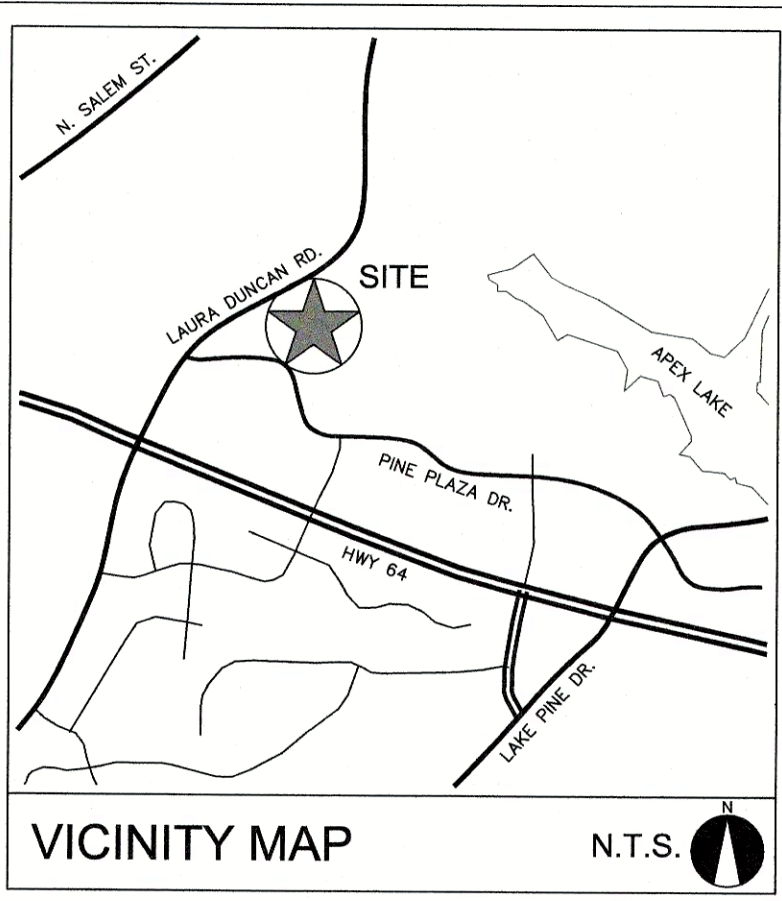
DECEMBER 1, 2016

- REVISIONS:**
- JANUARY 13, 2017 PER CITY COMMENTS
  - FEBRUARY 3, 2017 PER CITY COMMENTS
  - MARCH 31, 2017
  - MAY 12, 2017
  - JUNE 9, 2017
  - SEPTEMBER 14, 2017 NCDOT COMMENTS
  - FEBRUARY 16, 2018 GEN. PAD AND ENCLOSURES
  - JULY 12, 2018 OFF SITE IMPROVEMENTS
  - SEPTEMBER 6, 2018 PER CITY COMMENTS
  - JUNE 11, 2019 BARR REMOVED
  - AUG. 1, 2019-GEN. RELOCATED AND WATER AS-BUILT
  - SEPT. 27, 2019- UNIT AND PARKING DATA UPDATE

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.

PW - Engineering	Date	WR - Stormwater	Date
PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		





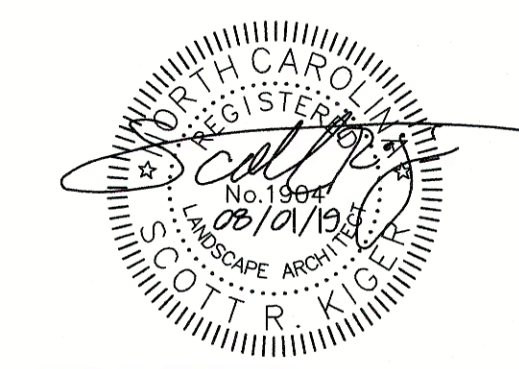
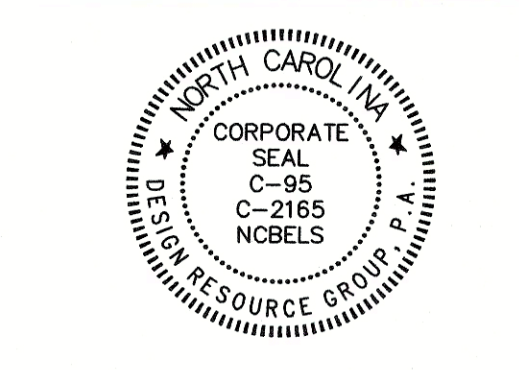
**SITE ACCESSIBILITY NOTES**

- ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT," "FAIR HOUSING STANDARDS", ICC ANSI A 117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.  
THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:  
MAXIMUM WALK SLOPE = 1:20  
MAXIMUM RAMP SLOPE = 1:12 WITH RAILING  
MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)  
ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS  
MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'
  - THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS
  - CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.
- ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1-2009, AND 2010 ADA STANDARDS.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
    - PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
    - POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
    - REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
  - PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
    - 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
    - 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
  - FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
  - FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
  - CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
    - ANSI 2009 SECTION 303.2: VERTICAL
    - ANSI 2009 SECTION 303.3: BEVELED
    - ANSI 2009 SECTION 303.4: RAMPS
  - CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
    - 2010 ADA SECTION 303.2: VERTICAL
    - 2010 ADA SECTION 303.3: BEVELED
    - 2010 ADA SECTION 303.4: RAMPS
  - IF TREES OR OTHER PLANTING OVERHANG ALONG THE CIRCULATION ROUTES AT THE SIDEWALK WITHOUT PROTECTION AT 27" A.F.F. OR LOWER, ASSURE THEY DO NOT EXTEND GREATER THAN 4" INTO CIRCULATION ROUTE AT A HEIGHT OF 80" ABOVE GRADE OR LOWER. (1986 ANSI, SECTION 4.4.1)
  - THE CONTROLS AT ANY ADDITIONAL COMMON USE ELEMENT SUCH AS THE GATE HARDWARE, FIRE PIT, POOL SHOWER, ETC. WHICH ARE INTENDED TO BE USED BY THE RESIDENTS AND THEIR GUESTS ARE LOCATED ON AN ACCESSIBLE ROUTE, WITHIN THE REQUIRED REACH RANGE OF 15"-48" A.F.F. AND ARE OPERABLE WITH ONE HAND USING 5LB MAXIMUM PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (1986 ANSI, SECTION 4.25 & ANSI 2009, SECTION 308)

**LEGEND**



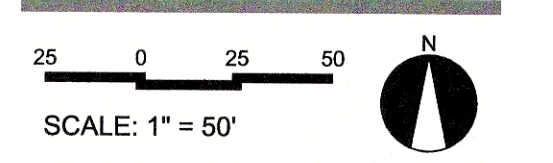
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING  
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0688  
www.drggrp.com



**CONSTRUCTION DOCUMENTS**

**THE RESERVE AT MILLS FARM**  
APEX, NORTH CAROLINA  
**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA, 27609

**ACCESSIBLE ROUTE PLAN**



PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

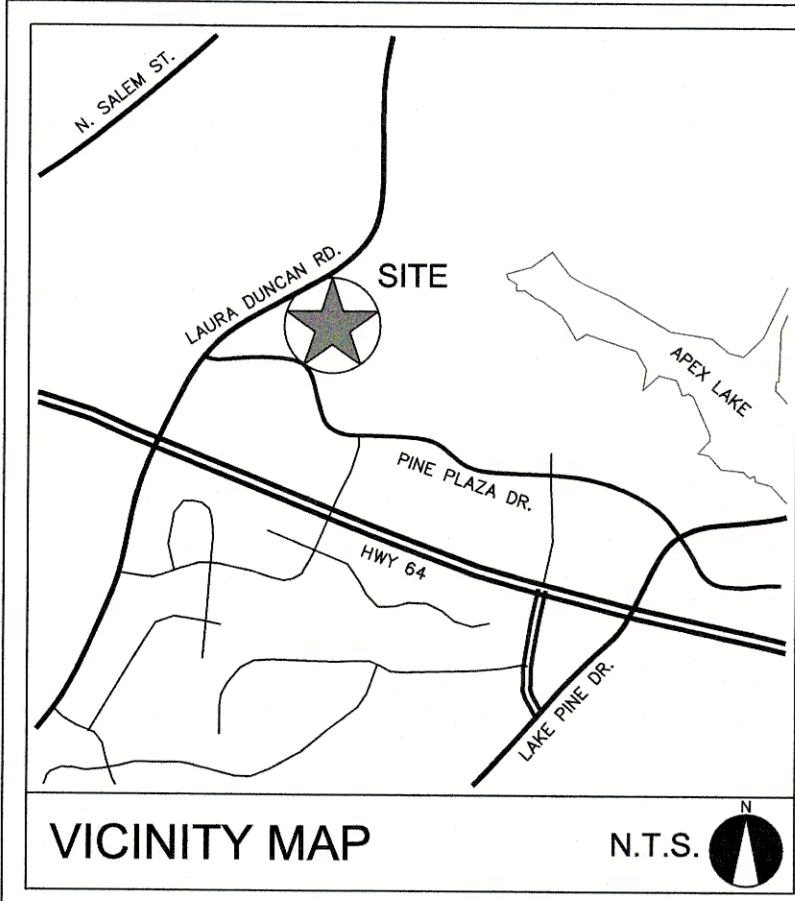
DECEMBER 1, 2016

- REVISIONS:**
- JANUARY 13, 2017 PER CITY COMMENTS
  - FEBRUARY 3, 2017 PER CITY COMMENTS
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  - MAY 12, 2017
  - JUNE 9, 2017
  - JULY 12, 2018 OFF SITE IMPROVEMENTS
  - JUNE 11, 2019 BARN REMOVED
  - AUG 1, 2019 GENERATOR RELOCATED AND WATER AS-BUILT

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of the construction plans.

PW - Engineering	Date	WR - Stormwater	Date
<i>Russell DeWitt</i>	8/20/19	<i>Samuel Ried</i>	8/16/19
PW - Transportation	Date	Planning	Date
<i>Samantha Ewen</i>	8/21/19	<i>Samuel Ried</i>	8/16/19
Building Inspections	Date	Planning - Transportation	Date
<i>N/A</i>		<i>Samuel Ried</i>	8/16/19
WR - Utility Engineering	Date	Fire	Date
<i>N/A</i>		<i>N/A</i>	
Electric	Date	Parks, Recreation & Cultural Res.	Date
<i>N/A</i>		<i>N/A</i>	
WR - S & E	Date		
<i>N/A</i>			



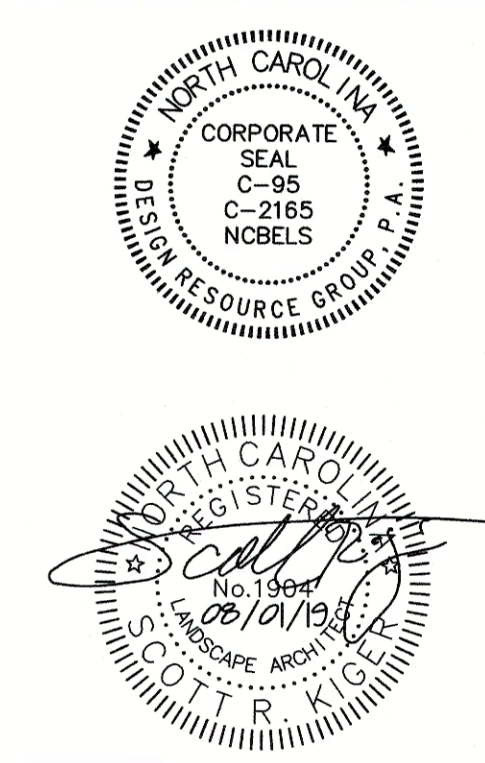


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<i>[Signature]</i>	8/20/19	<i>[Signature]</i>	8/20/19
PW - Transportation	Date	Planning	Date
<i>[Signature]</i>		<i>[Signature]</i>	
Building Inspections	Date	Planning - Transportation	Date
<i>[Signature]</i>		<i>[Signature]</i>	
WR - Utility Engineering	Date	Fire	Date
<i>[Signature]</i>		<i>[Signature]</i>	
Electric	Date	Parks, Recreation & Cultural Res.	Date
<i>[Signature]</i>		<i>[Signature]</i>	
WR - S & E	Date		

LANDSCAPE ARCHITECTURE  
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704.343.0508  
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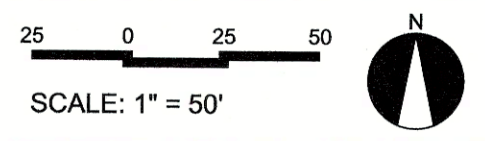


CONSTRUCTION DOCUMENTS

**THE RESERVE AT MILLS FARM**  
APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

**VEHICLE MANUEVERING PLAN**

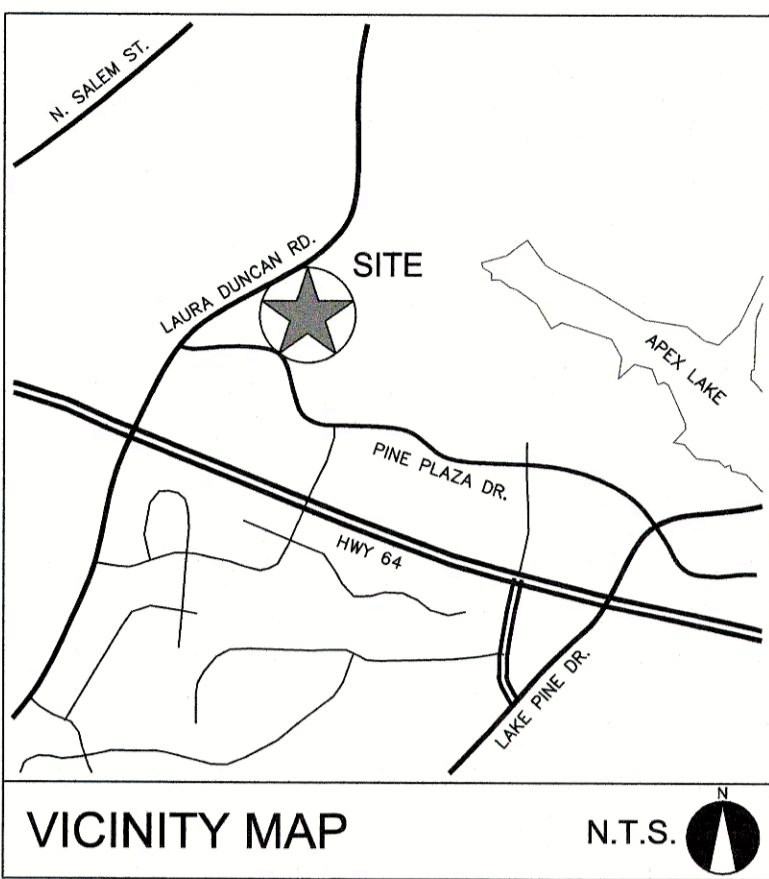


PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

DECEMBER 1, 2016

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  6. JUNE 11, 2019-BARN REMOVED
  7. AUG. 1, 2019-GENERATOR RELOCATED AND WATER AS-BUILT





**LAURA DUNCAN:**  
 POSTED SPEED LIMIT: 45 MPH  
 DESIGN SPEED LIMIT: 50 MPH  
 ISD LEFT TURN MOVEMENT: 565'  
 ISD RIGHT TURN MOVEMENT: 480'  
 \* POSTED SPEED LIMITS OBTAINED FROM GOOGLE MAPS 05.23.17  
 \* ISD FROM AASHTO 2001

VICINITY MAP N.T.S.

RESIDENTIAL USE. SEE NOTE #1 THIS SHEET.

RELOCATED MILLS HOUSE AND HISTORIC STRUCTURES  
 BARN REMOVED DUE TO TOTAL LOSS FROM TREE DAMAGE  
 RELOCATED MILLS HISTORIC STRUCTURE  
 PHASING BOUNDARY, (TYP.)  
 PRIVATE DRIVE FOR CONNECTION TO PINE PLAZA DRIVE  
 N/F  
 CROSS DEVELOPMENT CC APX, LLC  
 DB 16386, PG 107  
 BM 2012, PG 1145  
 PIN: 0742.08-97-7022  
 ZONING: TF-CZ  
 USE: NON-RESIDENTIAL

TREE #4 23" PINE IMPACTING 13% OF THE CRZ WITH FILL PER ARBORIST REPORT (TREE #4, 23" DBH) THE EFFECTS OF THIS IMPACT WILL BE MINIMAL  
 15' X 350' SIGHT TRIANGLE PER COORDINATION WITH TOWN OF APEX TRANSPORTATION DEPARTMENT BASED ON THE 35MPH POSTED SPEED LIMIT

TIE INTO EXISTING PROPOSED 5' SIDEWALK AND 6'-8" PLANTING STRIP  
 R1-1 (STOP) SIGN AND STOP BAR, TYP.  
 60' CROSS ACCESS EASEMENT  
 LIGHT POLE & EQUIPMENT TO BE RELOCATED

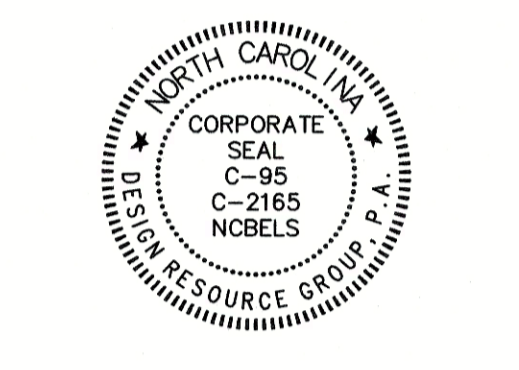
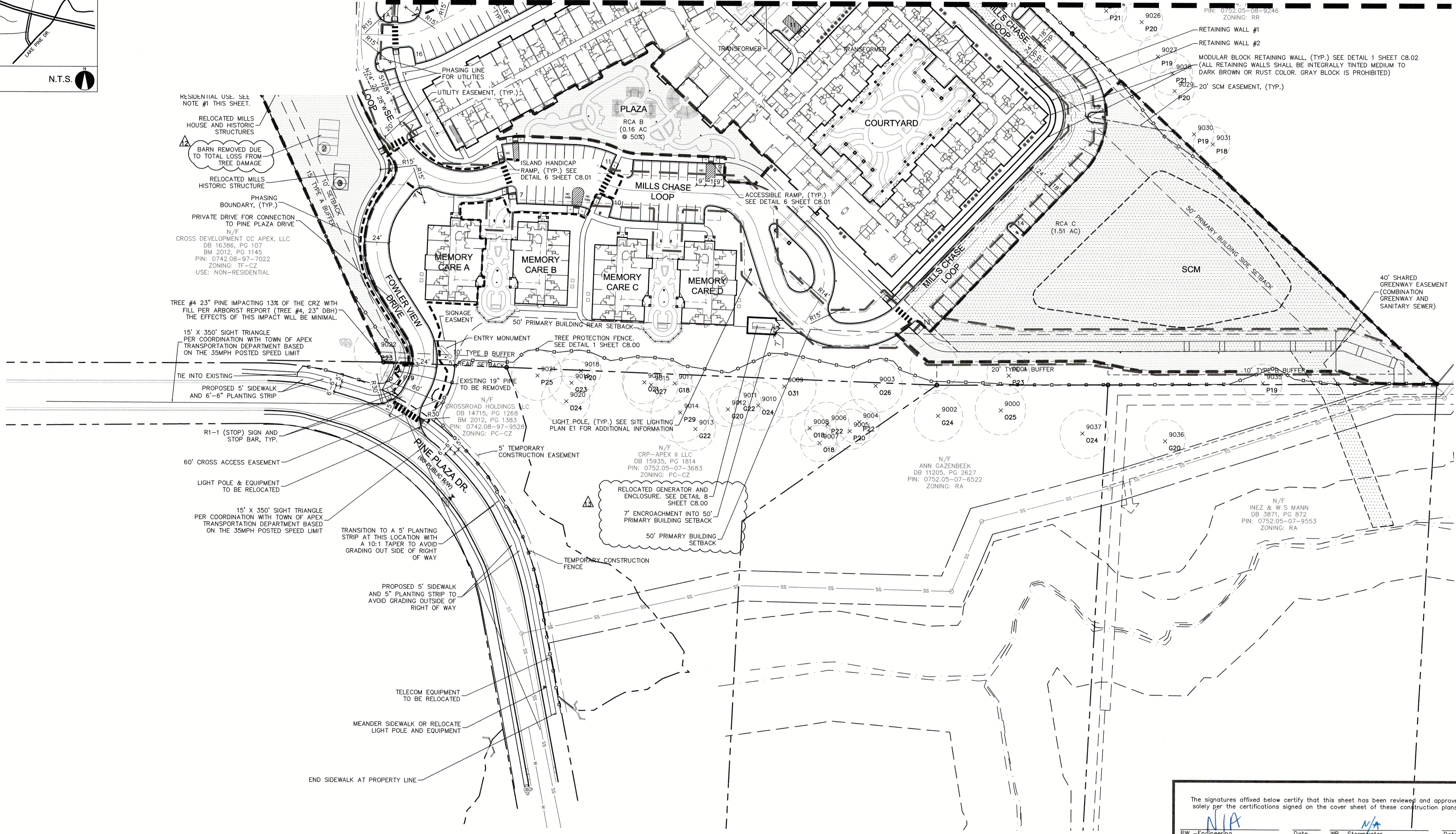
15' X 350' SIGHT TRIANGLE PER COORDINATION WITH TOWN OF APEX TRANSPORTATION DEPARTMENT BASED ON THE 35MPH POSTED SPEED LIMIT

TRANSITION TO A 5' PLANTING STRIP AT THIS LOCATION WITH A 10:1 TAPER TO AVOID GRADING OUTSIDE OF RIGHT OF WAY

PROPOSED 5' SIDEWALK AND 5" PLANTING STRIP TO AVOID GRADING OUTSIDE OF RIGHT OF WAY

TELECOM EQUIPMENT TO BE RELOCATED  
 MEANDER SIDEWALK OR RELOCATE LIGHT POLE AND EQUIPMENT  
 END SIDEWALK AT PROPERTY LINE

SEE SHEET C2.00



CONSTRUCTION DOCUMENTS

**THE RESERVE AT MILLS FARM**  
 APEX, NORTH CAROLINA  
**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 202  
 RALEIGH, NORTH CAROLINA 27609

OFF-SITE IMPROVEMENTS

SCALE: 1" = 50'

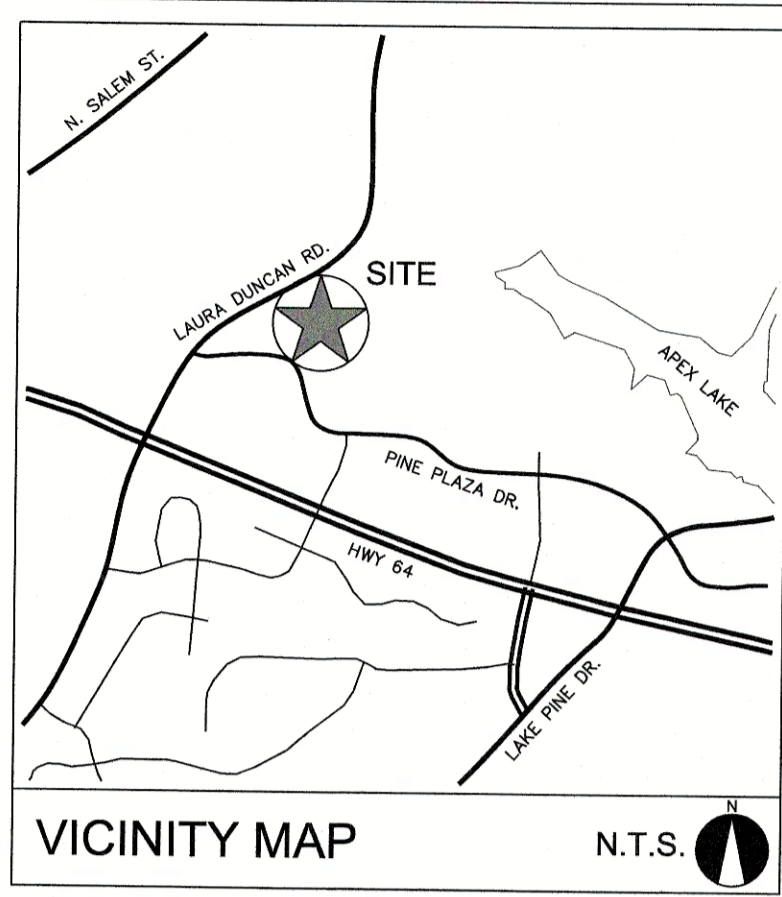
PROJECT #: 443-009  
 DRAWN BY: DK  
 CHECKED BY: SK

DECEMBER 1, 2016

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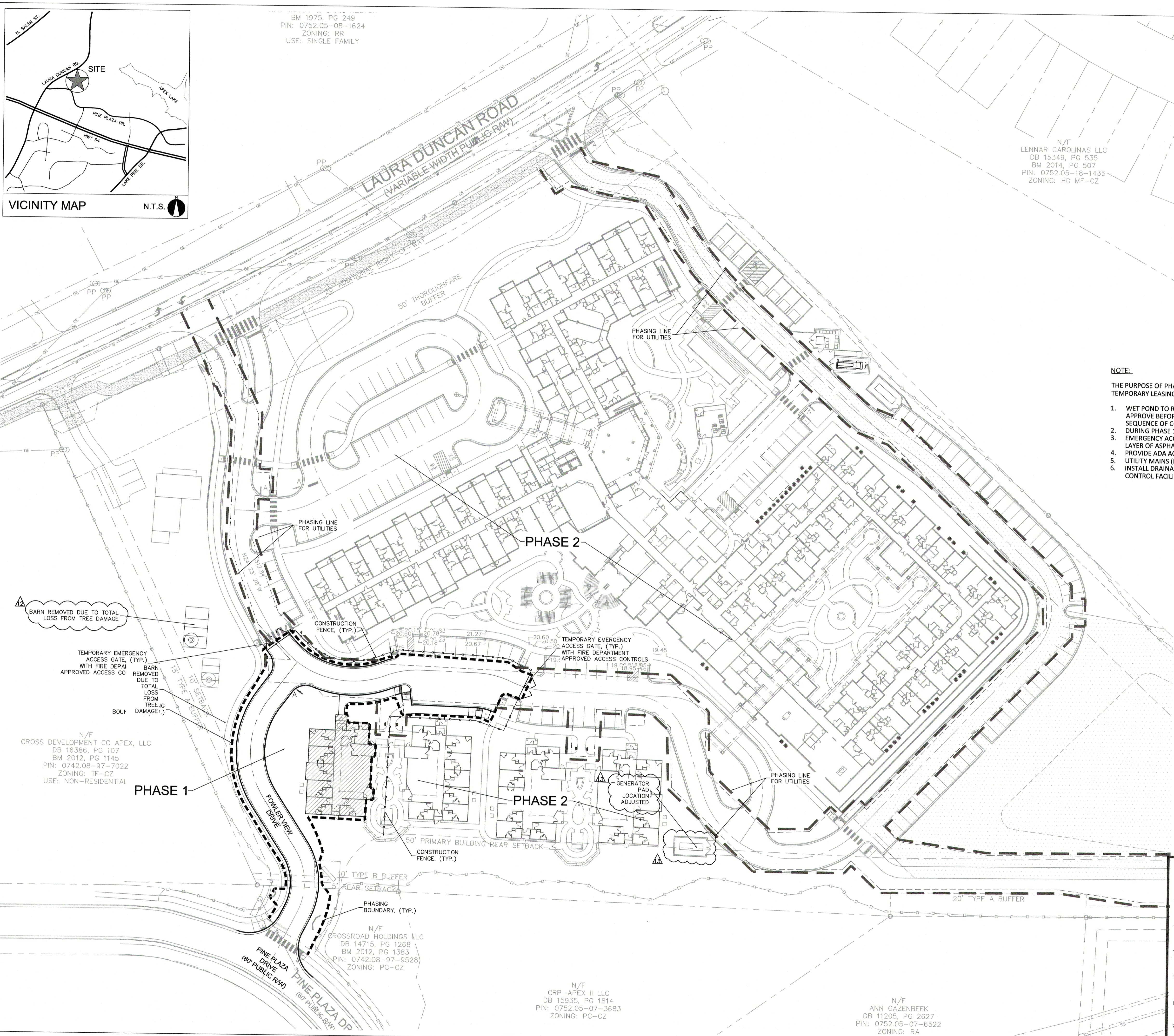
The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.			
<i>N/A</i> PW -Engineering	Date	<i>N/A</i> WR -Stormwater	Date
<i>Russell Dobb</i> PW -Transportation	<i>8/28/19</i> Date	<i>Germ Paeth</i> WR -Utility Engineering	<i>8/28/19</i> Date
<i>N/A</i> Building Inspections	Date	<i>Germ Paeth</i> Planning - Transportation	<i>8/28/19</i> Date
<i>N/A</i> WR -Utility Engineering	<i>8/28/19</i> Date	Fire	Date
<i>N/A</i> Electric	Date	Parks, Recreation & Cultural Res.	Date
<i>N/A</i> WR - S & E	Date		





BM 1975, PG 249  
 PIN: 0752.05-08-1624  
 ZONING: RR  
 USE: SINGLE FAMILY

N/F  
 LENNAR CAROLINAS LLC  
 DB 15349, PG 535  
 BM 2014, PG 507  
 PIN: 0752.05-18-1435  
 ZONING: HD MF-CZ



**NOTE:**

- THE PURPOSE OF PHASE 1 IS TO CONSTRUCT ONE OF THE MEMORY CARE UNITS TO ACT AS A TEMPORARY LEASING/MANAGEMENT AREA FOR THE PROPOSED DEVELOPMENT.
1. WET POND TO REMAIN AS SEDIMENT BASIN UNTIL STABILIZATION OF PHASE 2. INSPECTOR TO APPROVE BEFORE CONVERTING SEDIMENT BASIN TO WET POND PER EROSION CONTROL PLAN SEQUENCE OF CONSTRUCTION.
  2. DURING PHASE 1, TRASH WILL BE COLLECTED VIA PRIVATE COLLECTION COMPANY. EMERGENCY ACCESS TO TEMPORARY LEASING OFFICE VIA PINE PLAZA DRIVE. INSTALL BASE LAYER OF ASPHALT AS NECESSARY TO PROVIDE ACCESS.
  3. PROVIDE ADA ACCESS FROM THE PARKING AREA TO THE TEMPORARY LEASING BUILDING.
  4. UTILITY MAINS (INCLUDING WATER AND SEWER MAINS) TO BE COMPLETE IN PHASE 1.
  5. INSTALL DRAINAGE STRUCTURES AS NECESSARY TO PROVIDE POSITIVE DRAINAGE TO SEDIMENT CONTROL FACILITIES.

BARN REMOVED DUE TO TOTAL LOSS FROM TREE DAMAGE

TEMPORARY EMERGENCY ACCESS GATE, (TYP.) WITH FIRE DEPT. APPROVED ACCESS CONTROLS

TEMPORARY EMERGENCY ACCESS GATE, (TYP.) WITH FIRE DEPT. APPROVED ACCESS CONTROLS

N/F  
 CROSS DEVELOPMENT CC APEX, LLC  
 DB 16386, PG 107  
 BM 2012, PG 1145  
 PIN: 0742.08-97-7022  
 ZONING: TF-CZ  
 USE: NON-RESIDENTIAL

N/F  
 CRP-APEX II LLC  
 DB 15935, PG 1814  
 PIN: 0752.05-07-3683  
 ZONING: PC-CZ

N/F  
 ANN GAZENDEEK  
 DB 11205, PG 2827  
 PIN: 0752.05-07-6522  
 ZONING: RA

N/F  
 CROSSROAD HOLDINGS LLC  
 DB 14715, PG 1268  
 BM 2012, PG 1383  
 PIN: 0742.08-97-9528  
 ZONING: PC-CZ



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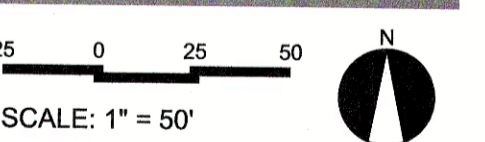


**CONSTRUCTION DOCUMENTS**

**THE RESERVE AT MILLS FARM**  
 APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 202  
 RALEIGH, NORTH CAROLINA 27609

**PHASING PLAN**



PROJECT #: 443-009  
 DRAWN BY: DK  
 CHECKED BY: SK

DECEMBER 1, 2016

- REVISIONS:**
1. JANUARY 13, 2017 PER CITY COMMENTS
  2. FEBRUARY 3, 2017 PER CITY COMMENTS
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  11. AUG. 1, 2019-GENERATOR RELOCATED AND WATER AS-BUILT

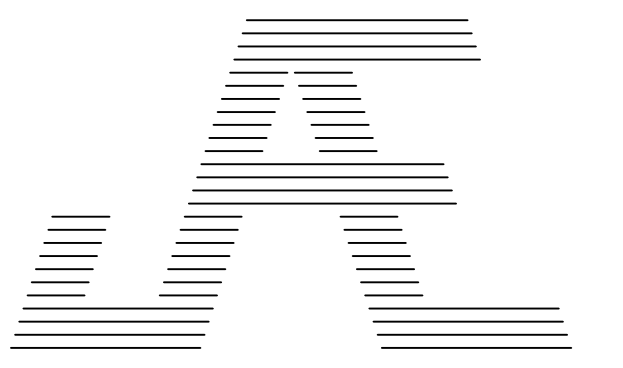
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PW - Engineering	Date	WR - Stormwater	Date
<i>[Signature]</i>	8/20/19	<i>[Signature]</i>	8/16/19
PW - Transportation	Date	WR - Planning	Date
<i>[Signature]</i>		<i>[Signature]</i>	8/16/19
Building Inspections	Date	WR - Planning - Transportation	Date
<i>[Signature]</i>		<i>[Signature]</i>	
WR - Utility Engineering	Date	Fire	Date
<i>[Signature]</i>		<i>[Signature]</i>	
Electric	Date	Parks, Recreation & Cultural Res.	Date
<i>[Signature]</i>		<i>[Signature]</i>	
WR - S & E	Date		
<i>[Signature]</i>			



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PW - Engineering	Date	WR - Stormwater	Date
PW - Transportation	Date	Planning	Date
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WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com  
[www.jaeco.com](http://www.jaeco.com)



**THE RESERVE AT MILLS FARM**  
SITE PLAN  
2030 LAURA DUNCAN RD  
APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 200  
RALEIGH, NC 27609

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IFS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CNC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
PH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL

---	PROPERTY LINE
- - - -	RIGHT OF WAY LINE
---	PROP. LINE NOT SURVEYED
- - - -	STORM PIPE
- - - -	SEWER LINE
- - - -	OVERHEAD POWER
- - - -	GAS LINE
- - - -	EASEMENT LINE
- - - -	WATER LINE

CB	FW	LP	LV	WV	SSMH
GW	MW	PP	TP	GV	

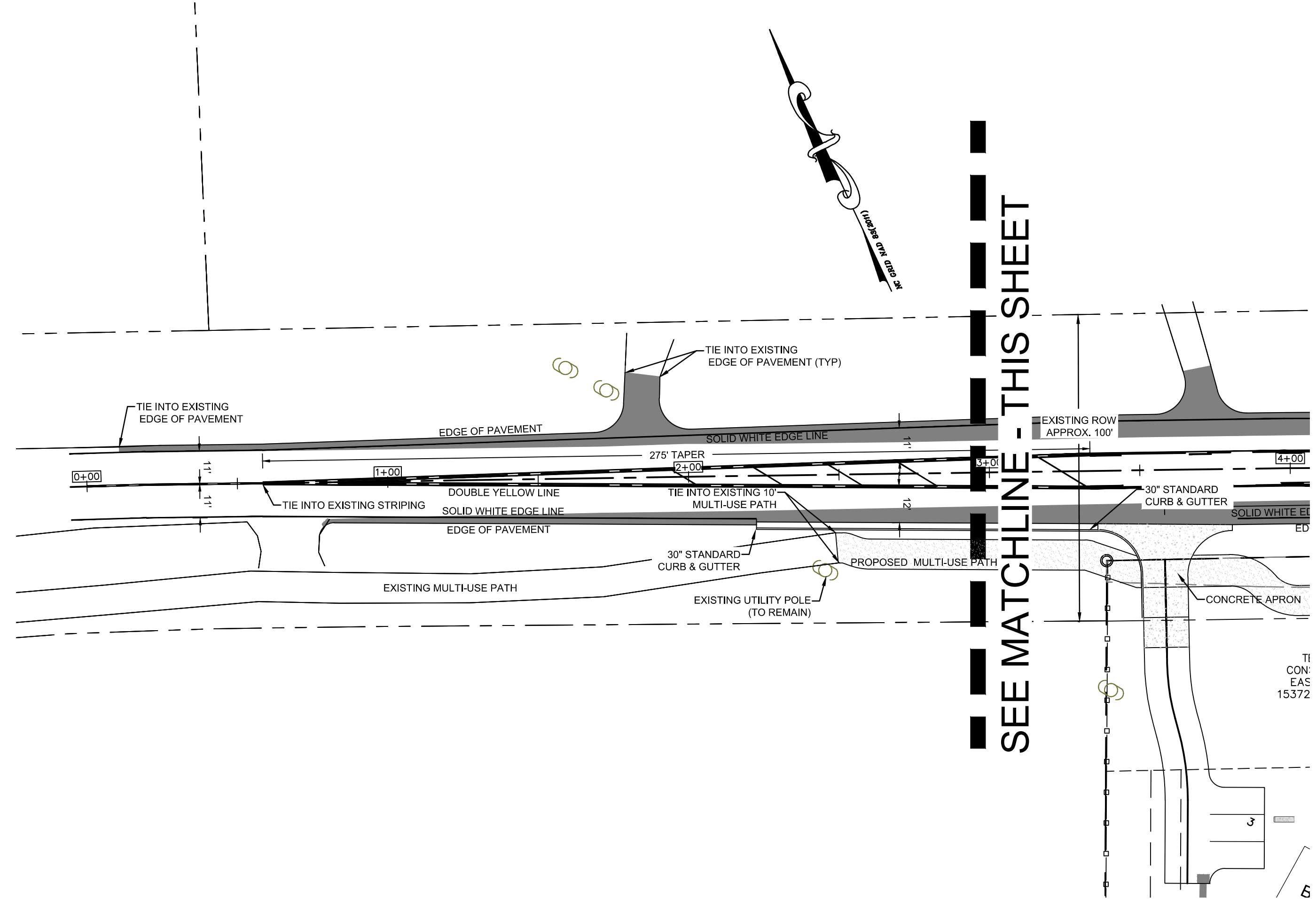
**Revisions**

Num	Description	Date
1	Town of Apex Comments	5/12/17
2	Town of Apex Comments	6/9/17

Drawing Title: **LAURA DUNCAN STRIPING PLAN**

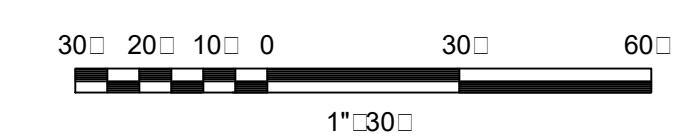
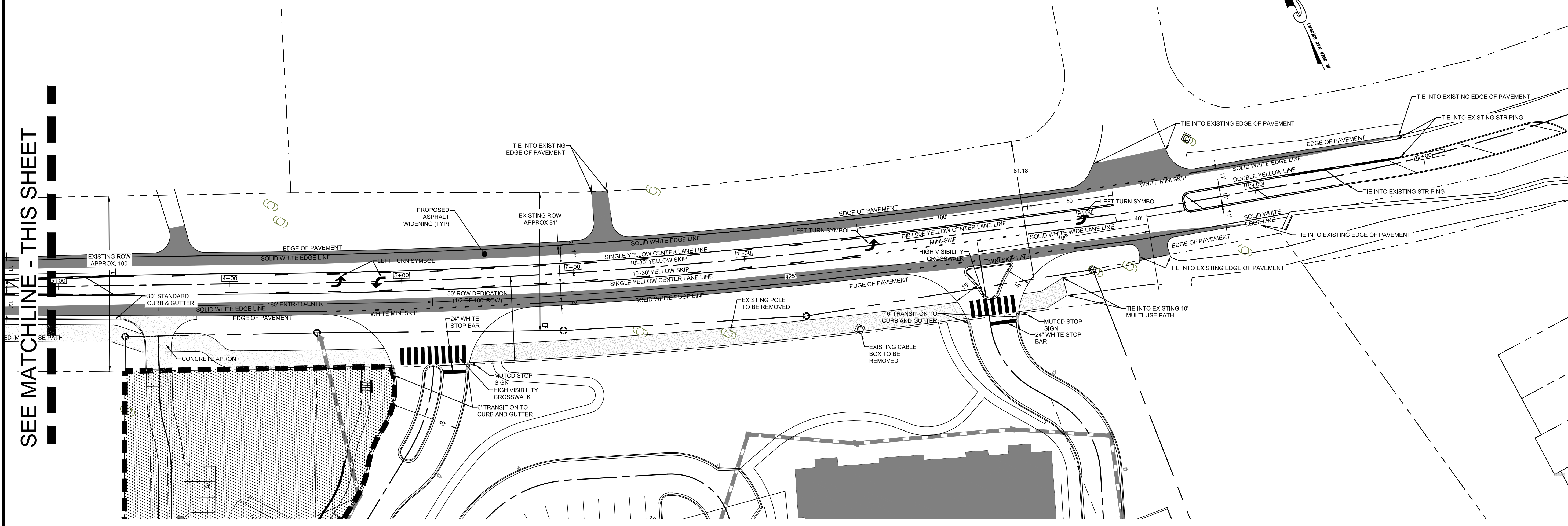
JAECO # 425-02  
Drawn By CLS  
Checked By JRC  
Date Issued 04/03/2017

**C3.00**



**SEE MATCHLINE - THIS SHEET**

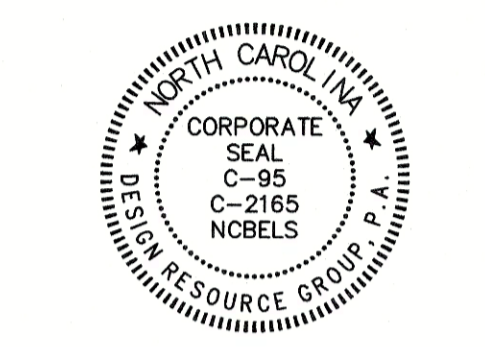
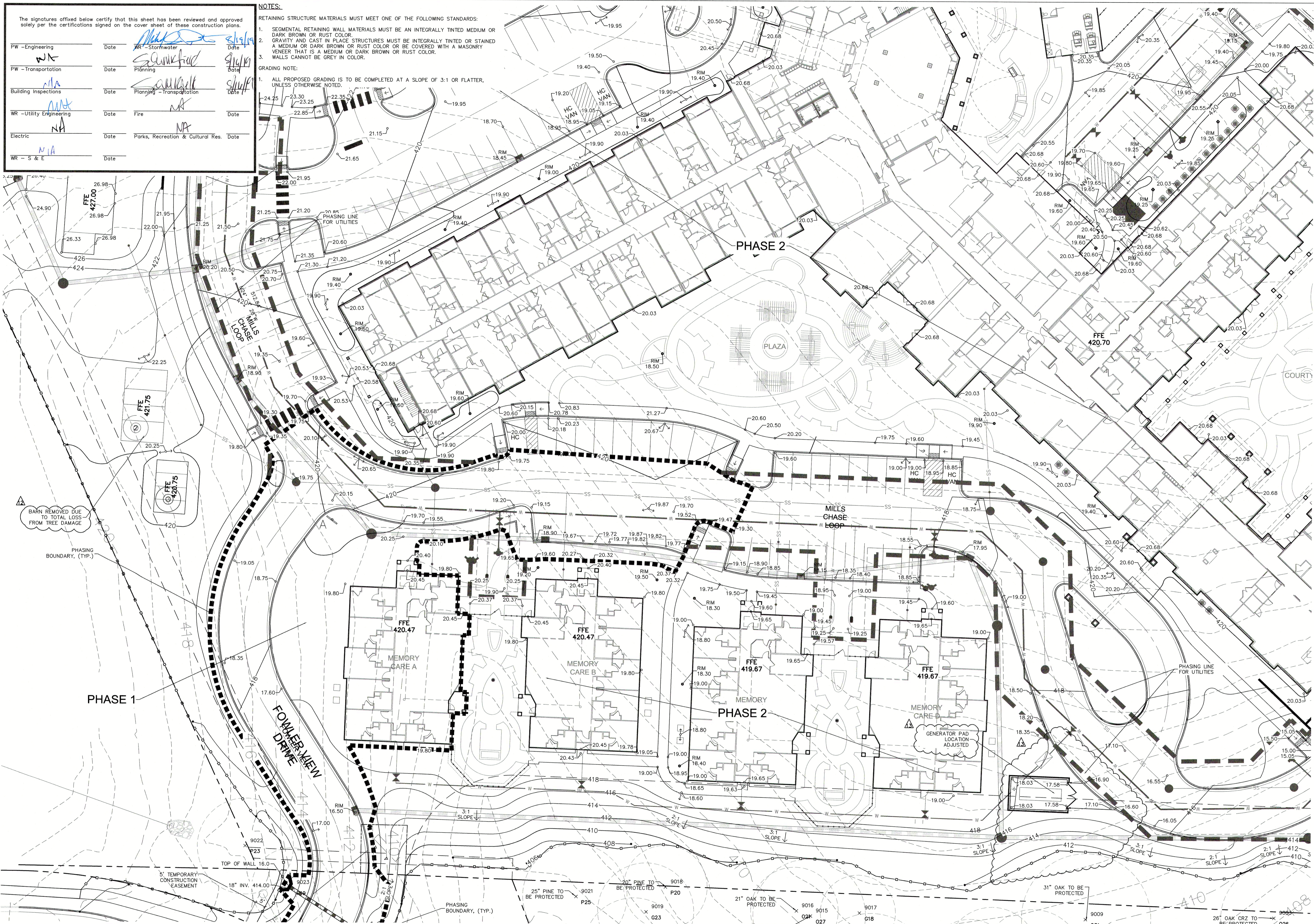
**SEE MATCHLINE - THIS SHEET**





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PW - Transportation	Date	Planning
Building Inspections	Date	Fire
WR - Utility Engineering	Date	Parks, Recreation & Cultural Res.
Electric	Date	
WR - S & E	Date	

- NOTES:**
- RETAINING STRUCTURE MATERIALS MUST MEET ONE OF THE FOLLOWING STANDARDS:
- SEGMENTAL RETAINING WALL MATERIALS MUST BE AN INTEGRALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR.
  - GRAVITY AND CAST IN PLACE STRUCTURES MUST BE INTEGRALLY TINTED OR STAINED A MEDIUM OR DARK BROWN OR RUST COLOR OR BE COVERED WITH A MASONRY VENEER THAT IS A MEDIUM OR DARK BROWN OR RUST COLOR.
  - WALLS CANNOT BE GREY IN COLOR.
- GRADING NOTE:**
- ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER, UNLESS OTHERWISE NOTED.

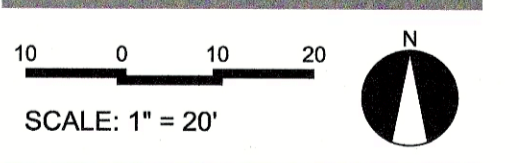


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 APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 202  
 RALEIGH, NORTH CAROLINA 27609

**FINE GRADING PLAN**

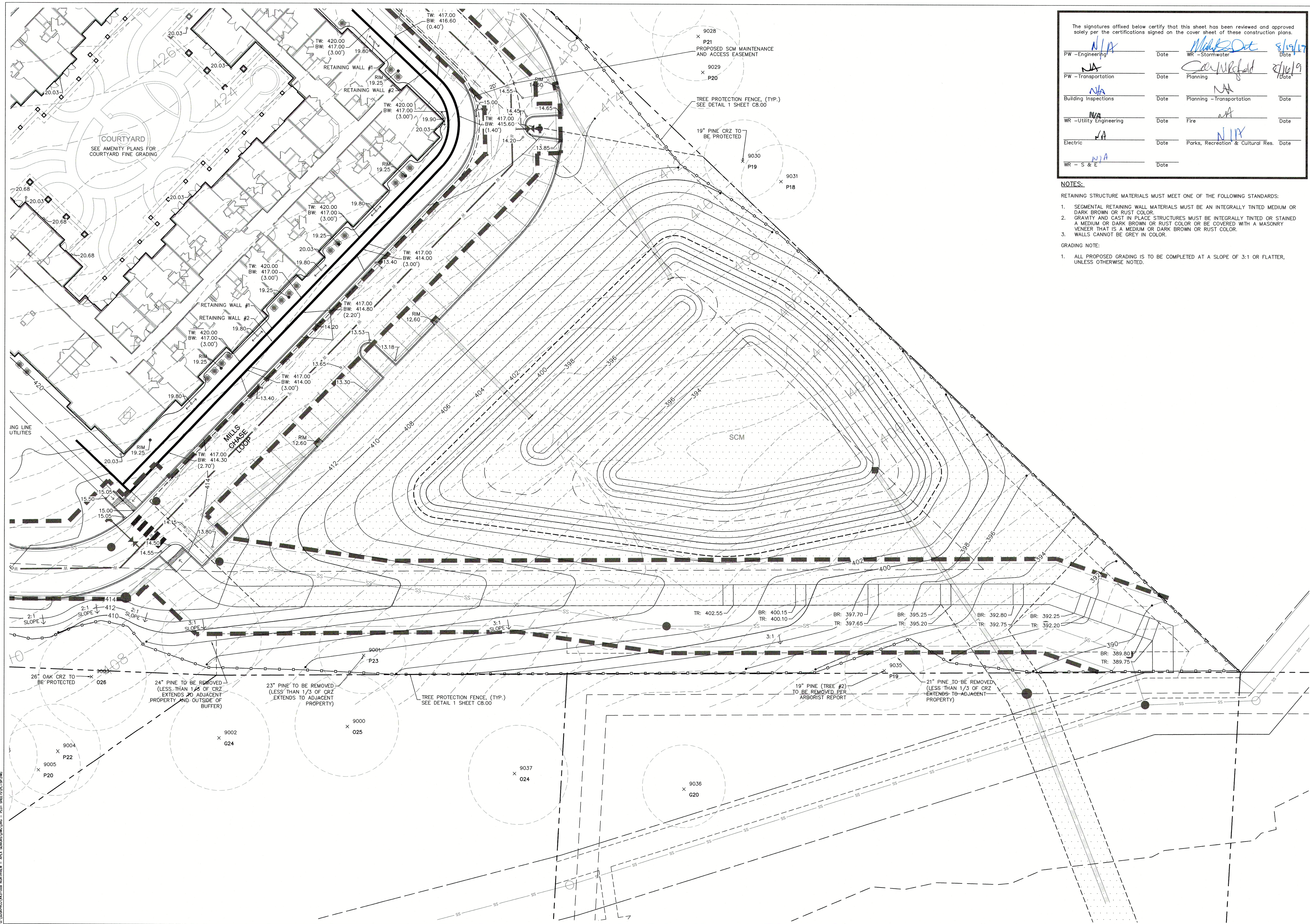


PROJECT #: 443-009  
 DRAWN BY: DK  
 CHECKED BY: SK

DECEMBER 1, 2016

- REVISIONS:**
- JANUARY 13, 2017 PER CITY COMMENTS
  - FEBRUARY 3, 2017 PER CITY COMMENTS
  - MARCH 31, 2017
  - MAY 12, 2017
  - JUNE 9, 2017
  - FEBRUARY 16, 2018 UPDATED GENERATOR PADS AND ENCLOSURES
  - SEPTEMBER 6, 2018 ADDED PHASING LINE
  - AUG 11, 2018 BARN REMOVED
  - AUG 1, 2019-GENERATOR RELOCATED AND WATER AS-BUILT





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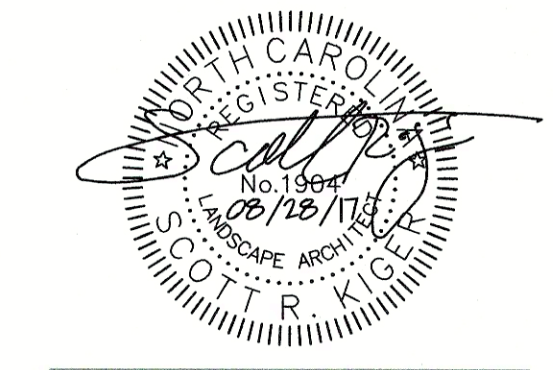
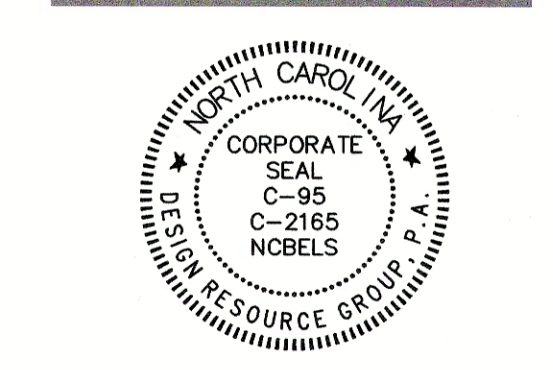
PW - Engineering	Date	WR - Stormwater	Date
PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		

- NOTES:**
- RETAINING STRUCTURE MATERIALS MUST MEET ONE OF THE FOLLOWING STANDARDS:
- SEGMENTAL RETAINING WALL MATERIALS MUST BE AN INTEGRALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR.
  - GRAVITY AND CAST IN PLACE STRUCTURES MUST BE INTEGRALLY TINTED OR STAINED A MEDIUM OR DARK BROWN OR RUST COLOR OR BE COVERED WITH A MASONRY VENEER THAT IS A MEDIUM OR DARK BROWN OR RUST COLOR.
  - WALLS CANNOT BE GREY IN COLOR.
- GRADING NOTE:**
- ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER, UNLESS OTHERWISE NOTED.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

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www.drgrp.com

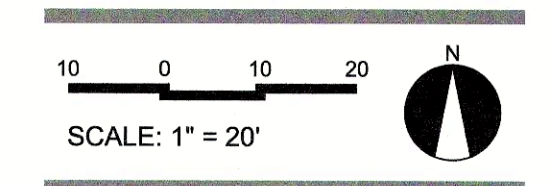


CONSTRUCTION DOCUMENTS

**THE RESERVE AT MILLS FARM**  
APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

**FINE GRADING PLAN**



PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

DECEMBER 1, 2016

- REVISIONS:**
- JANUARY 13, 2017 PER CITY COMMENTS
  - FEBRUARY 3, 2017 PER CITY COMMENTS
  - MARCH 31, 2017
  - MAY 12, 2017
  - JUNE 9, 2017
  - AUGUST 28, 2017 TOWN OF APEX COMMENTS

C4.04





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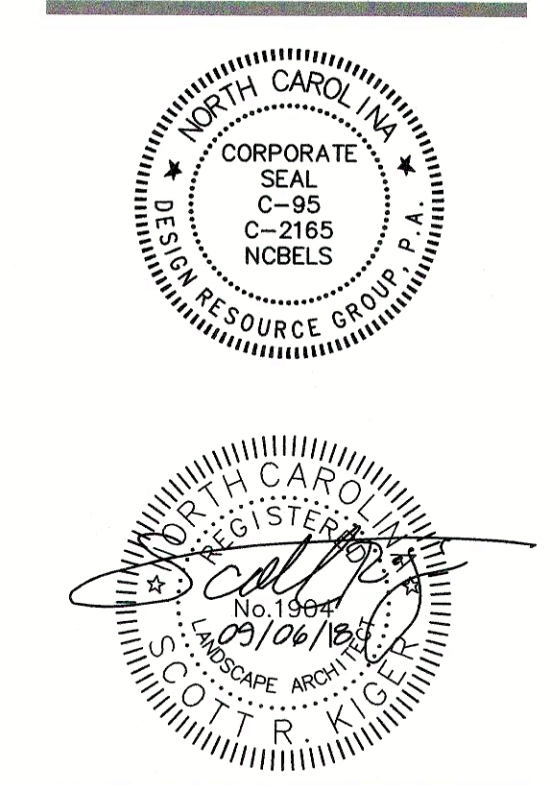
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PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		

- NOTES:**
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- SEGMENTAL RETAINING WALL MATERIALS MUST BE AN INTEGRALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR.
  - GRAVITY AND CAST-IN PLACE STRUCTURES MUST BE INTEGRALLY TINTED OR STAINED A MEDIUM OR DARK BROWN OR RUST COLOR OR BE COVERED WITH A MASONRY VENEER THAT IS A MEDIUM OR DARK BROWN OR RUST COLOR.
  - WALLS CANNOT BE GREY IN COLOR.
- GRADING NOTE:**
- ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER, UNLESS OTHERWISE NOTED.



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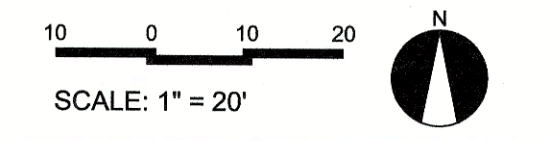


CONSTRUCTION DOCUMENTS

**THE RESERVE AT MILLS FARM**  
APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

**OFF-SITE GRADING PLAN**



PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

DECEMBER 1, 2016

- REVISIONS:**
- JANUARY 13, 2017 PER CITY COMMENTS
  - FEBRUARY 3, 2017 PER CITY COMMENTS
  - MARCH 31, 2017
  - MAY 12, 2017
  - JUNE 9, 2017
  - AUGUST 28, 2017 TOWN OF APEX COMMENTS
  - JULY 12, 2018 OFF-SITE IMPROVEMENTS
  - SEPTEMBER 6, 2018 CITY COMMENTS AND ADDED PHASING LINE

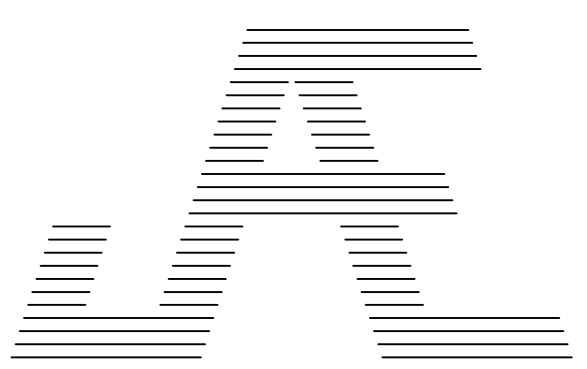
**C4.05**

G:\PROJECTS\143-009 NORTHVIEW - APEX, ENDS\DWG\DRG - PLAT SKETCH\VA-02.DWG



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Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



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**THE RESERVE AT MILLS FARM**  
 SITE PLAN  
 2030 LAURA DUNCAN RD  
 APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 200  
 RALEIGH, NC 27609

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GP	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	PROP. LINE NOT SURVEYED
---	STORM PIPE
---	SEWER LINE
---	OVERHEAD POWER
---	GAS LINE
---	EASEMENT LINE
---	WATER LINE

CB	CB
FH	FH
LP	LP
WV	WV
SSMH	SSMH
GW	GW
MW	MW
PP	PP
TP	TP
GP	GP

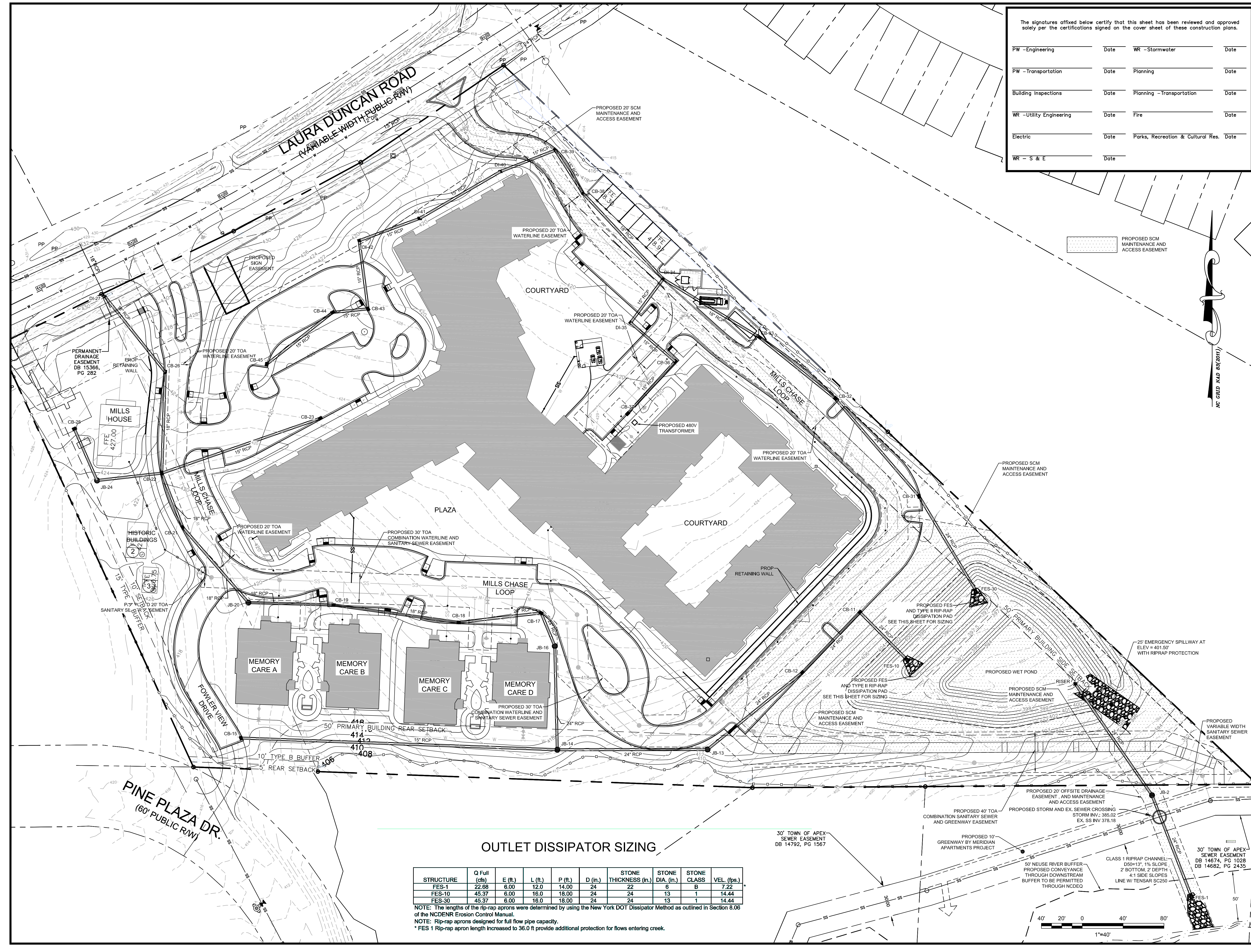
**Revisions**

Number	Description	Date
1	Town of Apex Comments	5/12/17
2	Town of Apex Comments	6/9/17
3	NC DOT Comments	8/8/17
4	NC DOT Comments	8/28/17
5	Town of Apex Comments	9/6/17

**STORM DRAINAGE PLAN**

JAECO # 425-02  
 Drawn By CLS  
 Checked By JRC  
 Date Issued 04/03/2017

**C4.10**



**OUTLET DISSIPATOR SIZING**

STRUCTURE	Q Full (cfs)	E (ft.)	L (ft.)	P (ft.)	D (in.)	STONE THICKNESS (in.)	STONE DIA. (in.)	STONE CLASS	VEL. (fps.)
FES-1	22.88	6.00	12.0	14.00	24	22	6	B	7.22
FES-10	45.37	6.00	16.0	18.00	24	24	13	1	14.44
FES-30	45.37	6.00	16.0	18.00	24	24	13	1	14.44

NOTE: The lengths of the rip-rap aprons were determined by using the New York DOT Dissipator Method as outlined in Section 8.06 of the NCDENR Erosion Control Manual.  
 NOTE: Rip-rap aprons designed for full flow pipe capacity.  
 \* FES-1 Rip-rap apron length increased to 36.0 ft provide additional protection for flows entering creek.



N/F  
KAY MOODY & CRAIG RECTOR  
BM 1975, PG 249  
PIN: 0752.05-08-1624  
ZONING: RR  
USE: SINGLE FAMILY

EXISTING 14"  
SANITARY SEWER  
FORCE MAIN

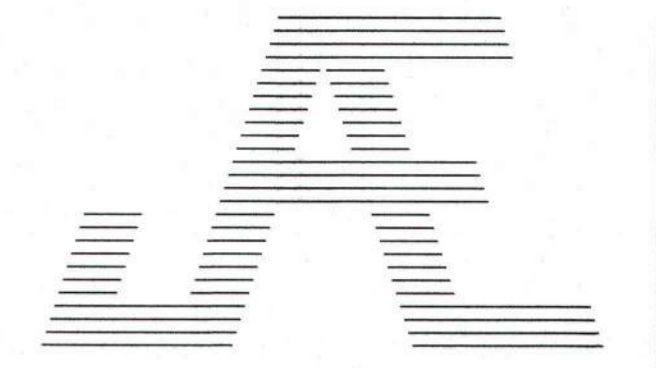
CONNECT TO EXISTING  
12" DIP WATER MAIN  
WITH 12"x8" TS&V

**LAURA DUNCAN ROAD**  
(VARIABLE WIDTH PUBLIC RW)

N/F  
LENNAR CAROLINAS LLC  
DB 15349, PG 535  
BM 2014, PG 507  
PIN: 0752.05-18-1435  
ZONING: HD MF-CZ

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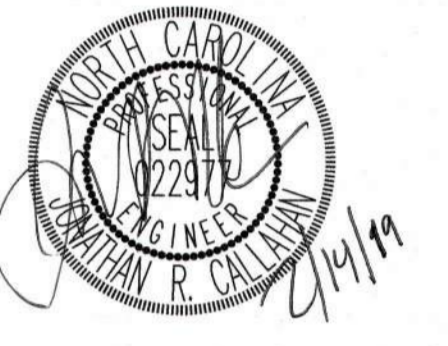
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PW - Transportation	Date	WR - Planning	Date
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Electric	Date	WR - Parks, Recreation & Cultural Res.	Date
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**Revisions**

Number	Description	Date
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2	Town of Apex Comments	6/9/17
3	NCDOT Comments	8/8/17
4	NCDOT Comments	8/28/17
5	NCDOT Comments	9/18/17
6	Town of Apex Comments	10/1/18
7	Sanitary Sewer Service Revisions	1/4/19
8	Sanitary Sewer Service Revisions	2/14/19

**UTILITY PLAN**

JAECO # 425-02  
Drawn By CLS  
Checked By JRC  
Date Issued 04/03/2017

- NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES & STORM DRAINAGE PRIOR TO CONSTRUCTION.
  - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
  - SEWER EASEMENT CROSS SLOPE SHALL BE MINIMUM 3:1.
  - CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH (919) 249-3342.
  - TRANSFORMER LOCATIONS TO BE FINALIZED WITH DESIGN, CONSTRUCTION DRAWINGS, AND COORDINATION WITH THE TOWN OF APEX.
  - DRY UTILITY LOCATIONS TO BE PROVIDED WITH DESIGN, CONSTRUCTION DRAWINGS, AND COORDINATION WITH THE TOWN OF APEX.
  - LOADS AND VOLTAGES FOR PROPOSED DEVELOPMENT TO BE PROVIDED WITH DESIGN, CONSTRUCTION DRAWINGS, AND COORDINATION WITH TOWN OF APEX.
  - FULL TOWN SERVICES ARE REQUESTED (WATER, SEWER, ELECTRIC).
  - REFER TO TOWN APEX REQUIRED NOTES SHEET FOR ADDITIONAL NOTES.
  - BACKFLOW PREVENTER LOCATIONS TO BE INTERNAL TO EACH BUILDING.
  - ALL NEW BACKFLOW PREVENTERS INSTALLED ON THE APEX WATER SYSTEM ARE REQUIRED TO BE "LEAD FREE". BACKFLOW PREVENTERS INSTALLED MUST BE PER THE USC MANUAL AND TOWN OF APEX CROSS CONNECTION CONTROL ORDINANCE. APPROVED LEAD FREE BACKFLOW PREVENTERS CAN BE FOUND AT [HTTP://WWW.USC.EDU/DEPT/FCCOHR/LIST.HTML](http://www.usc.edu/DEPT/FCCOHR/LIST.HTML).

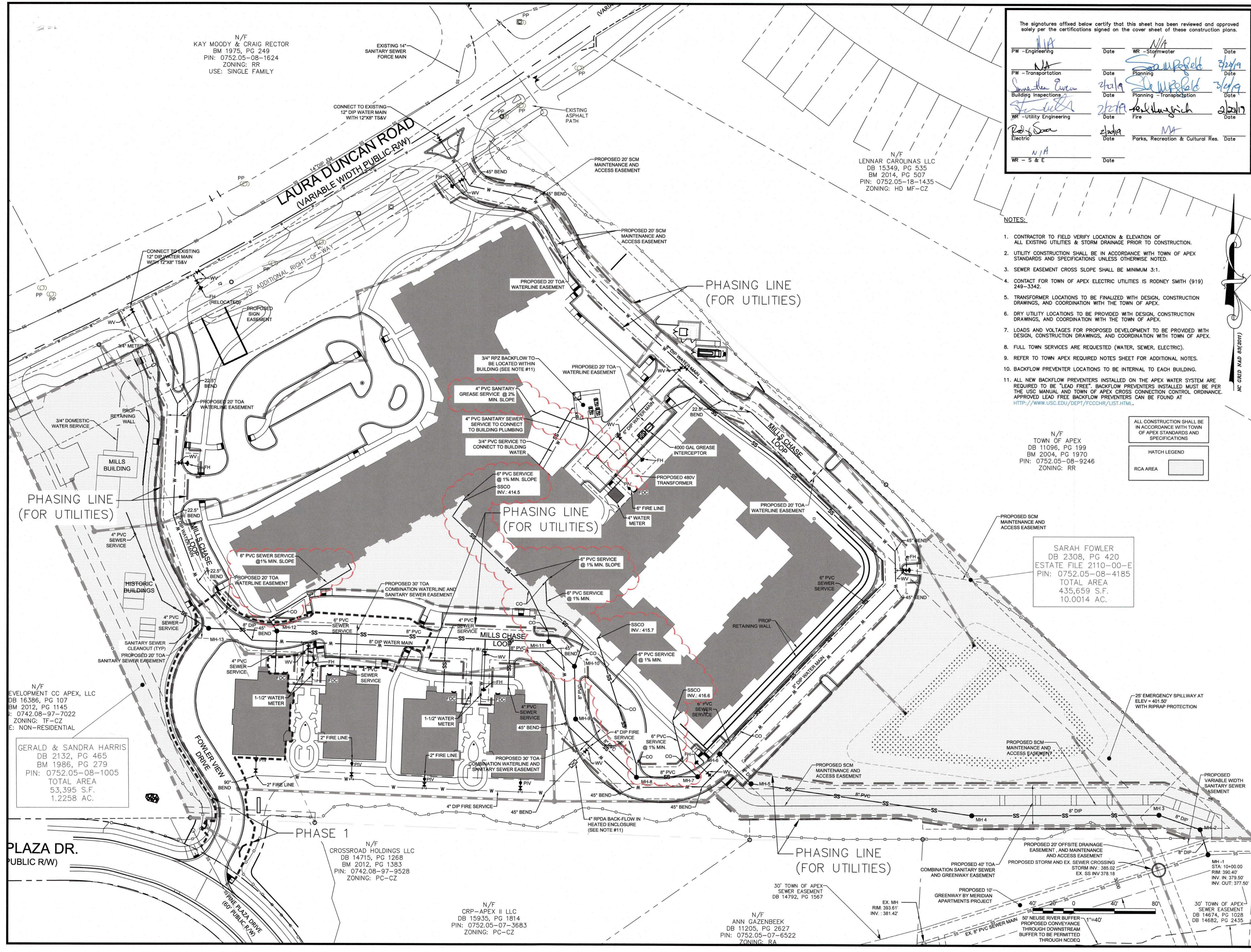
N/F  
TOWN OF APEX  
DB 11096, PG 199  
BM 2004, PG 1970  
PIN: 0752.05-08-9246  
ZONING: RR

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS

**HATCH LEGEND**

[Hatched Box]	RCA AREA
---------------	----------

SARAH FOWLER  
DB 2308, PG 420  
ESTATE FILE 2110-00-E  
PIN: 0752.05-08-4185  
TOTAL AREA  
435,659 S.F.  
10.0014 AC.



N/F  
DEVELOPMENT CC APEX, LLC  
DB 16386, PG 107  
BM 2012, PG 1145  
PIN: 0742.08-97-7022  
ZONING: TF-CZ  
E: NON-RESIDENTIAL

GERALD & SANDRA HARRIS  
DB 2132, PG 465  
BM 1986, PG 279  
PIN: 0752.05-08-1005  
TOTAL AREA  
53,395 S.F.  
1.2258 AC.

N/F  
CROSSROAD HOLDINGS LLC  
DB 14715, PG 1268  
BM 2012, PG 1383  
PIN: 0742.08-97-9528  
ZONING: PC-CZ

N/F  
CRP-APEX II LLC  
DB 15935, PG 1814  
PIN: 0752.05-07-3683  
ZONING: PC-CZ

N/F  
ANN GZENBECK  
DB 11205, PG 2627  
PIN: 0752.05-07-6522  
ZONING: RA

Scale: 1"=40'

30' TOWN OF APEX SEWER EASEMENT DB 14792, PG 1567

30' TOWN OF APEX SEWER EASEMENT DB 14674, PG 1028 DB 14682, PG 2435

50' NEUSE RIVER BUFFER PROPOSED CONVEYANCE THROUGH DOWNSTREAM BUFFER TO BE PERMITTED THROUGH NCDEQ

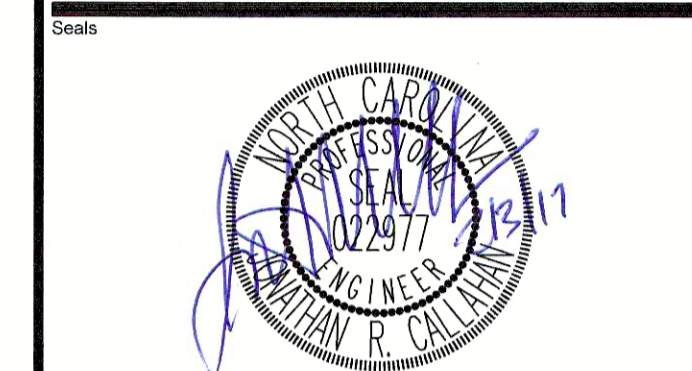




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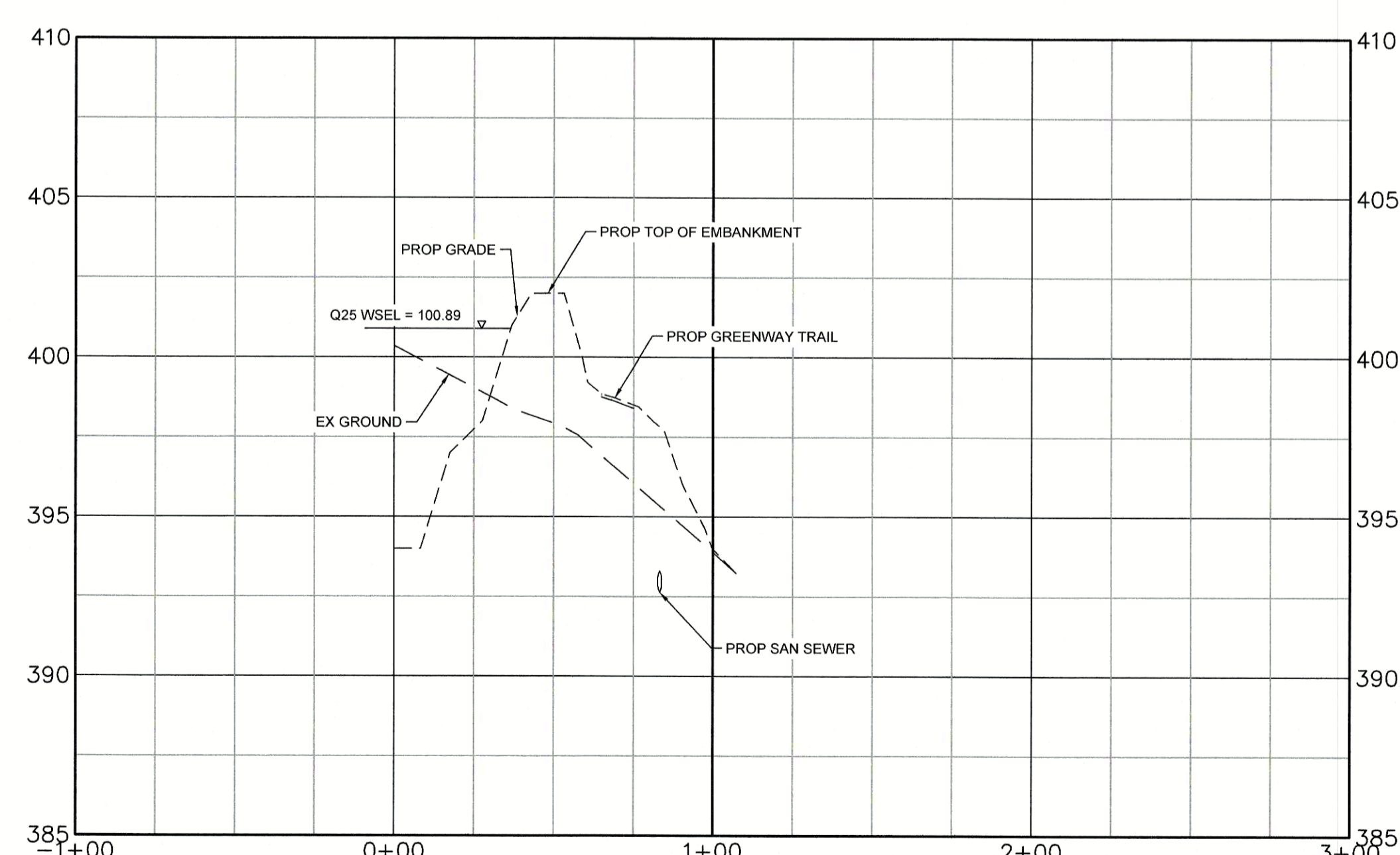
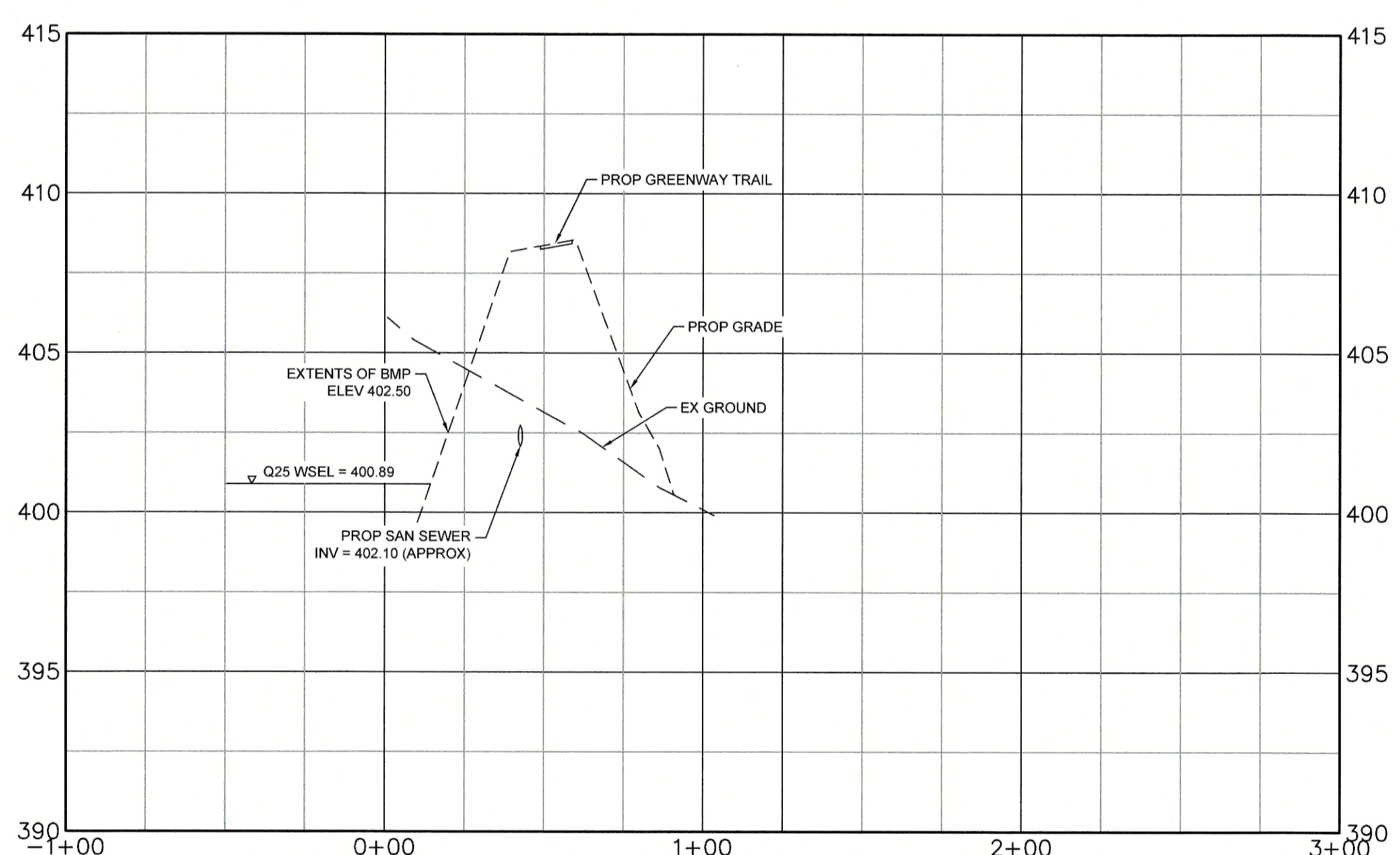
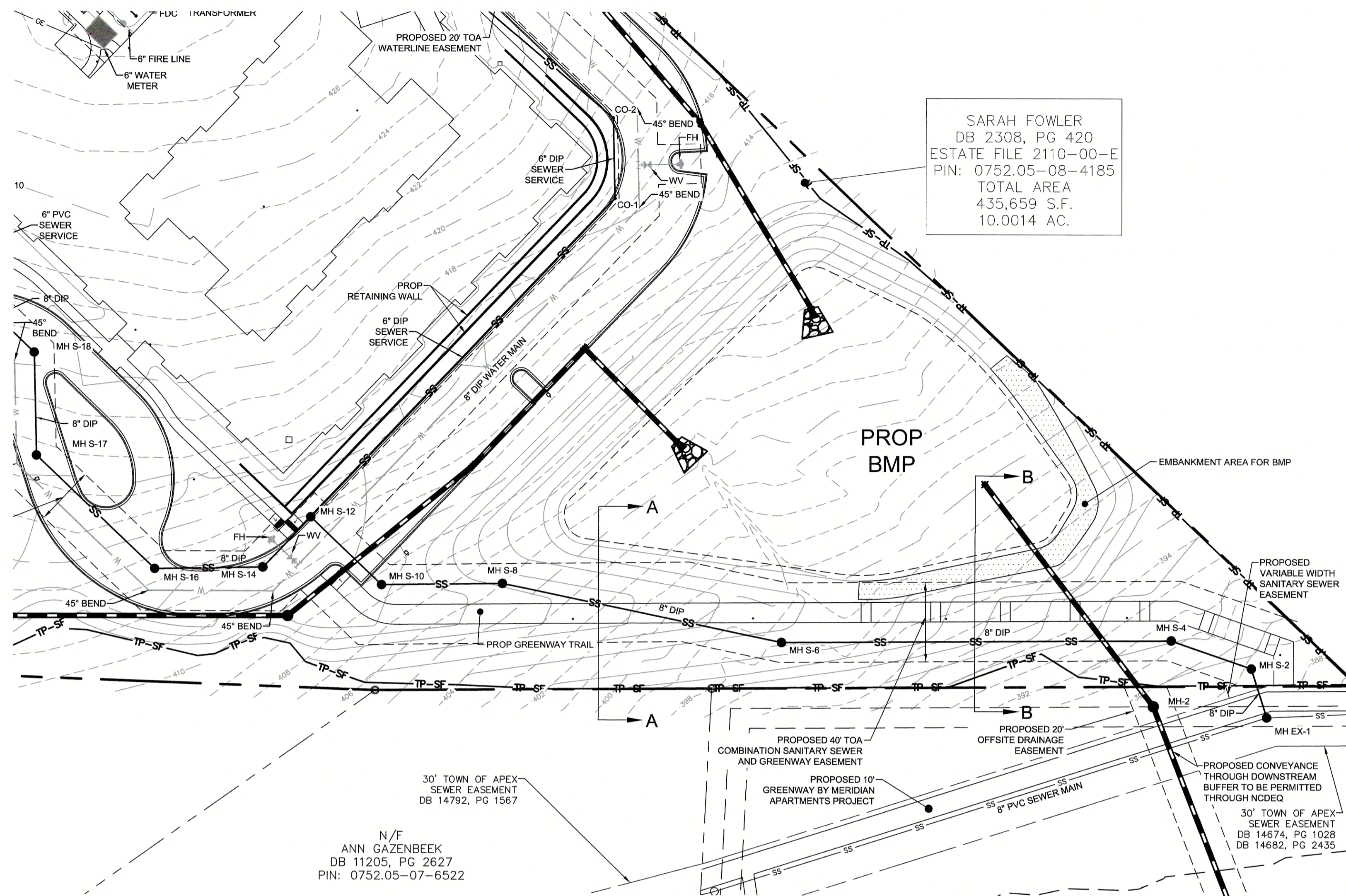
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 SITE PLAN  
 2030 LAURA DUNCAN RD  
 APEX, NORTH CAROLINA

Client: **NORTHVIEW PARTNERS**  
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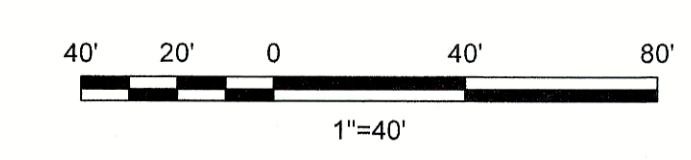


Revisions

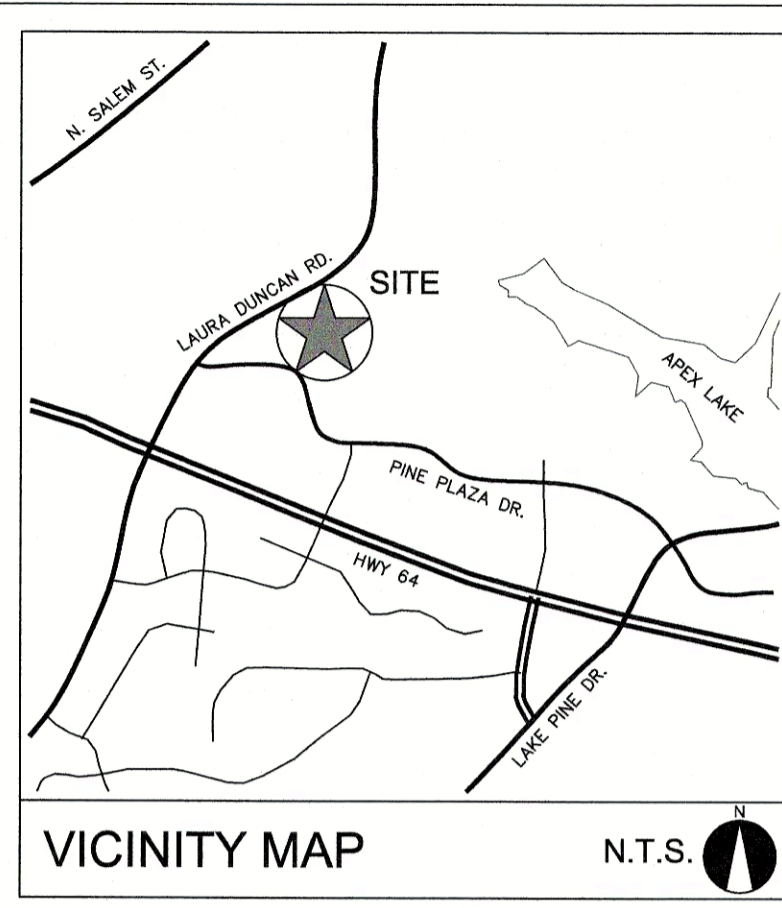
Number	Description	Date
1	Revised per Town of Apex Comments	1/13/17
2	Revised per Town of Apex Comments	2/03/17

Drawn By: **CLS**  
 Checked By: **JRC**  
 Date Issued: 12/20/16

JAECO # 425-02  
 Title: **SANITARY SEWER CROSS SECTION**  
 C-5.01



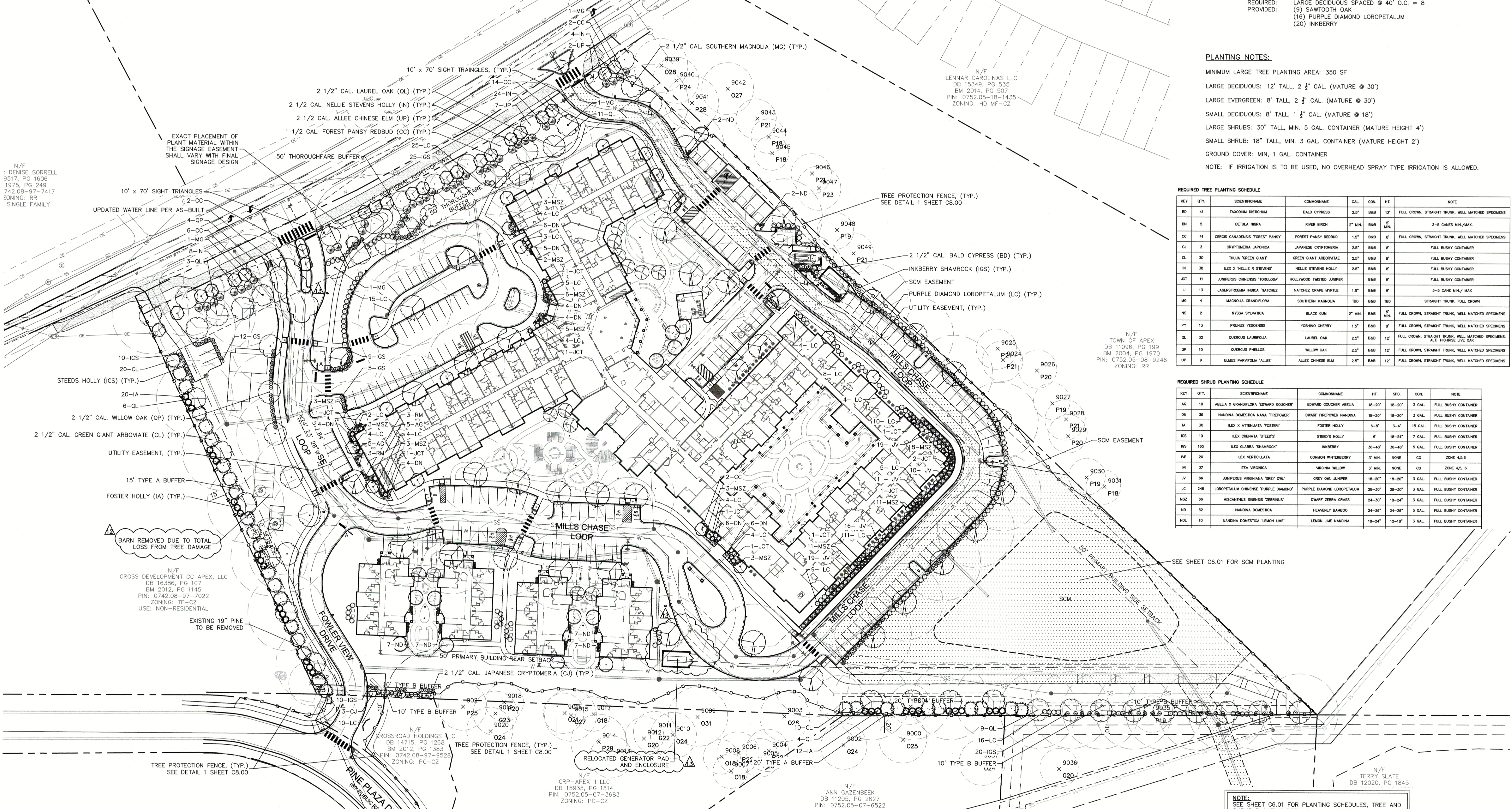




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Transportation	Date	Planning	Date
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Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
S & E	Date		

N/F  
KAY MOODY & CRAIG RECTOR  
BM 1975, PG 249  
PIN: 0752.05-08-1624  
ZONING: RR  
USE: SINGLE FAMILY



**SECTION 8.2.4 BUILDING LANDSCAPE REQUIREMENT**  
 3 SHRUBS / 2000 SF BUILDING FOOTPRINT  
 APEX SENIORS MAIN BUILDING: 81,069 SF/2000 = 40.535 (3) = 122 SHRUBS  
 PROVIDED: 127 SHRUBS  
 41 TREES  
 MEMORY CARE BUILDINGS (1-4): 4,193 SF/2000 = 2.097 (3) = 7 SHRUBS  
 EACH BUILDING (28 TOTAL SHRUBS)  
 PROVIDED: 28 SHRUBS  
 3 TREES  
 BUILDING (12 TOTAL TREES)  
 PROVIDED: 12 TREES  
 GARAGE: 2,427 SF/2000 = 1.21 (3) = 4 SHRUBS  
 1.21 (1) = 2 TREES  
 PROVIDED: 4 SHRUBS  
 2 TREES

**SECTION 8.2.5 VEHICLE USE AREA LANDSCAPING**  
 NO PORTION OF THE V.U.A. SHALL BE FURTHER THAN 40 FT. FROM THE TRUNK OF A LARGE TREE.  
 V.U.A. SHALL BE SCREENED FROM OFFSITE VIEW WITH A CONTINUOUS EVERGREEN HEDGE.

**SECTION 8.2.6 BUFFERING**  
 50' THOROUGHFARE BUFFER (ALONG SOUTHERN R) 26,797 SF  
 REQUIRED: 1 LARGE TREE AND 2 SMALL TREES PER 1000 SF OF DISTURBED BUFFER = 27 LARGE TREES, 54 SMALL TREES  
 PROVIDED:  
 (13) LIVE OAK  
 (4) SOUTHERN MAGNOLIA  
 (4) WILLOW OAK  
 (9) "ALLEE" CHINESE ELM  
 (22) FOREST PANSY REDBUD  
 (38) NELLIE STEVENS HOLLY

15' TYPE A BUFFER (ALONG WESTERN R) 388 LF  
 REQUIRED: LARGE TREE SPACED @ 15' O.C. = 26  
 (20) GREEN GIANT ARBORVITAE - 77%  
 (6) LIVE OAK - 23%  
 PROVIDED:  
 (10) STEEDS HOLLY - 33.3%  
 (20) FOSTER HOLLY - 66.7%

10' TYPE B BUFFER (ALONG SOUTHERN R) 109 LF  
 REQUIRED: LARGE EVERGREEN SPACED @ 40' O.C. = 3  
 PROVIDED:  
 (3) JAPANESE CRYPTOMERIA  
 (10) PURPLE DIAMOND LOROPETALUM - 50%  
 (10) INKBERRY - 50%

20' TYPE A BUFFER (ALONG SOUTHERN R) 205 LF  
 REQUIRED: LARGE TREE SPACED @ 15' O.C. = 14  
 PROVIDED:  
 (10) GREEN GIANT ARBORVITAE  
 (4) LIVE OAK  
 (12) FOSTER HOLLY

10' TYPE B BUFFER (ALONG SOUTHERN R) 308 SF  
 REQUIRED: LARGE DECIDUOUS SPACED @ 40' O.C. = 8  
 PROVIDED:  
 (9) SAWTOOTH OAK  
 (16) PURPLE DIAMOND LOROPETALUM  
 (20) INKBERRY

**PLANTING NOTES:**  
 MINIMUM LARGE TREE PLANTING AREA: 350 SF  
 LARGE DECIDUOUS: 12' TALL, 2 1/2" CAL. (MATURE @ 30')  
 LARGE EVERGREEN: 8' TALL, 2 1/2" CAL. (MATURE @ 30')  
 SMALL DECIDUOUS: 8' TALL, 1 1/2" CAL. (MATURE @ 18')  
 LARGE SHRUBS: 30" TALL, MIN. 5 GAL. CONTAINER (MATURE HEIGHT 4')  
 SMALL SHRUB: 18" TALL, MIN. 3 GAL. CONTAINER (MATURE HEIGHT 2')  
 GROUND COVER: MIN. 1 GAL. CONTAINER  
 NOTE: IF IRRIGATION IS TO BE USED, NO OVERHEAD SPRAY TYPE IRRIGATION IS ALLOWED.

**REQUIRED TREE PLANTING SCHEDULE**

KEY	QTY.	IDENTIFICATION	COMMONNAME	CAL.	CON.	HT.	NOTE
BD	41	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	B&B	12'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS
BN	5	BETULA NORA	RIVER BIRCH	2"	MIN.	8'	3-5 CANES MIN./MAX.
CC	41	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5"	B&B	8'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS
CJ	3	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	2.5"	B&B	8'	FULL BUSHY CONTAINER
CL	30	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2.5"	B&B	8'	FULL BUSHY CONTAINER
IN	38	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	2.5"	B&B	8'	FULL BUSHY CONTAINER
JCT	11	JANPERUS CHINENSIS 'DORISLOA'	HOLLYWOOD TWISTED JANPER		B&B	8'	FULL BUSHY CONTAINER
LI	13	LAGERSTROMIA INDICA 'HATCHEZ'	HATCHEZ CRAPE WHITE	1.5"	B&B	8'	3-5 CANE MIN./MAX.
MG	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	TBD	B&B	TBD	STRAIGHT TRUNK, FULL CROWN
NS	2	NYSSA SYLVATICA	BLACK GUM	2"	MIN.	8'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS
PI	13	PRUNUS YEDONENSIS	YOSHINO CHERRY	1.5"	B&B	8'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS
QL	32	QUERCUS LAURIFOLIA	LAUREL OAK	2.5"	B&B	12'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS, ALT. HOMERIE LIVE OAK
OP	10	QUERCUS PHellos	WILLOW OAK	2.5"	B&B	12'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS
UP	9	ULMUS PARVIFLORA 'ALLEE'	ALLEE CHINESE ELM	2.5"	B&B	12'	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED SPECIMENS

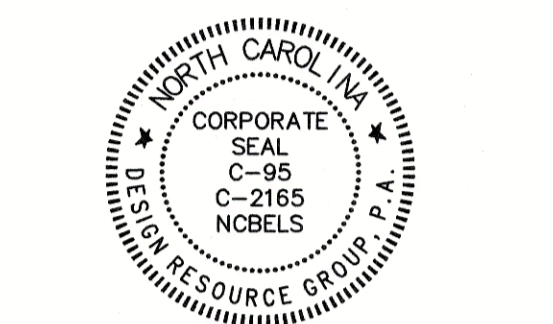
**REQUIRED SHRUB PLANTING SCHEDULE**

KEY	QTY.	IDENTIFICATION	COMMONNAME	HT.	SPD.	CON.	NOTE
AG	10	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	18-20"	18-20"	3 GAL.	FULL BUSHY CONTAINER
DN	29	NANDINA DOMESTICA 'NANA 'TROPICK'	DWARF FIREBURNER NANDINA	18-20"	18-20"	3 GAL.	FULL BUSHY CONTAINER
IA	30	ILEX X ATTENUATA 'YOSTINI'	FOSTER HOLLY	6-8'	3-4'	15 GAL.	FULL BUSHY CONTAINER
IS	10	ILEX ORNATA 'STEEDS'	STEEDS HOLLY	6'	18-24"	7 GAL.	FULL BUSHY CONTAINER
IS	155	ILEX GLABRA 'SHAMROCK'	INKBERRY	36-48"	36-48"	5 GAL.	FULL BUSHY CONTAINER
IV	20	ILEX VERTICILLATA	COMMON WINTERBERRY	3" MIN.	NONE	CC	ZONE 4.5.6
IR	37	ITEA VIRGINICA	VIRGINIA WILLOW	3" MIN.	NONE	CC	ZONE 4.5.6
JV	66	JANPERUS VIRGINIANA 'GREY OWL'	GREY OWL JANPER	18-20"	18-20"	3 GAL.	FULL BUSHY CONTAINER
LC	246	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	PURPLE DIAMOND LOROPETALUM	28-30"	28-30"	3 GAL.	FULL BUSHY CONTAINER
MSZ	66	MISCANTHUS SINENSIS 'ZEBRINUS'	DWARF ZEBRA GRASS	24-30"	18-24"	3 GAL.	FULL BUSHY CONTAINER
ND	32	NANDINA DOMESTICA	HEAVENLY BAMBOO	24-28"	24-28"	5 GAL.	FULL BUSHY CONTAINER
NOL	10	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	18-24"	13-18"	3 GAL.	FULL BUSHY CONTAINER



LANDSCAPE ARCHITECTURE  
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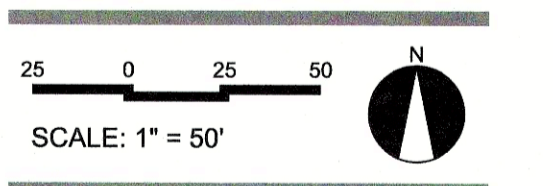


CONSTRUCTION DOCUMENTS

**THE RESERVE AT MILLS FARM**  
 APEX, NORTH CAROLINA

**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 202  
 RALEIGH, NORTH CAROLINA 27609

**REQUIRED PLANTING PLAN**



PROJECT #: 443-009  
 DRAWN BY: DK  
 CHECKED BY: SK

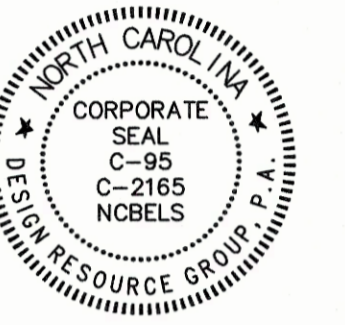
DECEMBER 1, 2016

- REVISIONS:**
- JANUARY 13, 2017 PER CITY COMMENTS
  - FEBRUARY 3, 2017 PER CITY COMMENTS
  - MARCH 31, 2017
  - MAY 12, 2017
  - JUNE 9, 2017
  - SEPTEMBER 14, 2017 NCDOT COMMENTS
  - FEBRUARY 16, 2018 UPDATED
  - GENERATOR PADS AND ENCLOSURES
  - JULY 12, 2018 OFF SITE IMPROVEMENTS
  - SEPTEMBER 6, 2018 PER CITY COMMENTS
  - 8.21.18 UPDATED HVAC LOCATIONS
  - JUNE 11, 2019-BARN REMOVED

AUG. 1, 2019-GENERATOR RELOCATED AND WATER AS-BUILT

C6.00





CONSTRUCTION  
DOCUMENTS

THE RESERVE AT MILLS FARM  
APEX, NORTH CAROLINA

NORTHVIEW PARTNERS  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

SCM PLANTING  
AND DETAILS

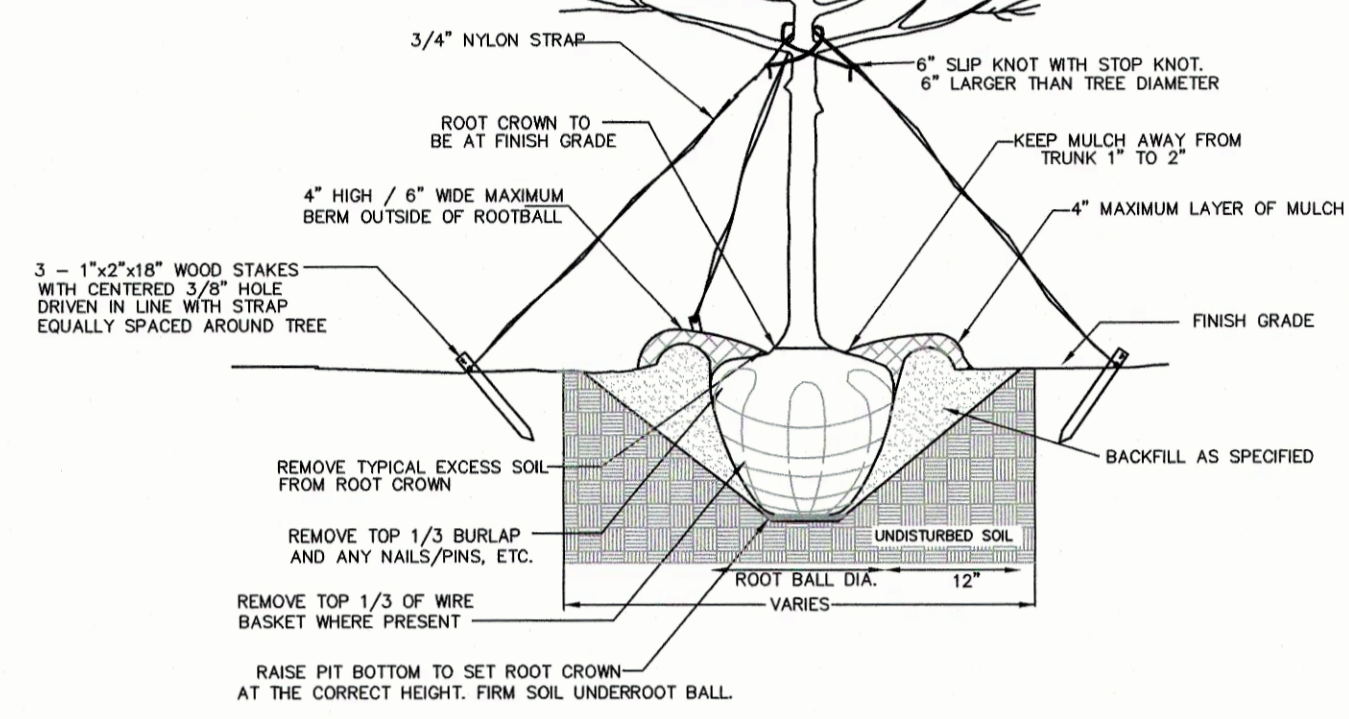
SCALE: NTS

PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

DECEMBER 1, 2016

REVISIONS:  
1. JANUARY 13, 2017 PER CITY COMMENTS  
2. FEBRUARY 3, 2017 PER CITY COMMENTS  
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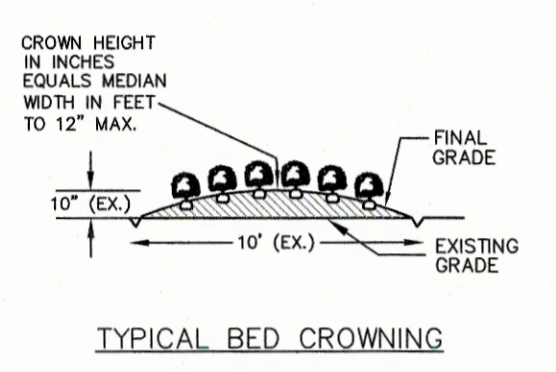
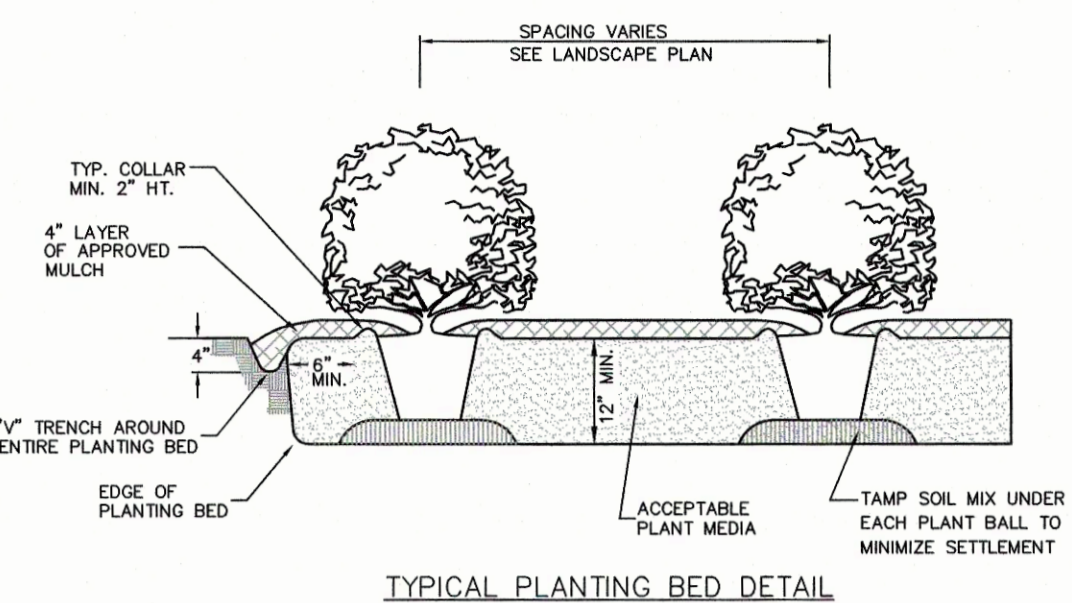
- NOTES:**
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
  2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
  3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
  4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
  5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)  
FOR EXAMPLE:

CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12-14'	16'	24"	16"
3"	14-16'	18'	32"	21"

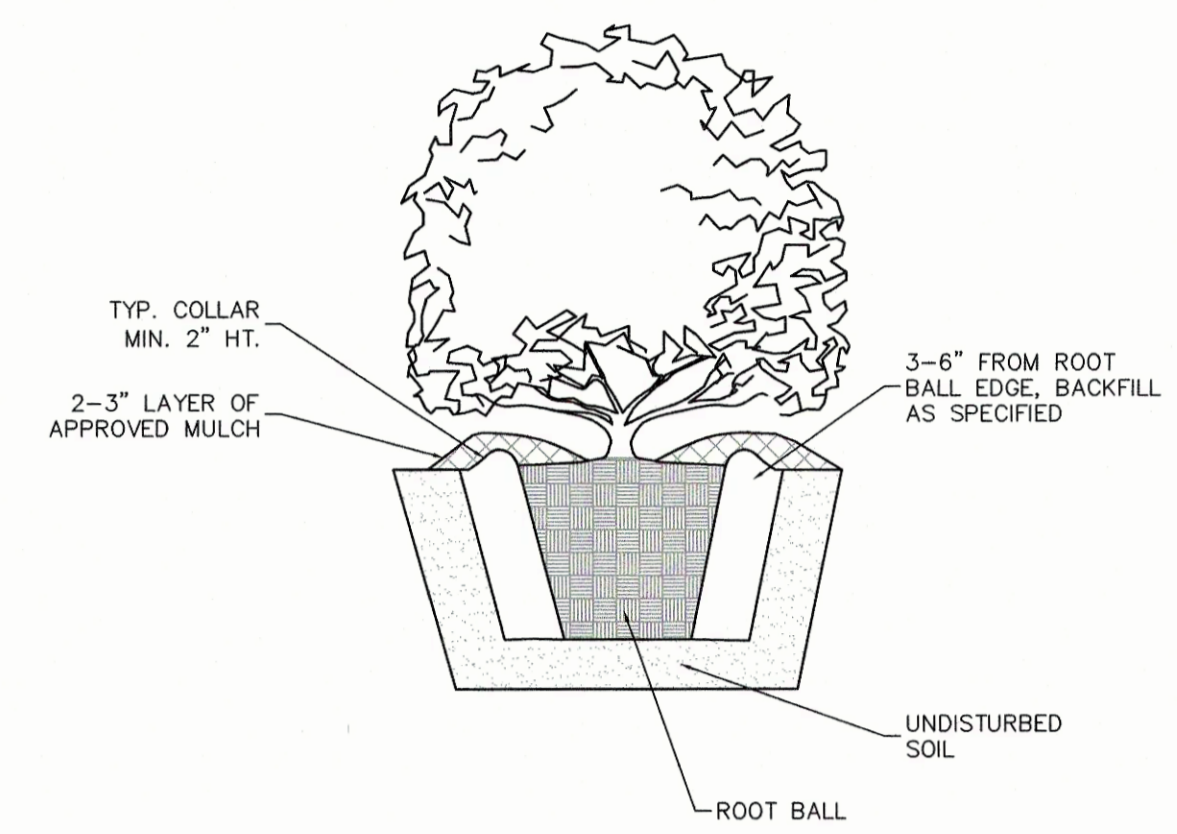
- NOTES:**
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
  2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
  3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
  4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
  5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL

TYPICAL PLANTING BED PLAN

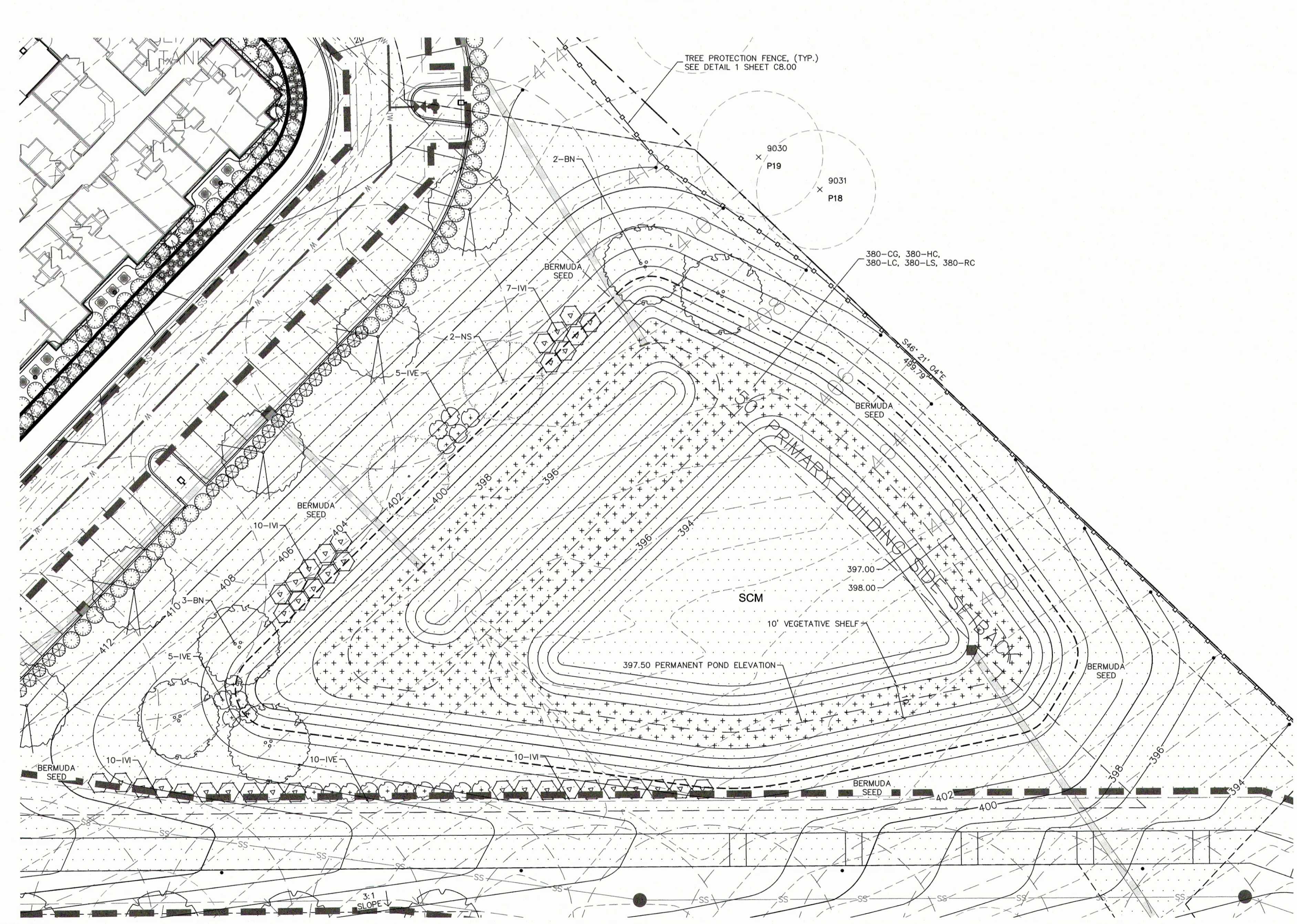
- NOTES:**
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
  2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
  3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
  4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
  5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



INDIVIDUAL SMALL SHRUB/TREE PLANTING

1 TREE PLANTING

2 SHRUB PLANTING BED



4 SCM PLANTING PLAN, CALCULATIONS, NOTES AND SCHEDULE

**POND PLANTING SCHEDULE**

QTY.	KEY	SCIENTIFICNAME	COMMONNAME	CON.	NOTE	ZONES
2	NS	NYSSA SYLVATICA	BLACK GUM	B&B	2" CALIPER x 5' TALL MIN.	4, 5 & 6
5	BN	BETULA NIGRA	RIVER BIRCH	B&B	2" CALIPER x 5' TALL MIN.	4, 5 & 6
20	IVE	ILEX VERTICILLATA	COMMON WINTERBERRY	CG	3' HEIGHT	4, 5 & 6
37	IVI	ITEA VIRGINICA	VIRGINIA WILLOW	CG	3' HEIGHT	4, 5 & 6
380	CG	CHELONE GLABRA	WHITE TURTLEHEAD		FULL BUSHY CONTAINER	VEGETATED SHELF
380	HC	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	2"8 x 5" PLUG	FULL BUSHY CONTAINER	VEGETATED SHELF
380	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	2"8 x 5" PLUG	FULL BUSHY CONTAINER	VEGETATED SHELF
380	LS	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	2"8 x 5" PLUG	FULL BUSHY CONTAINER	VEGETATED SHELF
380	RC	RHYNCHOSPORA COLRATA	STARRUSH WHITETOP	2"8 x 5" PLUG	FULL BUSHY CONTAINER	VEGETATED SHELF

**MAINTENANCE PLAN:**  
GEESE CONTROL  
TO CONTROL ACCESS FROM THE SHORE, NYLON TWINE FENCING IS TO BE PLACED AT THE INTERFACE OF OPEN WATER AND THE PLANTED AREAS. FENCING TO BE 24-42" IN HEIGHT.

**NOTE:**  
NO CATTAILS SHALL BE PLANTED. CATTAILS CAN BE INTRODUCED NATURALLY AND CAN HAVE THE POTENTIAL OF WIPING OUT OTHER VEGETATION. TO PREVENT THIS, USE FORMULATIONS OF THE SYSTEMIC HERBICIDE GLYPHOSATE IN EARLY PHASES OF COLONIALIZATION.

ANY PLANTS PLANTED IN THE LOW ZONES SHALL BE PLANTED HIGH AND SLIGHTLY RAISED MOUNDS TO FACILITATE AERATION OF THE ROOTS.

NO TREES SHALL BE PLANTED WITHIN 10 FEET OF A RELIEF DRAIN

**PLANTING NOTE:**  
1. ALL SHRUBS SHALL BE A MINIMUM OF 3 FEET IN HEIGHT AT THE TIME OF PLANTING WITH AN EXPECTED MINIMUM HEIGHT OF AT LEAST 6 FEET AT MATURITY.  
2. SEE DETAILS ON SHEET CB.00 FOR TREE AND SHRUB PLANTING  
3. HVAC OR OTHER MECHANICAL EQUIPMENT LOCATED ON THE ROOF OF BUILDINGS AND NOT ADEQUATELY SCREENED BY PARAPET WALLS SHALL BE SCREENED WITH AN OPAQUE SCREEN SIMILAR IN MATERIALS AND COLOR TO THE BUILDING MATERIALS.

**WETPOND CALCULATIONS**  
PERMANENT POND ELEVATION: 397.50

**VEGETATED SHELF (6:1):** 7,533 S.F. (0.5' BELOW TO 0.5' ABOVE PERMANENT POND ELEV.)

REQUIRED: 50 PLANTS PER 200 SQUARE FEET (4 MINIMUM HERBACEOUS SPECIES)  
7533 / 200 = 38 (50 PLANTS) = 1,900 PLANTS  
PROVIDED: (380) CG, (380) HC, (380) LC, (380) LS, (380) RC

**(EXCLUDING DAM):**  
PROVIDED: (2) 2" BLACK GUM  
(5) 2" RIVER BIRCH  
(20) 36" HT. COMMON WINTERBERRY  
(37) 36" HT. VIRGINIA WILLOW

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.

PW - Engineering	Date	WR - Stormwater	Date
NA		WR - Stormwater	8/19/17
PW - Transportation	Date	Planning - Transportation	Date
NA		Planning - Transportation	8/19/17
Building Inspections	Date	Fire	Date
NA		Fire	NA
WR - Utility Engineering	Date	Parks, Recreation & Cultural Res.	Date
WR - Utility Engineering	Date	Parks, Recreation & Cultural Res.	8/19/17
Electric	Date		
NA			
WR - S & E	Date		



**REQUIRED PLAN NOTES:**

- 1) NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR BY CALLING 919-249-3426.
- 2) PROTECTION FENCING MUST BE PLACED:
  - A) AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER.
  - B) SURROUNDING ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
  - C) ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER.
- 3) ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
- 4) ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCRoACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (SUCH AS BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
- 5) SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
- 6) THE SCREENING OF LOADING DOCKS, ROLL-OUT CONTAINERS, DUMPSTERS, OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, GROUND OR BUILDING SHALL MEET THE REQUIREMENT OF SECTION 8.2.8 OF THE UDO. SPECIFICALLY SCREENING MUST BE DONE SO THAT:
  - A) IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPING
  - B) SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE AND ARE SIMILAR IN MATERIAL AND COLOR
  - C) SCREENING ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED
  - D) ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX-FEET TALL OR HIGHER MUST BE SCREENED AND LANDSCAPED.
  - E) DUMPSTER ENCLOSURES MUST BE EIGHT FEET TALL OR THE HEIGHT OF THE DUMPSTER WHICHEVER IS GREATER AND BE BUILT OF MASONRY MATERIAL WITH OPAQUE GATES. WHERE PRACTICABLE, SHRUBS OR OTHER PLANTS MUST BE PLANTED OUTSIDE THE ENCLOSURE TO VISUALLY SOFTEN THE APPEARANCE.
  - F) ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
- 8) PRIOR TO SCHEDULING A FINAL SITE INSPECTION SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED.
- 9) INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
- 10) RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE SECTION 1610. RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO START OF WORK.
- 11) A GRADING PERMIT, WHEN APPLICABLE, CAN BE ISSUED BY THE BUILDING INSPECTIONS DIVISION ONLY AFTER APPROVAL OF TREE PROTECTION FENCING, S&E MEASURES IN PLACE AND APPROVED AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- 12) RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE SECTION 1610. RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO START OF WORK.
- 13) PRIOR TO APPROVAL OF A FINAL PLAT OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ANY DEVELOPMENT WHERE AN ENGINEERED STORMWATER CONTROL STRUCTURE IS REQUIRED, CONTACT THE ENVIRONMENTAL PROGRAMS MANAGER AT 249-3413 TO DEMONSTRATE THAT THE REQUIRED STRUCTURE IS IN PLACE, THAT IT IS OPERATIONAL AND THAT IT COMPLIES WITH ALL RELEVANT PORTIONS OF UDO SECTION 6.1.12 ENGINEERED STORM WATER CONTROLS. IF THE ENGINEERED STORMWATER CONTROL STRUCTURE IS USED AS PART OF A TEMPORARY EROSION CONTROL MEASURE, THE INSPECTION WILL OCCUR DURING THE APPROPRIATE PHASE OF CONSTRUCTION.
- 14) ALL WATER & SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER.
- 15) MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES.
- 16) VERIFY ALL ILLUSTRATED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.
- 17) CONTRACTOR SHALL COORDINATE UTILITY RELOCATION OR ABANDONMENT WITH LOCAL UTILITY COMPANIES AS REQUIRED.
- 18) ALL METERED CONNECTIONS TO TOWN POTABLE WATER SHALL HAVE A TOWN-APPROVED BACKFLOW PREVENTION ASSEMBLY INSTALLED.
- 19) WATER & SEWER SHALL BE AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, WHERE LOCAL CONDITIONS PREVENT A SEPARATION OF 10 FEET, THE WATER MAIN MAY BE LAID CLOSER, PROVIDED THAT THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3 FEET.
- 20) ALL NEW PUBLIC WATER AND SEWER LINES CONTAINED WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WILL REQUIRE A WATER DISTRIBUTION EXTENSION PERMIT AND/OR A GRAVITY SEWER EXTENSION PERMIT PRIOR TO THE RELEASE OF CONSTRUCTION DRAWINGS. ALL WATER DISTRIBUTION EXTENSION PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SEALED ENGINEER'S REPORT PER THE TOWN OF APEX SPEC BOOK. CONTACT THE ENGINEERING DIVISION AT 249-3394 TO OBTAIN THESE PERMIT APPLICATIONS.
- 21) A PLUMBING PERMIT ISSUED BY THE BUILDING INSPECTION DIVISION IS REQUIRED FOR ALL PLUMBING SYSTEMS, INCLUDING STORM DRAINAGE SYSTEMS, INSTALLED UNDER THE PUBLIC RIGHT OF WAY OR A PUBLIC UTILITY EASEMENT. THESE SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR PRIOR TO COVERING. CONTACT THE CODE ENFORCEMENT SUPERVISOR AT 249-3381 FOR INFORMATION INCLUDING THE UTILIZATION OF A THIRD-PARTY INSPECTION AGENCY.
- 22) ALL LANDSCAPING IS REQUIRED TO BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY FOR THE PROJECT, OR IN THE CASE OF PHASED DEVELOPMENT, FOR THE PHASE OF THE PROJECT. IF THE APPLICANT CHOOSES TO DELAY THE INSTALLATION OF LANDSCAPING FROM APRIL 1 THROUGH SEPTEMBER 1, THEN THE APPLICANT SHALL PROVIDE A CASH BOND EQUAL TO 150 PERCENT OF THE COST OF MATERIALS AND INSTALLATION, BASED ON THE HIGHEST ESTIMATE RECEIVED, TO ENSURE INSTALLATION OF THE REQUIRED LANDSCAPING.
- 23) REQUIRED BUFFERS MUST MEET THE MINIMUM OPAQITY REQUIREMENTS FOR THE PARTICULAR BUFFER TYPE AS DESCRIBED IN SECTION 8.2.6 OF THE UDO.
- 24) ANY VEGETATION THAT IS DEAD, SUBSTANDARD, UNHEALTHY, OF POOR STRUCTURAL QUALITY, OR MISSING, SHALL BE REPLACED IN CONFORMANCE WITH TOWN STANDARDS.
- 25) ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH THEIR MATURE SIZE AND MAINTAINED AT THEIR MATURE SIZE. PLANTS SHALL NOT BE CUT OR SEVERELY PRUNED SO THAT THEIR NATURAL FORM IS IMPAIRED.
- 26) ALL SLOPES GREATER THAN 3:1 BUT LESS THAN 2:1 SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION OR A SUITABLE COMBINATION OF PLANTINGS AND RETENTION DEVICES.
- 27) SLOPES EQUAL TO 3:1 SHALL BE STABILIZED WITH PERMANENT GROUNDCOVER, NOT WITH TURF GRASS.
- 28) ALL OUTDOOR LIGHTING FIXTURES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM A PROPERTY OR RIGHT-OF-WAY LINE, AND AT LEAST TWO FEET AWAY FROM ANY REQUIRED PERIMETER OR STRETSCAPE BUFFER AND TREE SAVE AREA.
- 29) LAMPS FOR NON-CUTOFF FIXTURES SHALL NOT EXCEED 100 WATTS.
- 30) WALL PACK FIXTURES SHALL BE FULLY SHIELDED, TRUE CUTOFF TYPE FIXTURES (CONCEALED LAMP/LIGHT SOURCE). THE LIGHTING MUST BE DIRECTED DOWNWARD, AND THE WATTAGE MUST NOT EXCEED 100 WATTS.
- 31) FLOODLIGHTS OR OTHER TYPES OF LIGHTING ARE PROHIBITED UNLESS APPROVAL IS GIVEN THROUGH THE DEVELOPMENT REVIEW PROCESS AND REFLECTED ON THE APPROVED SITE PLAN.
- 32) AWNINGS AND CANOPIES USED FOR ACCENTS OVER DOORS AND WINDOWS SHALL NOT BE INTERNALLY LIT.
- 33) BEFORE CERTIFICATES OF OCCUPANCY ARE RELEASED, THE OWNER/BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER AND/OR LIGHTING MANUFACTURER VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS, AND ANY APPLICABLE CONDITIONS.
- 34) ARCHITECTURAL CONSTRUCTION PLANS MUST ADHERE TO THE APPROVED SITE PLANS. ANY PROPOSED CHANGES MUST BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL.

**STORMWATER MANAGEMENT NOTES:**

- THE FOLLOWING MUST OCCUR PRIOR TO FINAL PLAT AND/OR CERTIFICATE OF OCCUPANCY (CO):
1. ALL STRUCTURAL BMPs MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.
  2. STRUCTURAL PMS O&M AGREEMENTS SHALL BE RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS AND SUBMITTED TO DEVELOPMENT SERVICES CONCURRENT WITH PLAT APPROVAL (WITH RESPECT TO A SUBDIVISION) OR CERTIFICATE OF OCCUPANCY (WITH RESPECT TO A SITE PLAN).
  3. ALL STRUCTURAL BMPs ARE REQUIRED TO BE COMPLETED PRIOR TO A FINAL CO FOR THE SITE PLAN AND ISSUANCE OF 90% OF COs WITHIN A SUBDIVISION, IF THE SUBDIVISION IS TO BE PHASED, ALL STRUCTURAL BMPs SHALL BE COMPLETED PRIOR TO ISSUANCE OF 90% OF COs WITHIN THAT PHASE.
  4. IF A STRUCTURAL BMP COUNTS TOWARD RCA, THE REQUIRED LANDSCAPING SHALL BE INSTALLED DURING THE APPROPRIATE GROWING SEASON AND COORDINATED WITH THE TOWN ZONING COMPLIANCE OFFICER AT 919-249-3426.
  5. STRUCTURAL BMP AS-BUILTS AND CORRESPONDING AS-BUILT SUPPLEMENTS SHALL BE SUBMITTED TO STORMWATER STAFF PRIOR TO RECEIVING PLAT APPROVAL (WITH RESPECT TO A SUBDIVISION) OR CERTIFICATE OF OCCUPANCY (WITH RESPECT TO A SITE PLAN) OR COMMENCEMENT OF A USE FOR ANY DEVELOPMENT FOR WHICH A STRUCTURAL BMP IS REQUIRED. THE DESIGN ENGINEER SHALL CERTIFY UNDER SEAL, THAT THE AS-BUILT BMPs ARE IN COMPLIANCE WITH APPROVED PLANS AND DESIGNS AS REQUIRED BY THE UDO.
  6. A FINAL INSPECTION BY STORMWATER STAFF SHALL BE CONDUCTED ONCE THE AS-BUILT SUBMITTAL HAS BEEN RECEIVED. ONCE APPROVED, STAFF WILL SEND A BMP APPROVAL LETTER TO THE OWNER.
  7. IN LIEU OF STRUCTURAL BMP COMPLETION, THE TOWN MAY ACCEPT A 125% PERFORMANCE GUARANTEE IN ACCORDANCE WITH THE UDO SECTION 6.1.12(G). PLEASE SUBMIT TO DEVELOPMENT SERVICES PRIOR TO PLAT APPROVAL.
  8. FOR SUBDIVISIONS ONLY: A MAINTENANCE BOND IS REQUIRED FOR 25% OF THE TOTAL COST OF ALL STRUCTURAL BMPs (INCLUDING LABOR AND INSTALLATION). THIS SHOULD BE SUBMITTED TO DEVELOPMENT SERVICES PRIOR TO PLAT APPROVAL.

**PURPOSE STATEMENT**

THE PURPOSE OF THE RESERVE AT MILLS FARM IS TO PROVIDE A HIGH QUALITY SENIOR LIVING COMMUNITY THAT WILL FULFILL THE 2030 PLAN AND OFFER FUTURE RESIDENTS SIDEWALKS AND GREENWAY TRAIL SYSTEMS TO THE ADJACENT APEX COMMUNITY PARK ON THE EAST. IT WILL OFFER RESIDENTS THE OPPORTUNITIES TO CONVENIENTLY WALK TO SHOPPING AND RETAIL SERVICES, AND REDUCE TRAFFIC ON THE STREETS. CONSISTENT WITH THE TOWN'S PEAK PLAN 2030, THE PROMOTION OF ACTIVE LIFESTYLES AND WALKABILITY TO SERVICES AND AMENITIES IS A KEY COMPONENT OF THE RESERVE AT MILLS FARM.

RCA AREAS WILL COMPLY WITH THE TOWN OF APEX STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT WILL ENHANCE THE VALUE OF SURROUNDING PROPERTY AND THE RESIDENTIAL DENSITY WILL SUPPORT THE NUMEROUS PROPOSED ADJACENT RESTAURANTS AND SMALL RETAIL SHOPS.

**HARRIS PROPERTY:**

THE HARRIS PROPERTY PUD IS PROPOSED TO ALLOW VEHICULAR ACCESS OVER THE HARRIS PROPERTY TO THE CONGREGATE CARE COMMUNITY TO BE DEVELOPED ON THE FOWLER PROPERTY VIA A PRIVATE DRIVE/ROAD FROM FROM PINE PLAZA ROAD IS ACCESS CAN BE OBTAINED. ADDITIONALLY, IT IS PLANNED THAT THE MILLS HOUSE AND ACCESSORY STRUCTURES WILL BE RELOCATED TO THE HARRIS PROPERTY (PROPERTY LINES MAY BE SHIFTED OR RECONFIGURED.) AS PART OF THE OVERALL DEVELOPMENT PLAN FOR BOTH THE FOWLER AND HARRIS PARCELS. THE HARRIS PROPERTY (OR AS IT MAY BE RECONFIGURED) WILL ALSO PROVIDE FOR A CONSERVATION EASEMENT AND REHABILITATION AGREEMENT WITH CAPITAL AREA PRESERVATIONS, PRIOR TO BEING CONVEYED TO CAPITAL AREA PRESERVATION. IF/WHEN THE PROPERTY LINES ARE RECONFIGURED, THE PORTION OF THE HARRIS PROPERTY THAT WILL CONTAIN THE MILLS HOUSE AND ASSOCIATED CONSERVATION EASEMENT AND REHABILITATION AGREEMENT, WILL NOT INCLUDE USES THAT ARE ASSOCIATED WITH THE CONGREGATE CARE COMMUNITY AND WILL NOT CONTAIN ANY OTHER SINGLE FAMILY STRUCTURES OTHER THAN THE TO BE RELOCATED MILLS HOUSE AND ASSOCIATED ACCESSORY STRUCTURES. THE PORTION OF THE HARRIS PROPERTY THAT IS RECONFIGURED AND ADDED TO THE CONGREGATE CARE COMMUNITY PROPERTY WILL HAVE CONGREGATE CARE USES ON IT. IN THE EVENT THE PROPERTY IS NOT DEVELOPED AS A PART OF A CONGREGATE CARE USE THAT INCLUDES THE FOWLER PROPERTY, THE PROVISIONS OF THIS PUD STILL APPLY.

**FOWLER PROPERTY:**

THE RESERVE AT MILLS FARM IS A PROPOSED CONGREGATE CARE COMMUNITY THAT WILL BE COMPRISED OF FIVE (5) BUILDINGS UP TO THREE (3) STORES (NOT INCLUDING ANY BASEMENT LEVEL) WITH ELEVATORS, AND ONE (1) GARAGE UNIT AND ADDITIONAL ACCESSORY BUILDINGS. THE PROJECT CONTAINS TWO PARCELS, ONE CURRENTLY OWNED BY SARAH G. FOWLER AND ONE PARCEL CURRENTLY OWNED BY SANDRA M. FOWLER AND GERALD RAY FOWLER. THE PROJECT IS BOUNDED TO THE NORTH BY LAURA DUNCAN ROAD, ON THE EAST BY THE APEX COMMUNITY PARK, ON THE WEST BY CALIBER COLLISION, AND THE SOUTH BY THE GREENWAY AND CURRENTLY UNDEVELOPED PARCELS. THE CURRENT ZONING IS RR RURAL RESIDENTIAL. THE TOWN OF APEX 2030 FUTURE LAND USE MAP DESIGNATION THE TRACTS AS HIGH DENSITY RESIDENTIAL, OFFICE EMPLOYMENT. THE PROPOSED DEVELOPMENT WILL BE IN COMPLIANCE WITH THE APEX 2030 FUTURE LAND USES MAP. THE PROPOSAL IS IN KEEPING WITH THE TOWN OF APEX PARK, RECREATION, GREENWAY, AND OPEN SPACE MASTER PLAN BY PROVIDING HIGH DENSITY RESIDENTIAL ADJACENT TO COMMUNITY PARKS.

**PERMITTED USES**

THE TOWN OF APEX UNIFIED DEVELOPMENT ORDINANCE (UDO) ALLOWS A MIXTURE OF USES IN A PUD DISTRICT AND RURAL RESIDENTIAL ZONING. THE APPLICANT HAS CHOOSEN TO LIMIT THESE USES TO THE RESIDENTIAL USES SHOWN BELOW:

**RESIDENTIAL USES:**

- CONGREGATE LIVING FACILITY
- MULTI-FAMILY OR APARTMENT
- NURSING OR CONVALESCENT FACILITY
- SINGLE FAMILY
- OFFICE AND RESEARCH
- BED AND BREAKFAST
- REAL ESTATE SALES
- STUDIO FOR ART
- RECREATION FACILITY, PRIVATE
- PARK, ACTIVE
- PARK, PASSIVE

**DESIGN CONTROLS**

SITE AREA: 11.23 ACRES  
 PROPOSED ZONING: PUD-CZ / RR  
 PROPOSED DENSITY: 152 UNITS

THE PROPOSED DEVELOPMENT SHALL HAVE 112 ONE (1) BEDROOM UNITS, 16 TWO (2) BEDROOM UNITS, AND 24 FAMILY CARE STYLE UNITS FOR MEMORY CARE RESIDENTS.

PROPOSED MAXIMUM BUILDING HEIGHT: 65 FT

MAXIMUM STORIES: 3 STORIES (NOT INCLUDING ANY BASEMENT LEVEL)

**PROPOSED MINIMUM BUILDING SETBACKS:**

- FRONT: 50'
- SIDE: 50'
- INTERNAL TO LOTS: 16' MINIMUM SIDE-TO-SIDE BUILDING SETBACK
- REAR: 50'

PERCENTAGE OF BUILT UPON AREA: 50% MAXIMUM

**PERIMETER BUFFERS:**

- 50' TYPE E THROUGHFARE BUFFER ALONG PINE ALONG LAURA DUNCAN ROAD.
- 10' TYPE B BUFFER ALONG SOUTHERN BOUNDARY.
- 15' TYPE BUFFER ALONG WESTERN BOUNDARY. CALIBER COLLISION ALREADY PROVIDES A 60' TYPE A BUFFER ALONG THE HARRIS WESTERN BOUNDARY

20'

IF THE HARRIS PROPERTY IS NOT DEVELOPED IN CONJUNCTION WITH A CONGREGATE CARE COMMUNITY ON THE FOWLER PROPERTY, THEN A 20' TYPE A BUFFER SHALL BE PROVIDED ALONG THE EASTERN BOUNDARY

**ARCHITECTURAL STANDARDS**

THE FOLLOWING ARCHITECTURAL STANDARDS SHALL APPLY TO ANY MULTI-FAMILY OR APARTMENTS DEVELOPED UPON THE PROPERTY:

1. VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
2. SIDING MATERIALS SHALL BE VARIED IN TYPE AND/OR COLOR ON 30% OF EACH FAÇADE ON EACH BUILDING.
3. WINDOWS THAT ARE NOT RECESSED MUST BE TRIMMED.
4. RECESSES AND PROJECTIONS SHALL BE PROVIDED FOR AT LEAST 50% OF EACH FAÇADE ON EACH BUILDING.
5. ROOFLINES CANNOT BE A SINGLE MASS; THEY MUST BE VARIED WITH THE USE OF GABLES, HIPs OR DORMERS.
6. GARAGE DOORS MUST HAVE WINDOWS, DECORATIVE DETAILS OR CARRIAGE-STYLE ADORNMENTS ON THEM AND UNLESS THE TRIM WORK IS WHITE, THE GARAGE DOOR COLOR WILL BE SIMILAR TO THE TRIM COLOR.
7. FOUR OF THE FOLLOWING DECORATIVE FEATURES SHALL BE USED ON EACH BUILDING:
  - DECORATIVE SHAKE
  - BOARD AND BATTEN
  - DECORATIVE PORCH RAILING/POSTS
  - SHUTTERS
  - DECORATIVE/FUNCTIONAL AIR VENTS ON ROOF OR FOUNDATION
  - RECESSED WINDOWS
  - DECORATIVE WINDOWS
  - DECORATIVE BRICK/STONE
  - DECORATIVE GABLES
  - DECORATIVE CORNICES
  - TIN/METAL ROOF

**OFF-STREET PARKING, LOADING, AND SIDEWALKS**

UNITS: 152  
 98 CONGREGATE CARE  
 54 ASSISTED LIVING AND MEMORY CARE.

REQUIRED PARKING: CONGREGATE CARE 1.00/UNIT = 98 UNITS = 98 SPACES  
 ASSISTED LIVING 0.50/UNIT = 54 UNITS = 27 SPACES  
 OVERALL REQUIRED = 125 SPACES  
 ACCESSIBLE REQUIRED = 5 SPACES  
 (INCLUDED IN OVERALL PARKING COUNT)

PROPOSED PARKING: STANDARD: 143 STANDARD  
 ACCESSIBLE: 9 SPACES  
 152 TOTAL (1.00 PER UNIT)  
 8 GARAGE\*

\*GARAGE NOT COUNTED TOWARDS MIN REQUIRED

**RESOURCE CONSERVATION AREAS**

THE SUBJECT PROPERTY SHALL INCLUDE A MINIMUM OF 20% OF RESOURCE CONSERVATION AREA IF THE PROJECTS BMP IS ALLOWED TO COUNT TOWARD MEETING THE RCA REQUIREMENT.

**SIGNS**

ALL SIGNAGE SHALL COMPLY WITH APPLICABLE STANDARDS AND REQUIREMENTS OF THE APEX UDO SECTION 8.7.

**PUBLIC FACILITIES**

WATER AND SANITARY SEWER:

THE PROJECT WILL BE SERVED BY TOWN OF APEX PUBLIC WATER AND SANITARY SEWER. THERE IS AN EXISTING PUBLIC WATER MAIN LOCATED IN LAURA DUNCAN DRIVE AND EXISTING PUBLIC SANITARY SEWER ON THE ADJACENT PROPERTY SOUTH OF THE PROPOSED DEVELOPMENT.

STREETS:

THE PROJECT PROPOSES ROAD IMPROVEMENTS TO LAURA DUNCAN ROAD INCLUDING THE ADDITION OF A TURN LANE AND IMPROVEMENTS TO TWO DRIVEWAY ENTRANCES TO THE SITE.

GREENWAY TRAIL:

THERE IS AN EXISTING GREENWAY TRAIL ADJACENT TO THE PROPERTY ALONG THE SOUTHERN PROPERTY LINE. THE GREENWAY TRAIL WILL BE CONSTRUCTED WITH THE PROJECT TO CONNECT TO THE EXISTING TRAIL.

**NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION**

EXISTING VEGETATION: THE PROPOSED DEVELOPMENT SITE CONSISTS OF WOODED FORESTS CONTAINING HARDWOODS AND SOFTWOOD PINES TYPICAL OF THE REGION.

THERE ARE NO EXISTING STREAMS WITH DESIGNATED BUFFERS ONSITE.

WATERSHED: THIS SITE IS WITHIN THE WILLIAMS CREEK WATERSHED AREA AND THE NEUSE RIVER BASIN.

HISTORIC STRUCTURES: THERE ARE SEVERAL KNOWN HISTORIC STRUCTURES (MILL HOUSE AND ACCESSORY STRUCTURES) ON THE SITE THAT ARE TO BE RELOCATED TO THE HARRIS PROPERTY.

**STORMWATER MANAGEMENT**

THE [LAURA DUNCAN SENIOR LIVING FACILITY] WILL MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS AS DESCRIBED IN SECTION 6.1 OF THE APEX UDO. THIS PROJECT WILL MEET ALL STORMWATER REDUCTION REQUIREMENTS INCLUDING LIMITING THE POST-DEVELOPMENT STORMWATER FLOWS TO NOT EXCEED THE PREDEVELOPMENT RATES.

THE [LAURA DUNCAN SENIOR LIVING FACILITY] WILL USE APPROVED DEVICES TO CONTROL STORMWATER AND SEDIMENT RUN-OFF. THESE DEVICES MAY INCLUDE DEFENTION PONDS, RETENTION PONDS, BIO-RETENTION AREAS OR ANY OTHER APPROVED BMP STORMWATER CONTROL. STORMWATER CONTROL DEVICES SHALL BE CONSTRUCTED AND LANDSCAPED TO BE AN AMENITY TO THE DEVELOPMENT AND SHALL BE DESIGNED IN AN EFFORT TO BLEND INTO THE SURROUNDINGS.

**PARKS AND RECREATION**

THE DEVELOPMENT OF THE PROPERTY SHALL INCLUDE THE CONSTRUCTION OF A 10' PAVED PUBLIC GREENWAY TRAIL AT DEPICTED ON THE TOWN'S PARKS AND RECREATION MASTER PLAN (PROG MASTER PLAN). THIS 10' PAVED PUBLIC GREENWAY TRAIL SHALL BE LOCATED WITHIN THE EXISTING 30' PUBLIC UTILITY EASEMENT. THE PAVED PORTION OF THE TRAIL WILL NOT BE LOCATED OVER THE SANITARY SEWER LINE.

THE PROJECT WILL INCLUDE A CONNECTION FROM THE PROPERTY TO THE 10' PAVED PUBLIC GREENWAY TRAIL IN A PROPOSED 40' COMBINED PUBLIC SEWER AND GREENWAY EASEMENT ACROSS THE CREEK. THE PAVED PORTION OF THE CONNECTION WILL NOT BE LOCATED OVER THE SANITARY SEWER LINE.

THE 10' PAVED PUBLIC GREENWAY TRAIL AND THE CONNECTION TO THE GREENWAY SHALL BE CONSTRUCTED TO TOWN OF APEX GREENWAY STANDARDS AND SPECIFICATIONS.

**CONSISTENCY WITH THE 2030 LAND USE MAP**

THE PROPOSED PLANNED DEVELOPMENT IS CONSISTENT WITH THE RECOMMENDATIONS OF THE TOWN'S 2030 LAND USE PLAN. THE HIGH DENSITY RESIDENTIAL CONGREGATE CARE FACILITY PROPOSED BY THIS PLANNED DEVELOPMENT IS CONSISTENT WITH THE TOWN'S RECOMMENDATION FOR HIGH DENSITY RESIDENTIAL USES TO BE LOCATED UPON THE SUBJECT PROPERTY. FURTHER, DEVELOPMENT OF HIGH DENSITY RESIDENTIAL UPON THE SUBJECT PROPERTY ACHIEVES A NUMBER OF THE PEAK PLAN 2030 GOALS, INCLUDING:

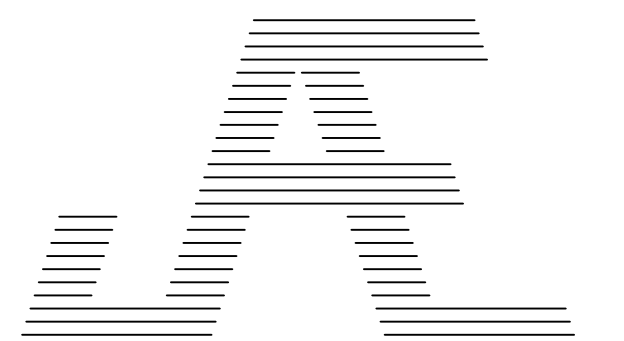
- BALANCED GROWTH SUPPORTING A GREATER DIVERSITY OF USES; AND VARIETY OF HOUSING TYPES. THE TOWN HAS SEEN A SIGNIFICANT INCREASE IN ITS SINGLE FAMILY RESIDENTIAL PRODUCT. THE PROPOSED SENIOR LIVING FACILITY WILL PROVIDE FOR A GREATER DIVERSITY IN RESIDENTIAL OPTIONS FOR SENIORS LIVING IN THE TOWN.
- WALKABLE, MIXED USE DEVELOPMENTS AND PEDESTRIAN-ORIENTED STREETS THAT ENCOURAGE ACTIVE LIFESTYLES BY INTEGRATING PHYSICAL ACTIVITY INTO DAILY ROUTINES; AND A WELL CONNECTED PEDESTRIAN AND BICYCLE NETWORK.
- DEVELOPMENT OF THE SUBJECT PROPERTY WILL INCLUDE SIDEWALK CONNECTIONS TO THE SIGNIFICANT RETAIL DEVELOPMENT OCCURRING ADJACENT TO THE SITE. FURTHER, THE PLANNED DEVELOPMENT FACILITATES THE CONSTRUCTION OF A MULTI-USE PATH FROM THE SUBJECT PROPERTY CONSISTENT WITH THE TOWN'S PARKS AND RECREATION MASTER PLAN. THIS PATH ULTIMATELY WILL PROVIDE A DIRECT CONNECTION TO APEX COMMUNITY PARK. THIS, IN ADDITION TO PROVIDING FOR A SUBSTANTIAL MIX OF RESIDENTIAL AND RETAIL USES IN CLOSE PROXIMITY WITH EACH OTHER, THE SITE ALSO WILL ENJOY TREMENDOUS ACCESS TO THE RUNNING AND BICYCLE PATHS LOCATED AROUND APEX COMMUNITY PARK. THIS MAKES THIS SITE IDEAL FOR THE HIGH DENSITY RESIDENTIAL USES CONTEMPLATED BY THIS PLANNED DEVELOPMENT.
- PROTECTION OF ENVIRONMENTAL AND NATURAL RESOURCES.
- THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ONSITE

**COMPLIANCE WITH THE UDO**

THE PROPOSED DEVELOPMENT FOR THE RESERVE AT MILLS FARM WILL OTHERWISE COMPLY WITH ALL OTHER APPLICABLE PORTIONS OF THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE.

The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.

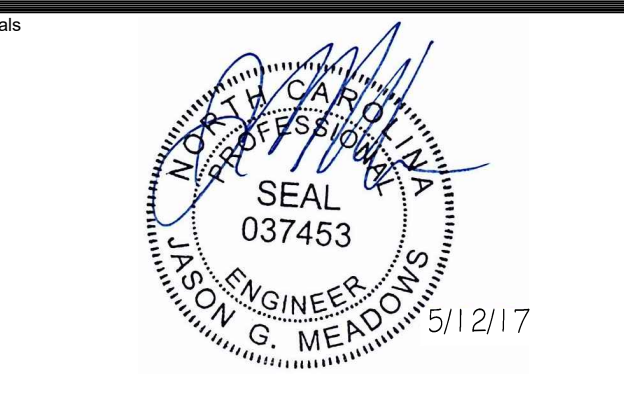
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PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
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Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 and Land Surveyors

NC License F-0289  
 333 Wade Ave., Raleigh, N.C. 27605  
 Phone: (919) 828-4428  
 Fax: (919) 828-4711  
 Email: info@jaeco.com

www.jaeco.com



**Project**

**THE RESERVE AT MILLS FARM**  
 SITE PLAN  
 2030 LAURA DUNCAN RD  
 APEX, NORTH CAROLINA

**Client**

**NORTHVIEW PARTNERS**  
 6131 FALLS OF NEUSE ROAD, SUITE 200  
 RALEIGH, NC 27609

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.

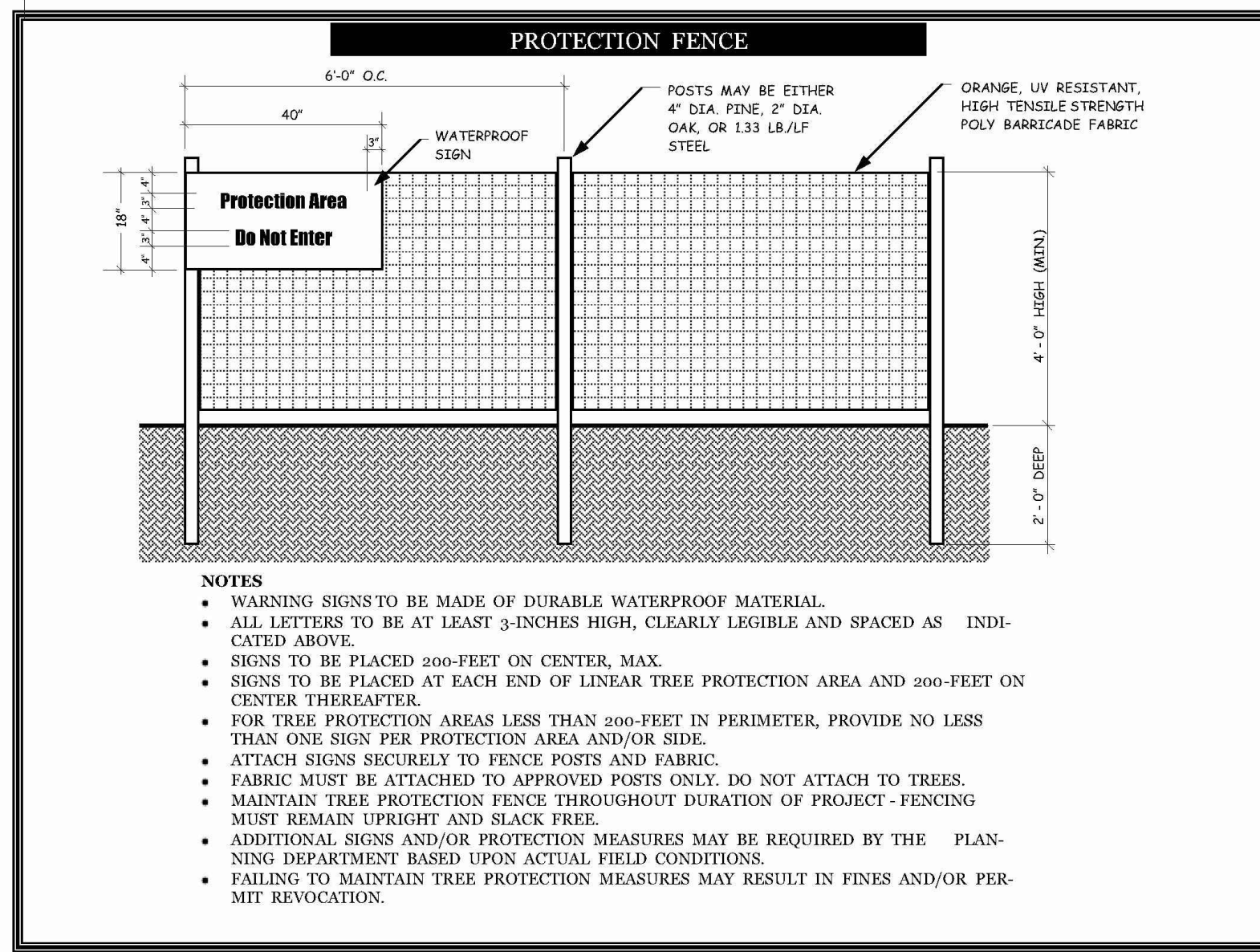
Revisions

Num	Cr	Description	Date
1		Town of Ape: Comments	5.12.17

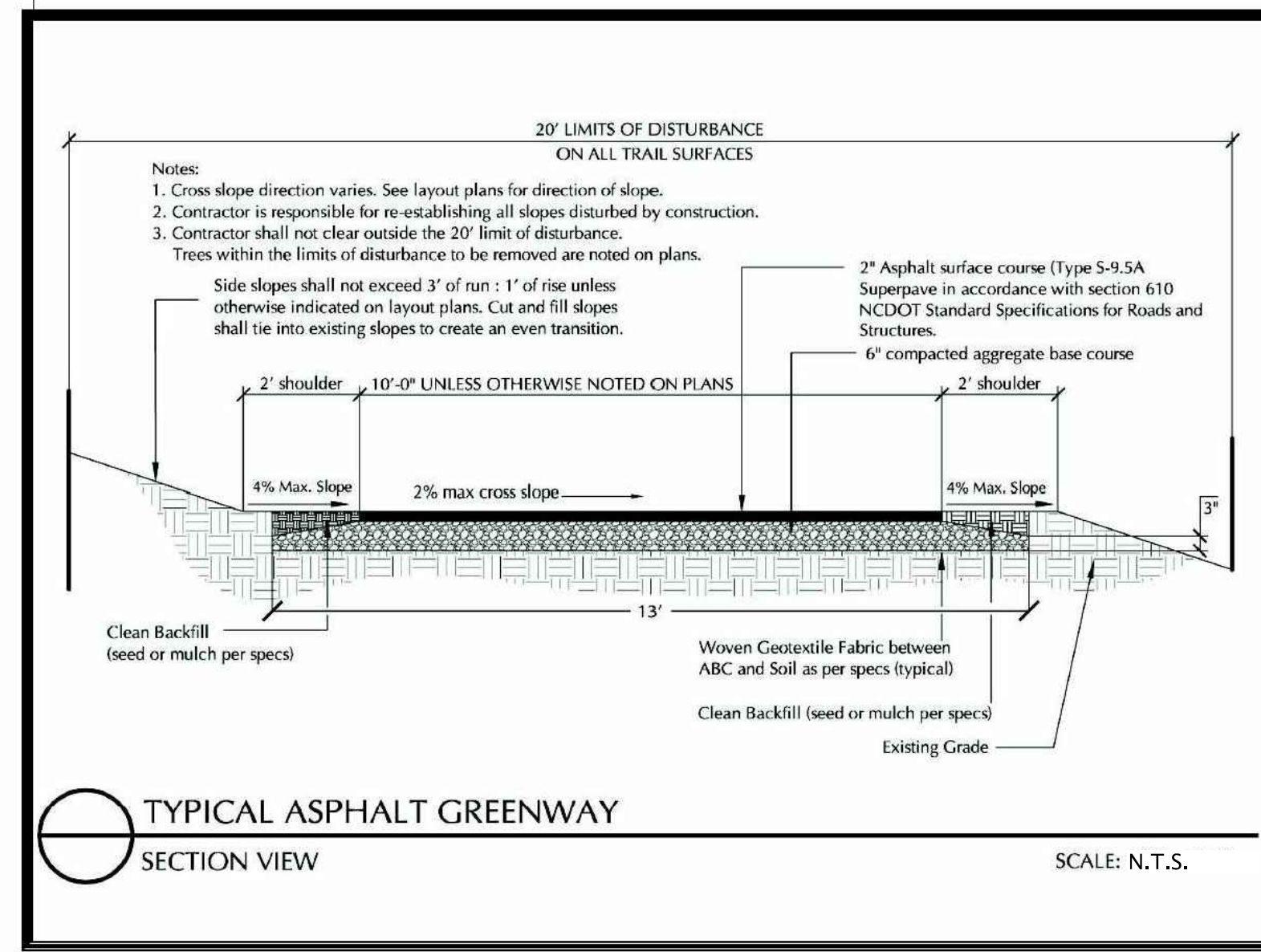
Drawing Title  
**TOWN OF APEX**  
**REQUIRED NOTES**

JAECO # 425-02  
 Drawn By CLS  
 Checked By JRC  
 Date Issued 04/03/2017  
**C7.00**

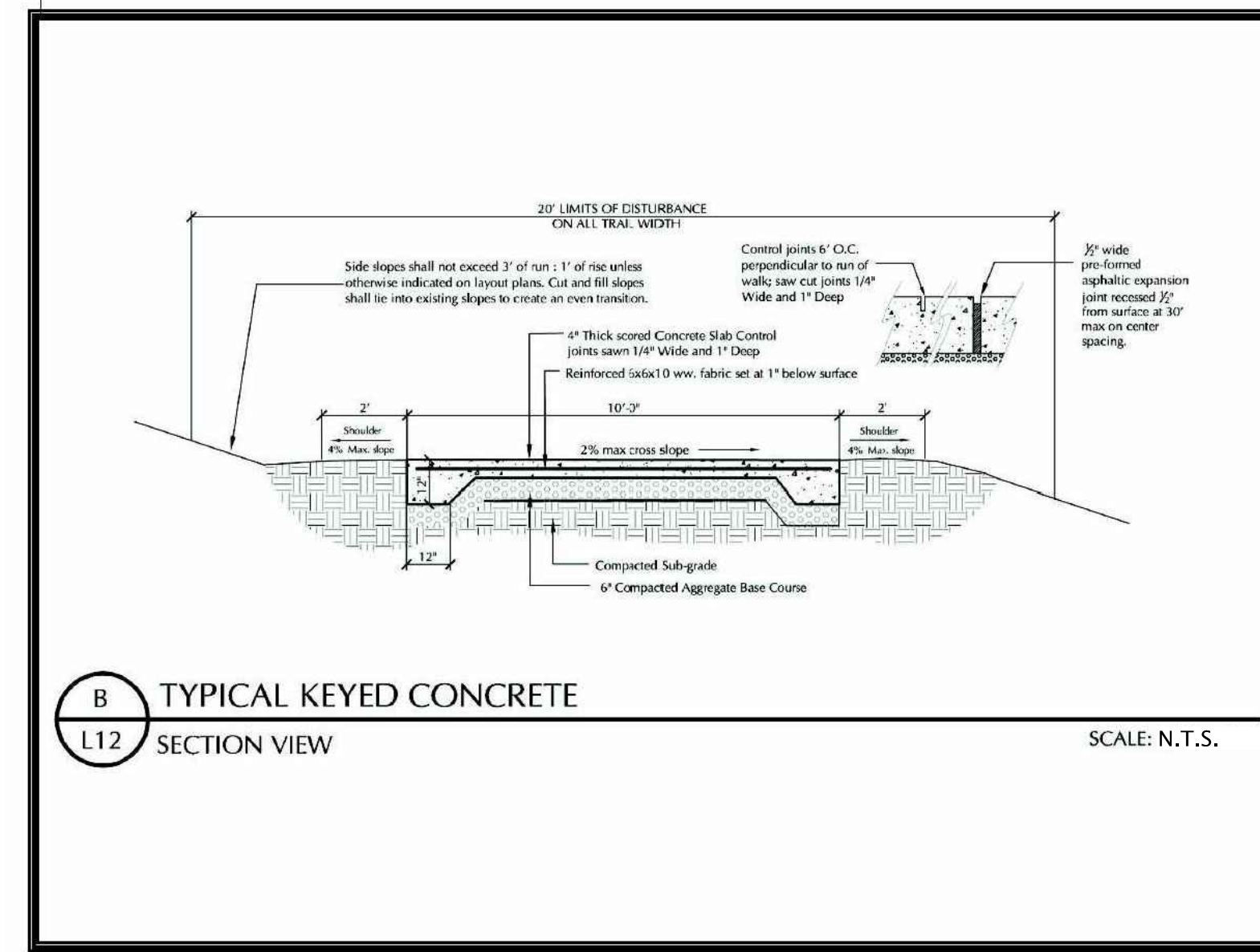




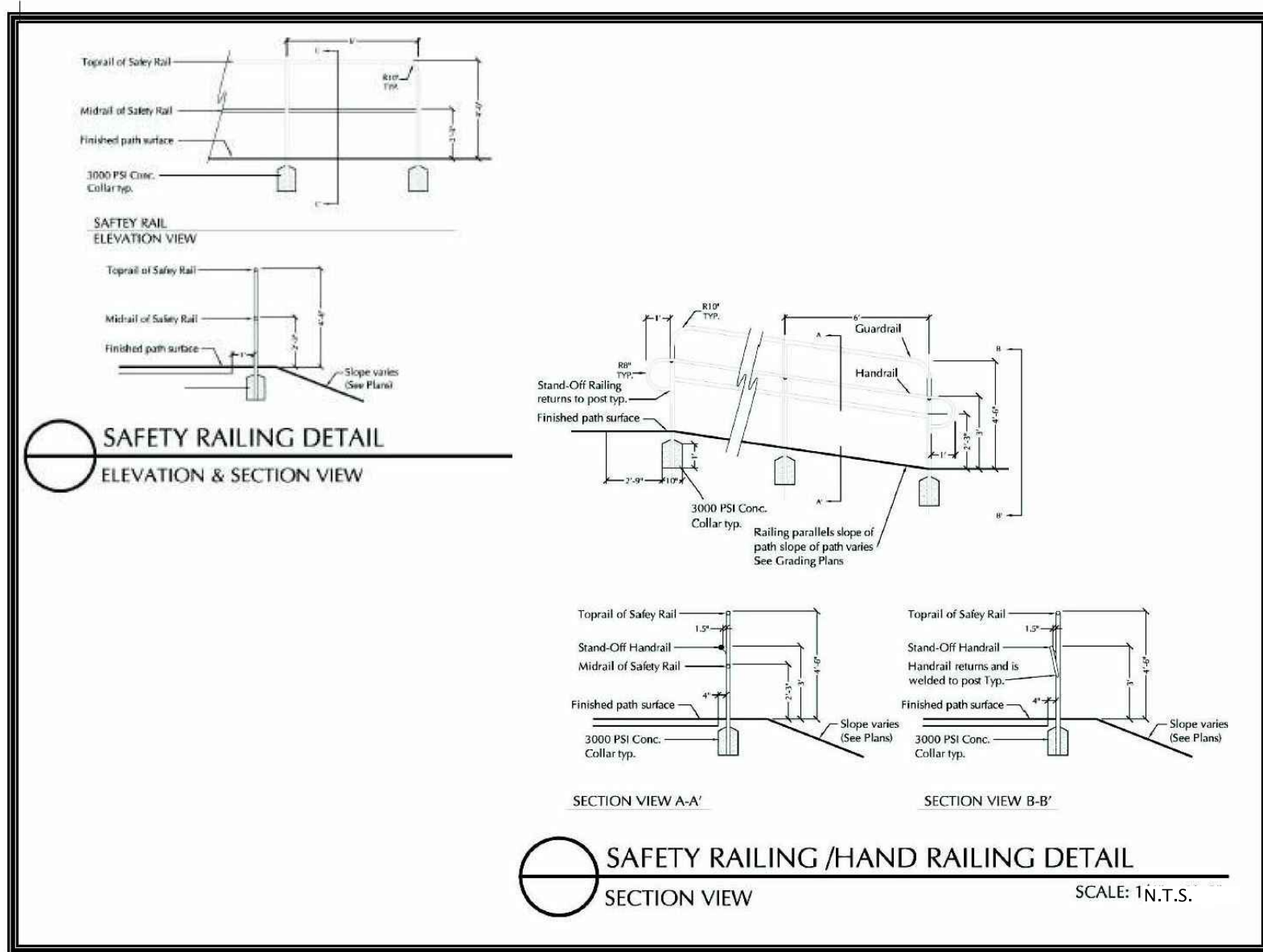
PROTECTION FENCE



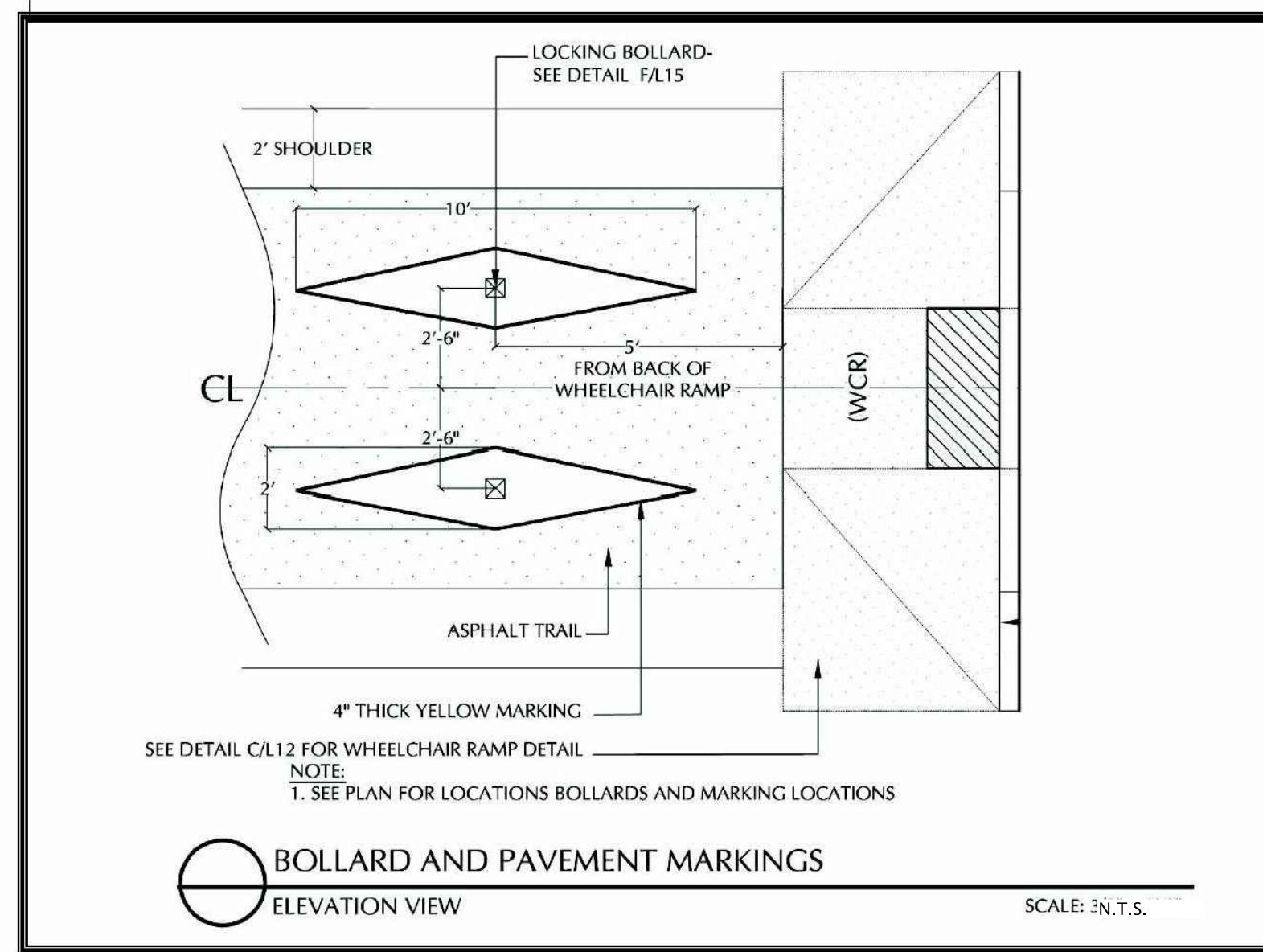
TYPICAL ASPHALT GREENWAY



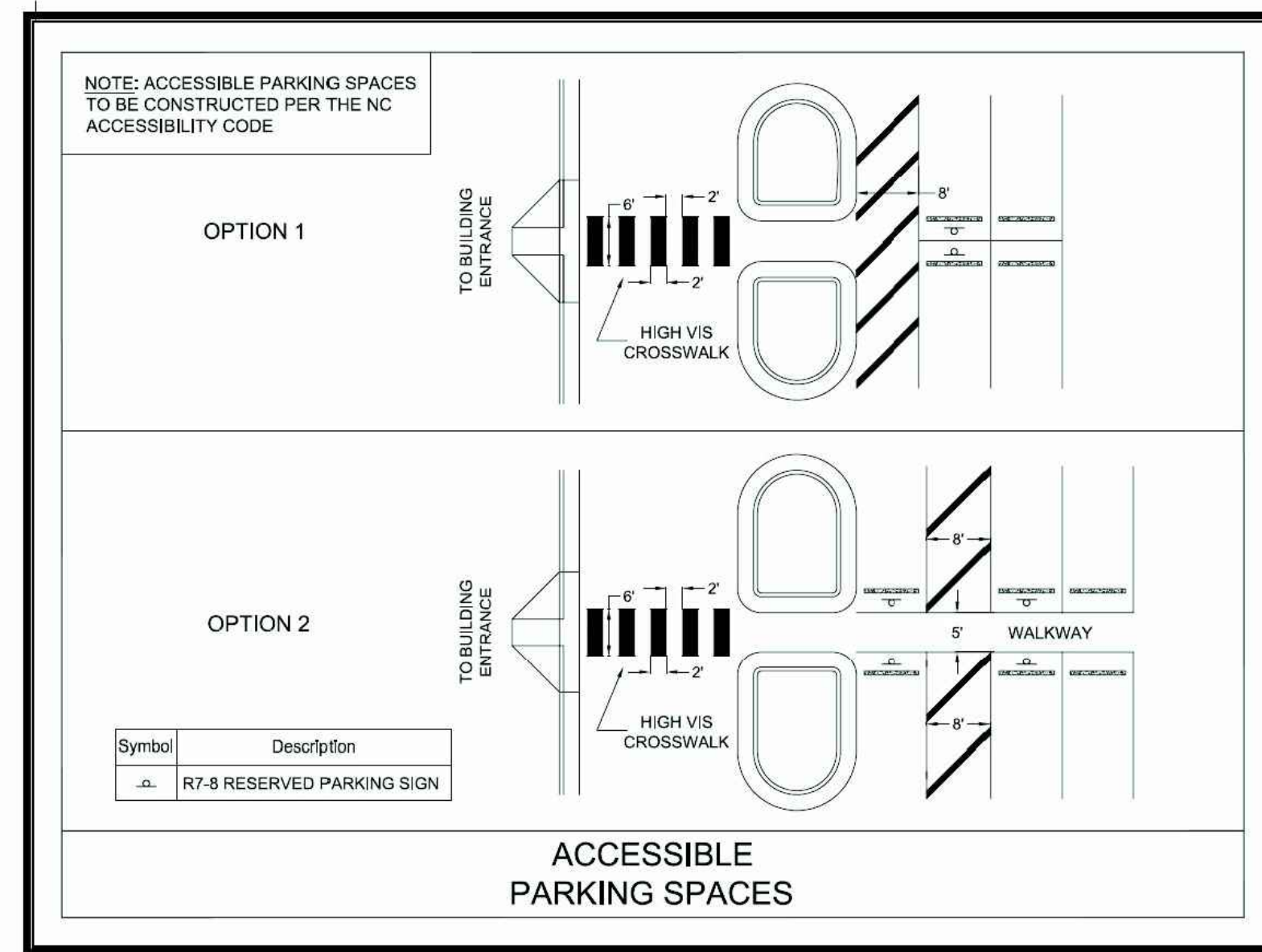
TYPICAL KEYED CONCRETE



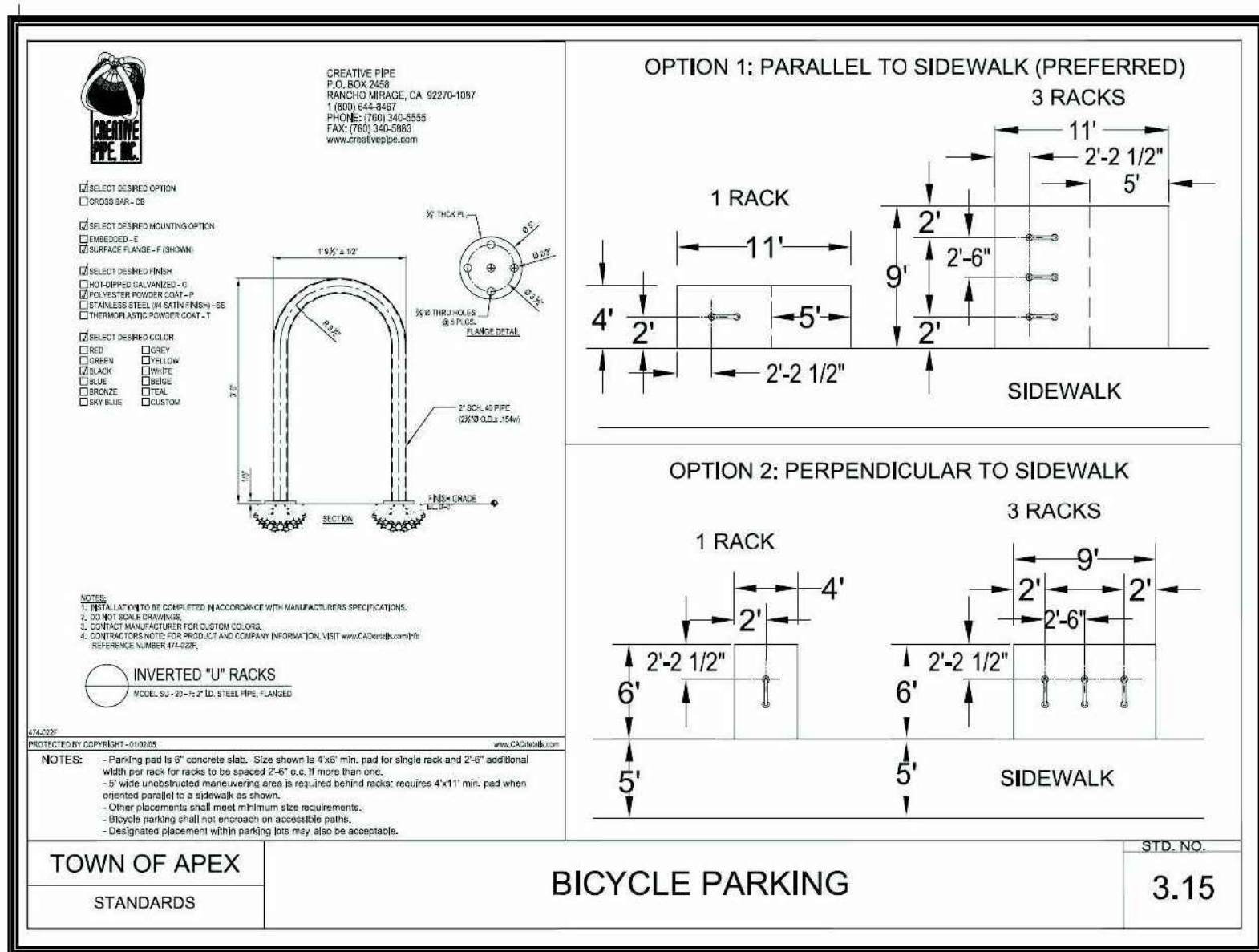
SAFETY RAILING/HAND RAILING DETAIL



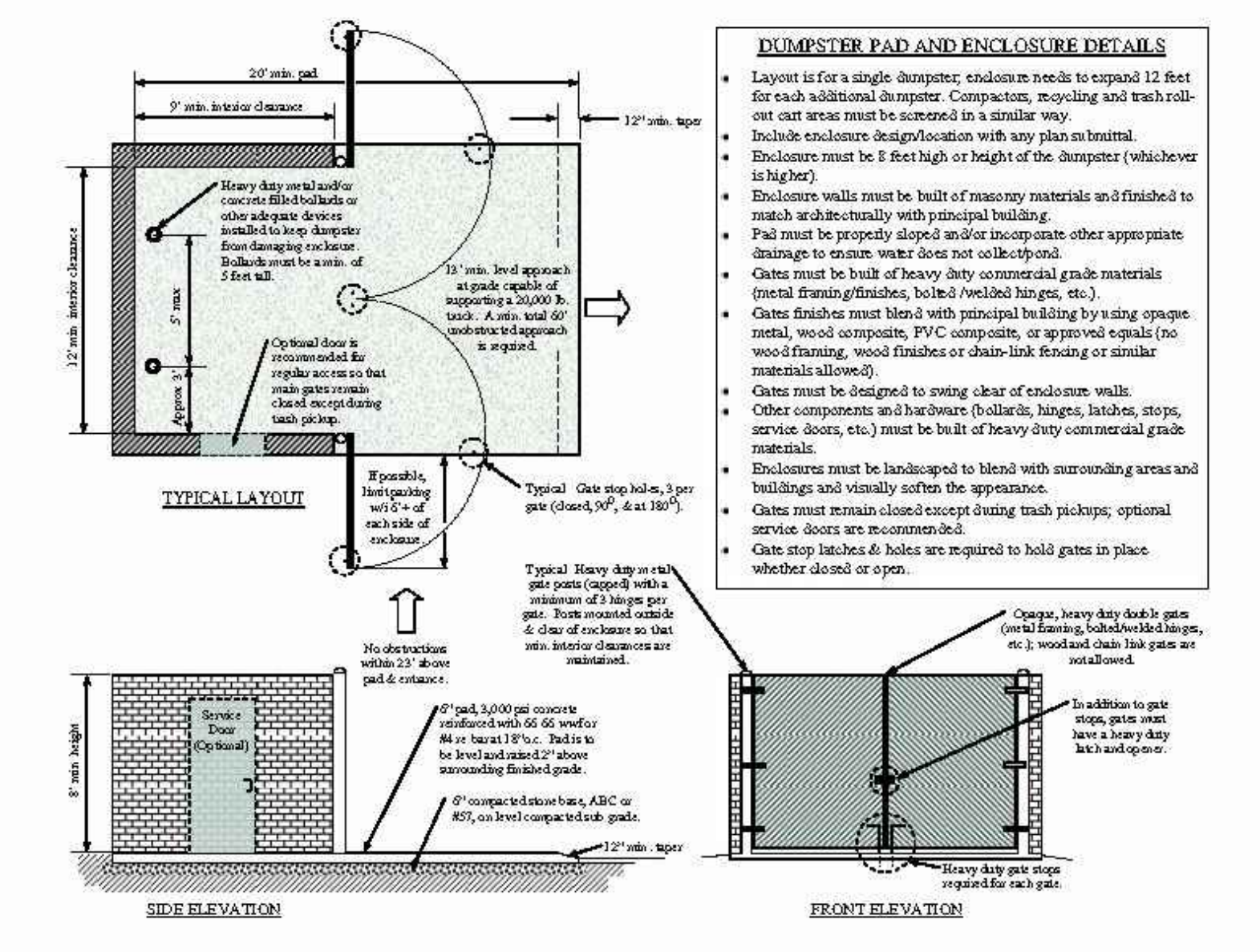
BOLLARD AND PAVEMENT MARKINGS



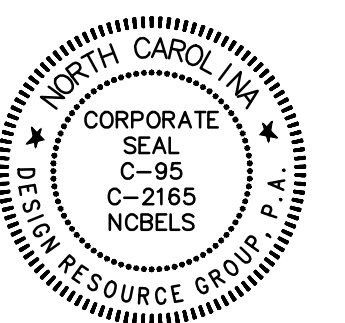
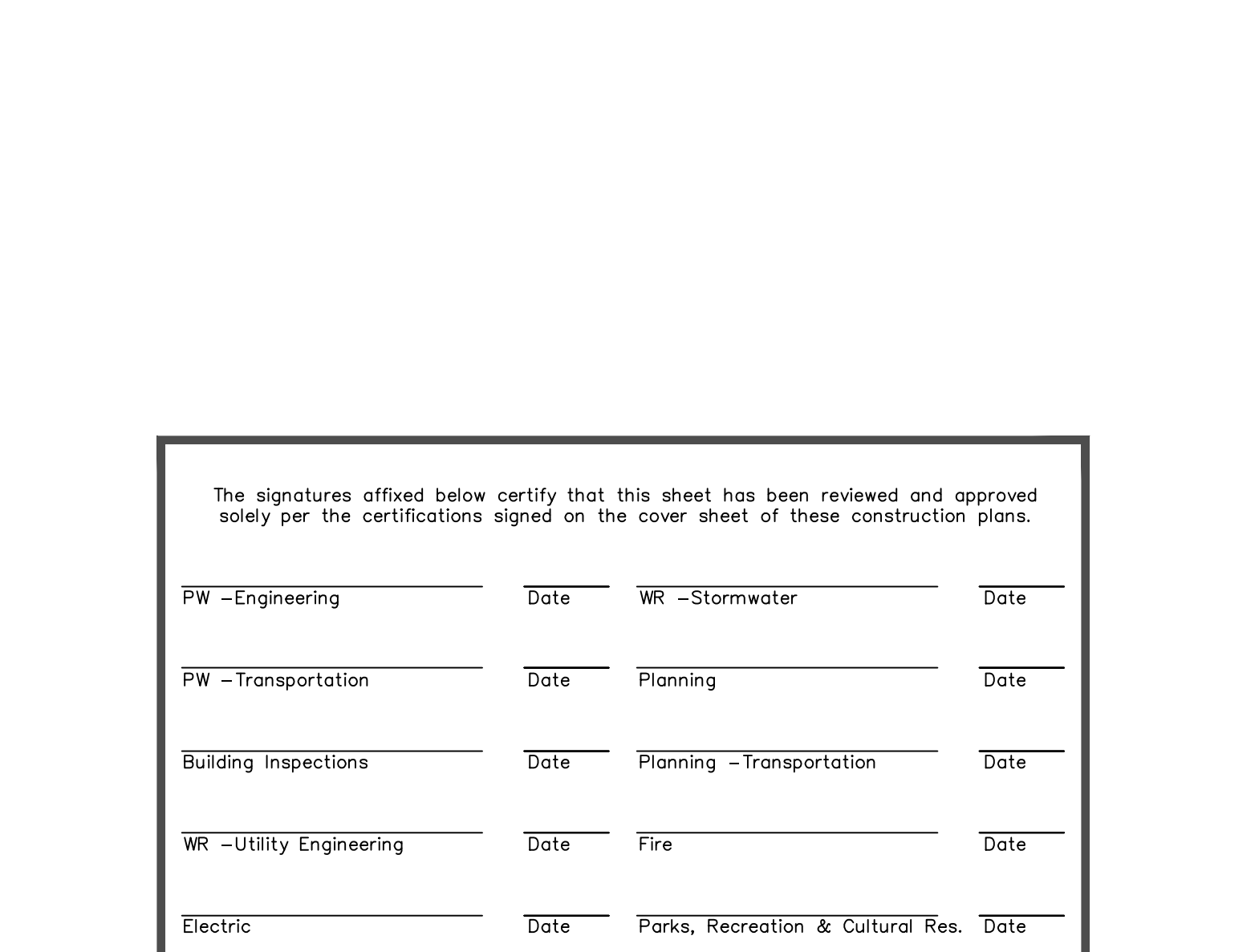
ACCESSIBLE PARKING SPACES



BICYCLE PARKING



DUMPSTER PAD AND ENCLOSURE DETAILS



CONSTRUCTION DOCUMENTS

THE RESERVE AT MILLS FARM  
APEX, NORTH CAROLINA

NORTHVIEW PARTNERS  
6131 FALLS OF NEESE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

SITE DETAILS

SCALE: N.T.S.

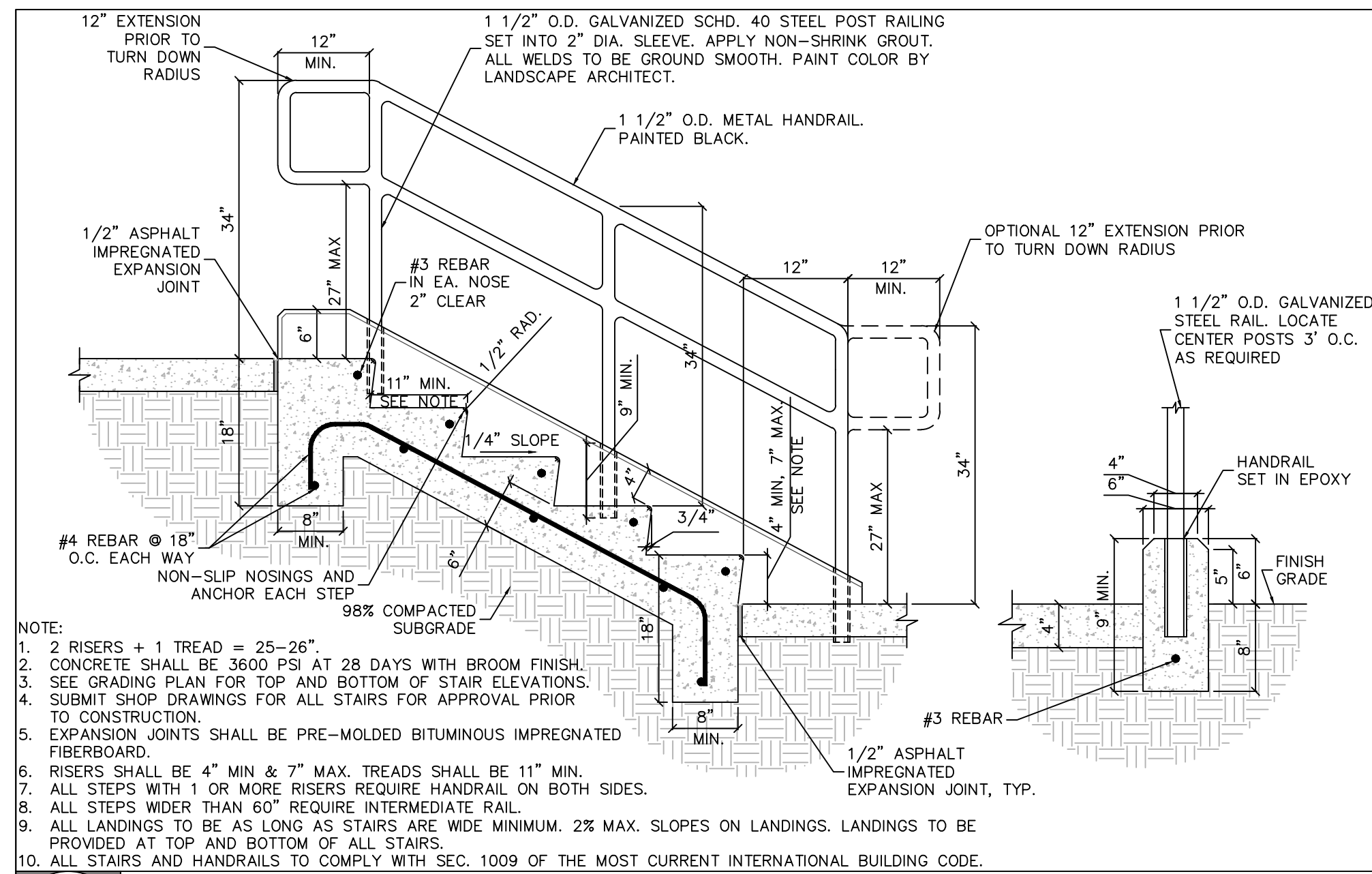
PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

DECEMBER 1, 2016

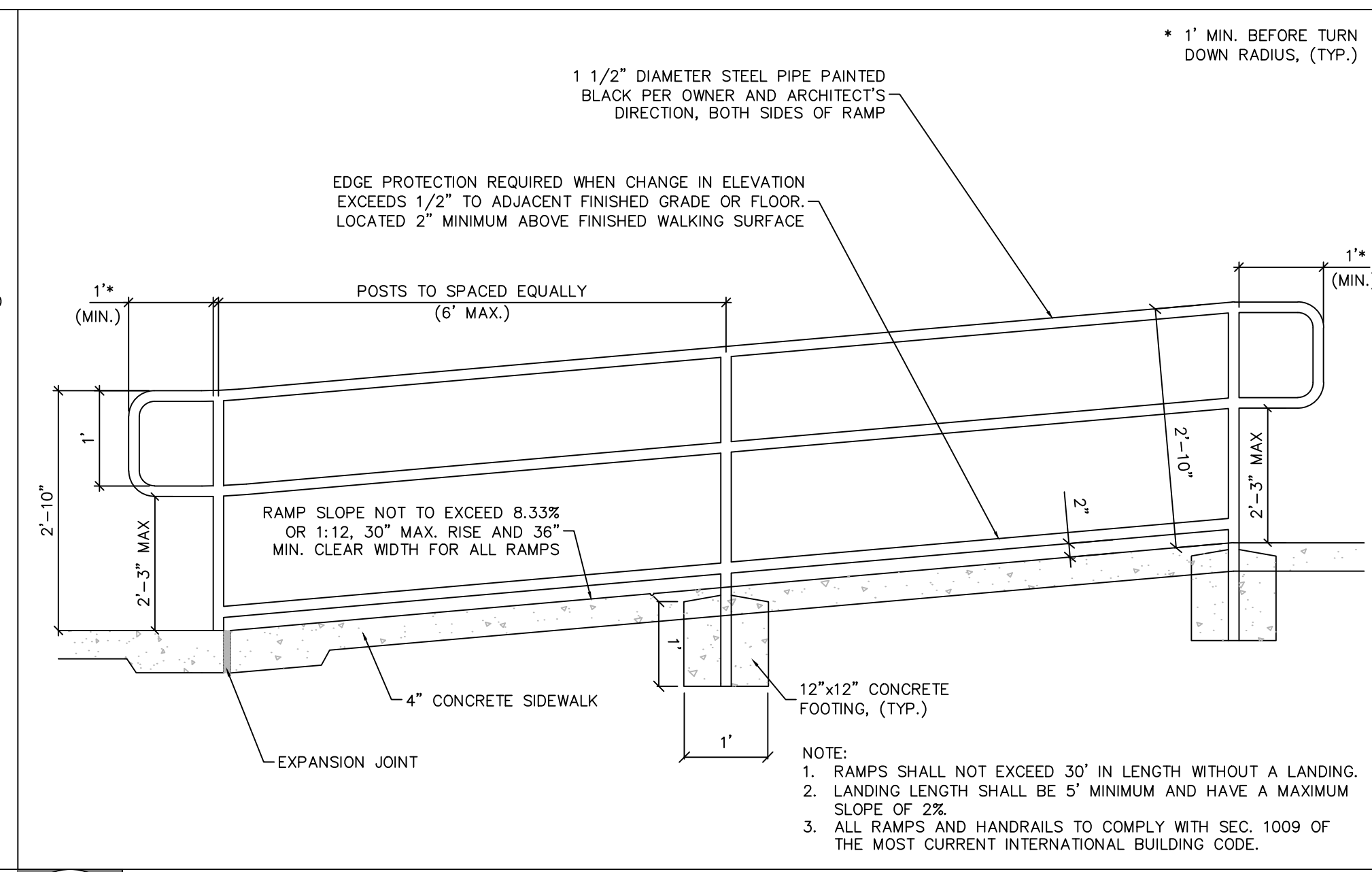
REVISIONS:

- JANUARY 13, 2017 PER CITY COMMENTS
- FEBRUARY 3, 2017 PER CITY COMMENTS
- MARCH 31, 2017
- MAY 12, 2017
- JUNE 9, 2017

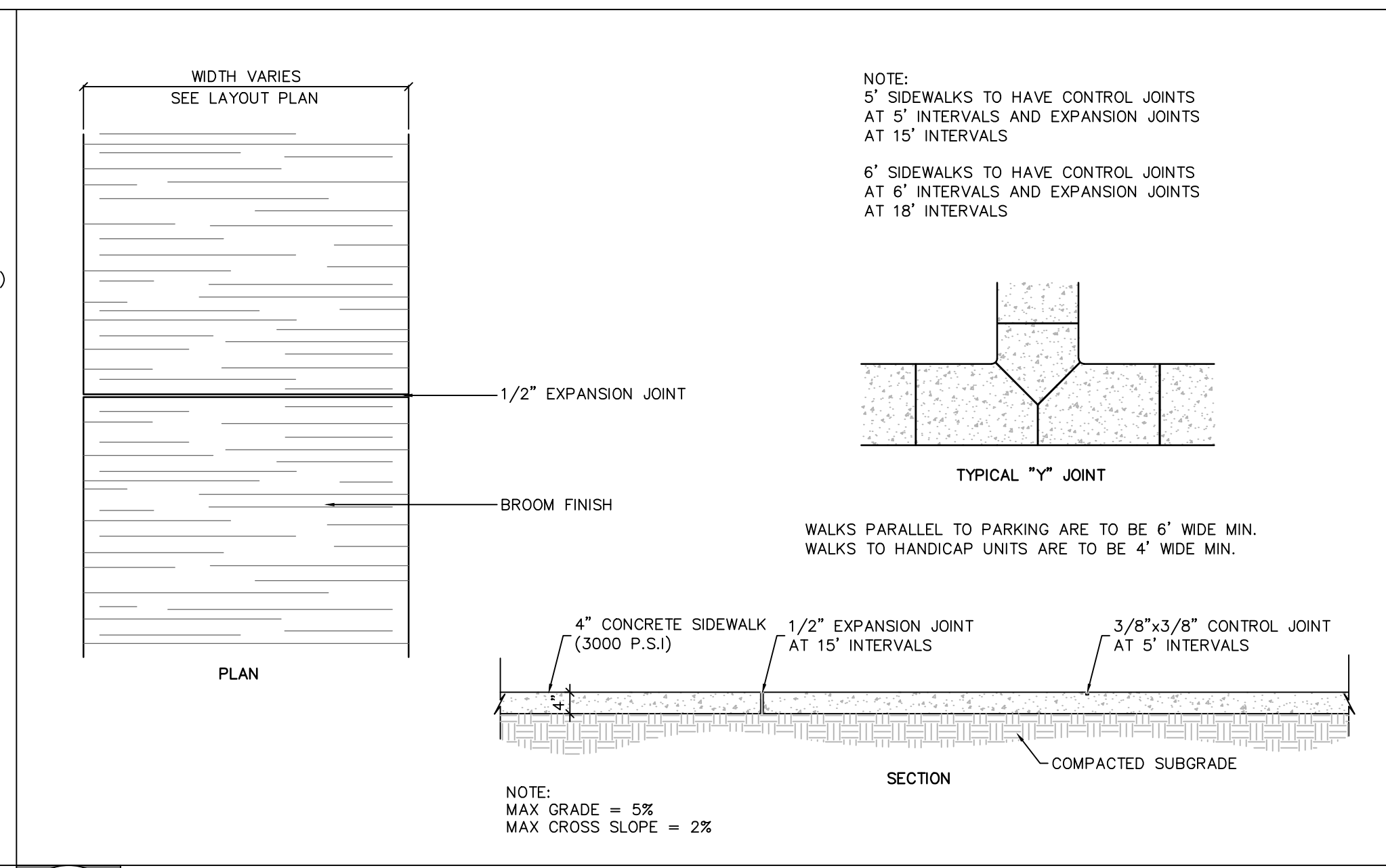




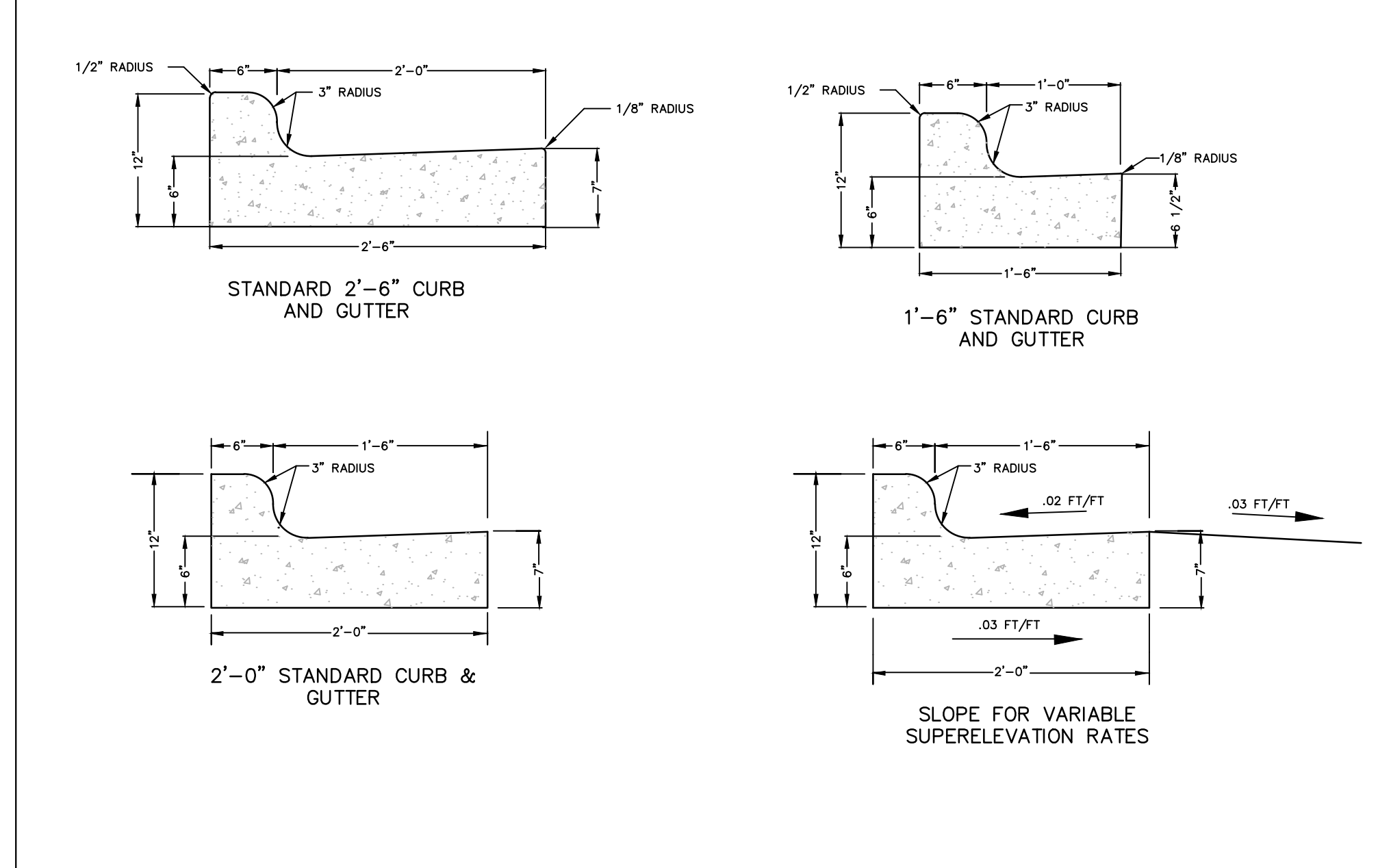
**1 CONCRETE STAIRS**



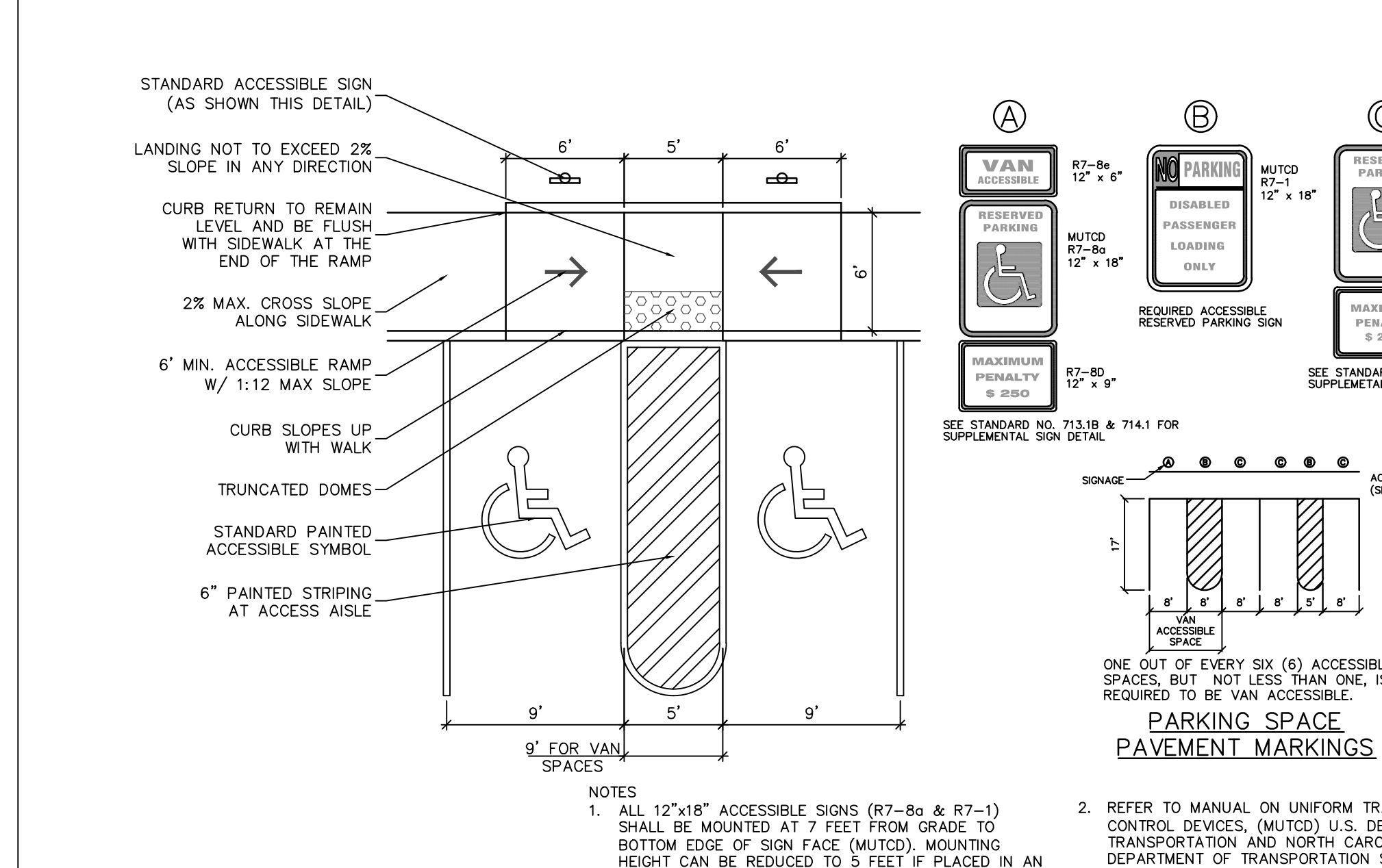
**2 ACCESSIBLE RAMP**



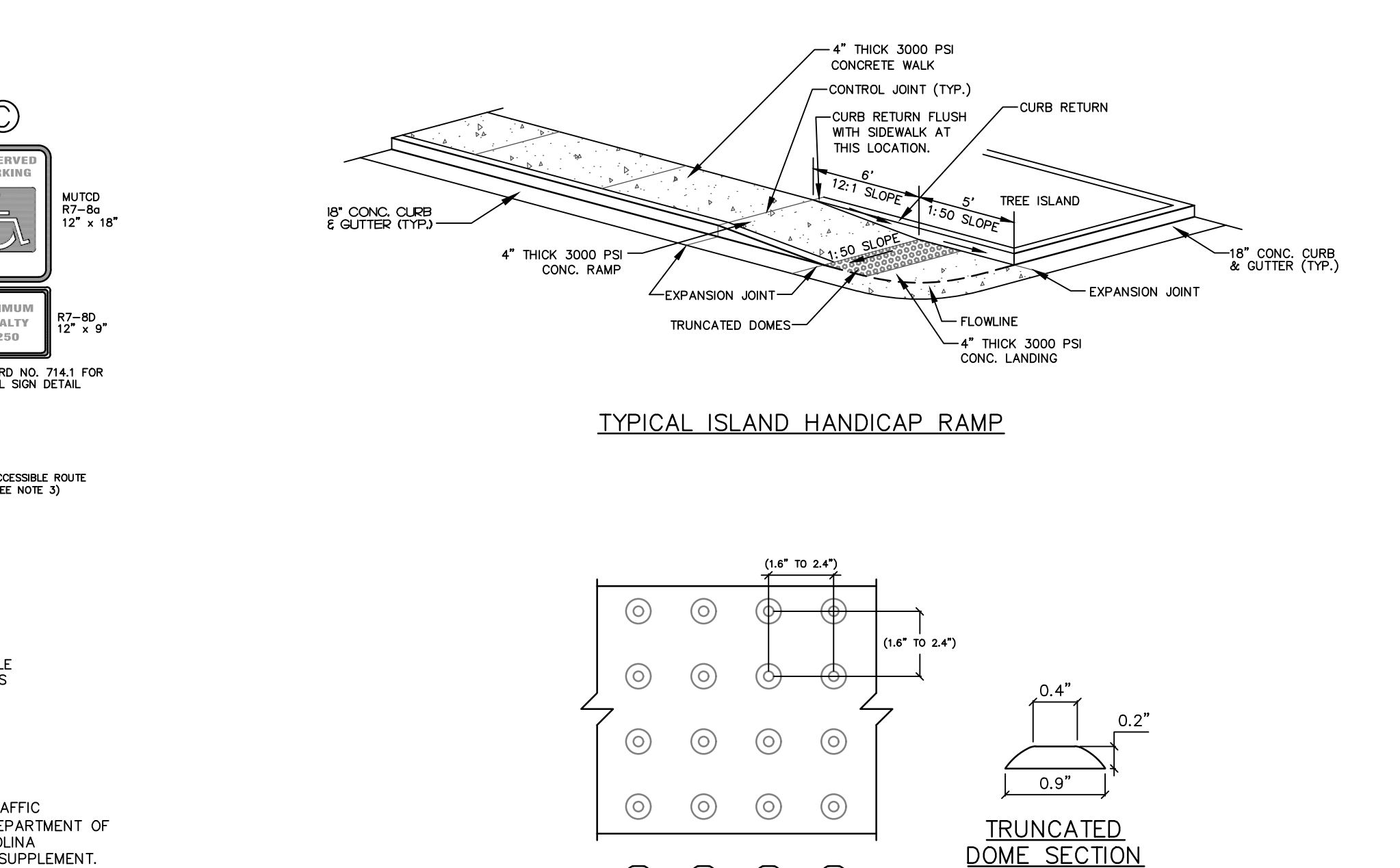
**3 INTERNAL CONCRETE SIDEWALK**



**4 STANDARD CURB & GUTTER**



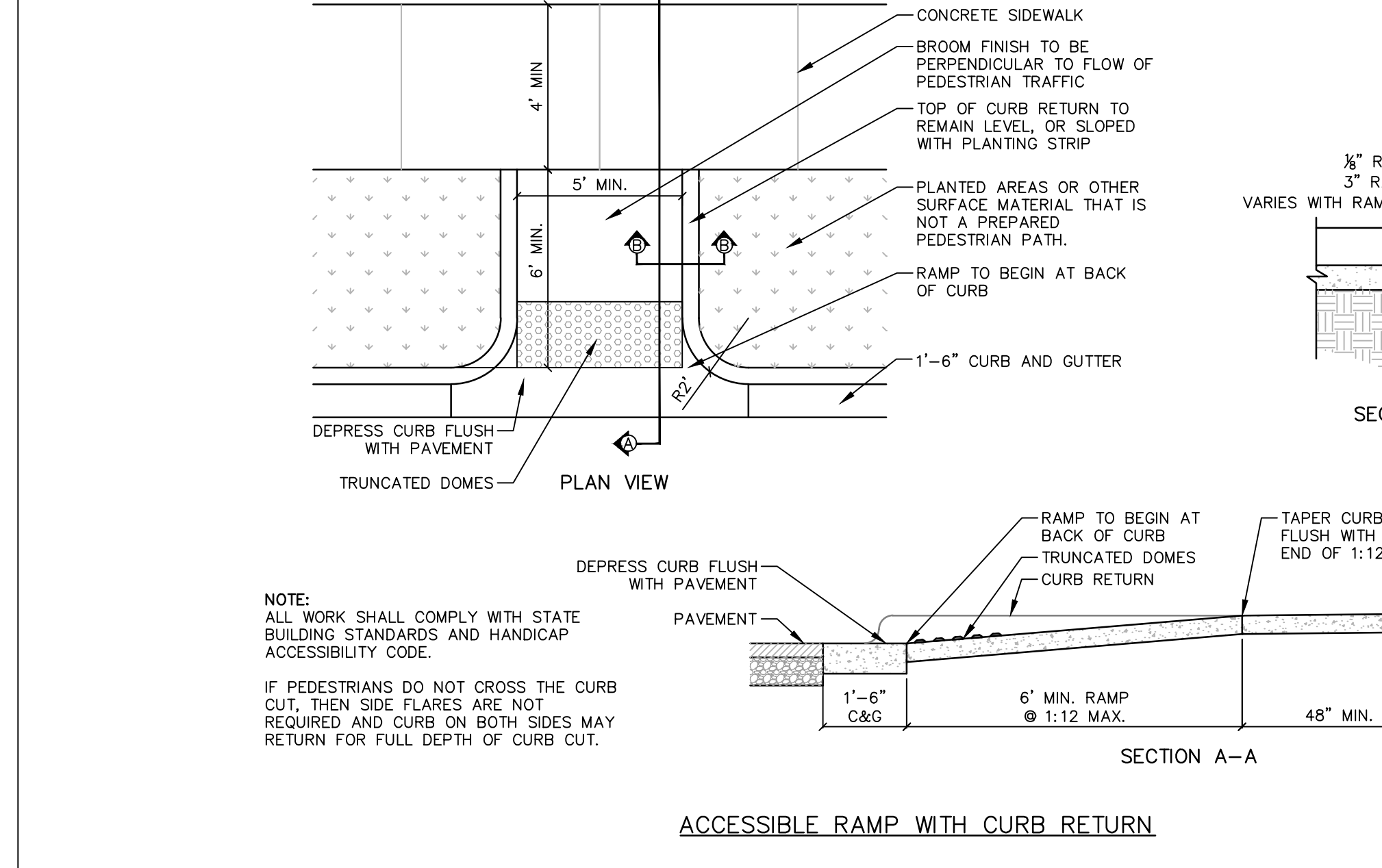
**6 ACCESSIBLE PARKING AND CURB RAMPS**



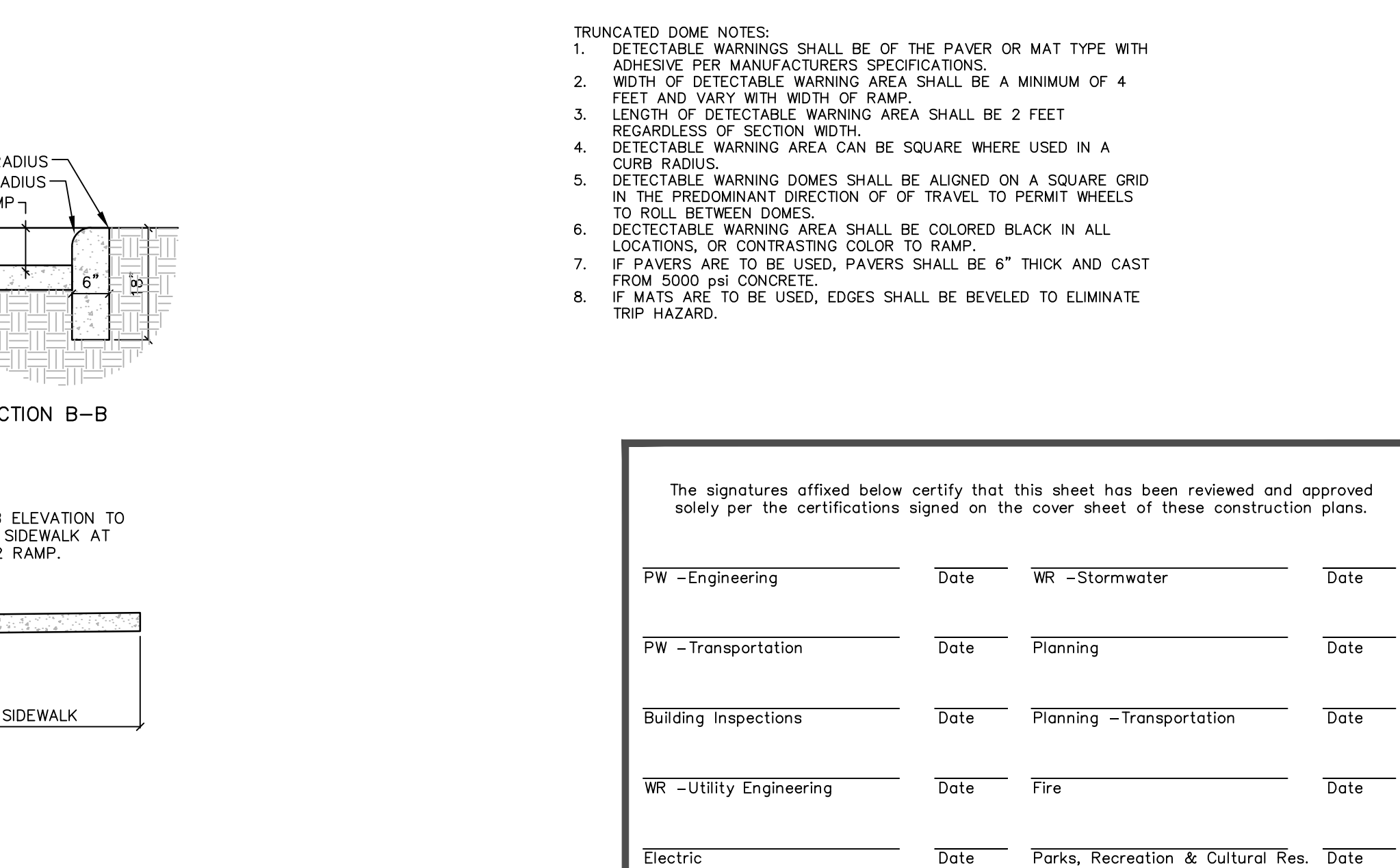
**5 ACCESSIBLE RAMP WITH CURB RETURN**



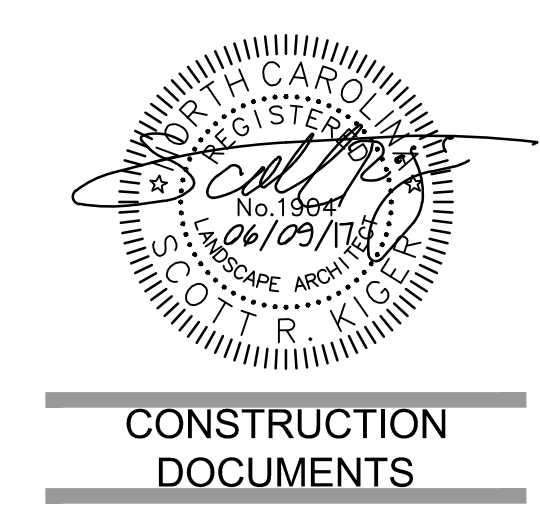
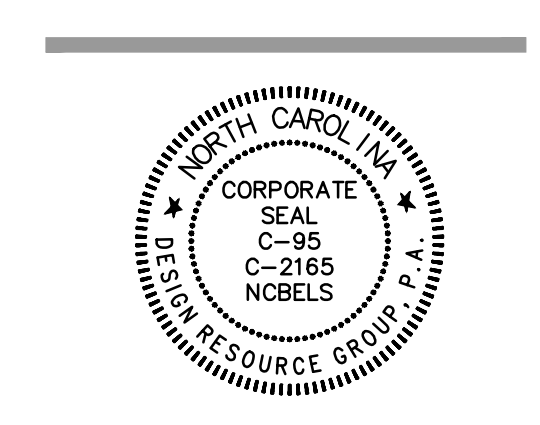
**5 NOT USED**



**6 ACCESSIBLE RAMP WITH CURB RETURN**



**TRUNCATED DOME SPACING**



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PW - Engineering	Date	WR - Stormwater	Date
PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		

SCALE: N.T.S.

PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

DECEMBER 1, 2016

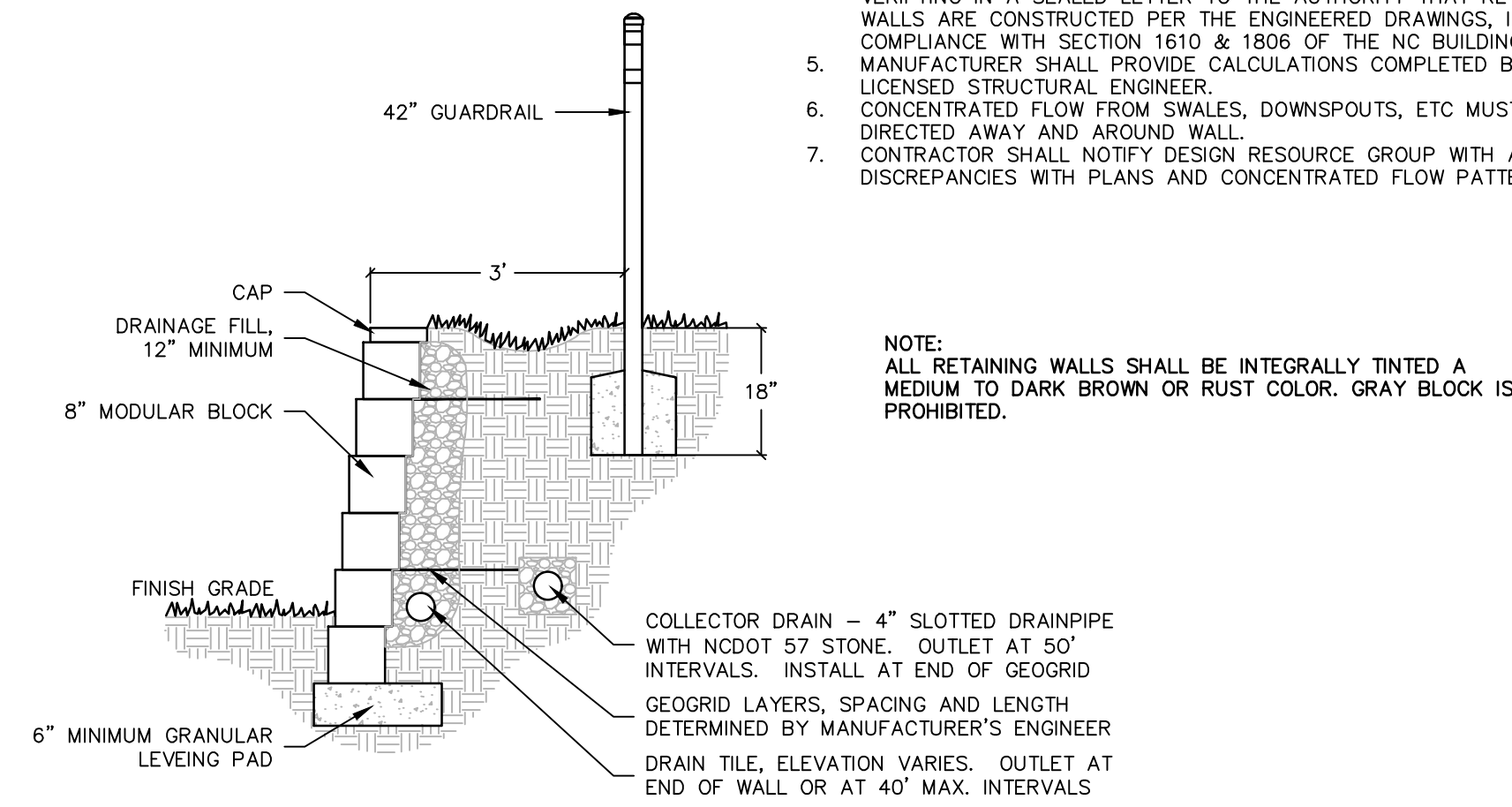
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DESIGN RESOURCE GROUP IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN OF RETAINING WALLS.  
DETAIL IS CONCEPTUAL ONLY. ALL WALLS MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

- NOTES
1. THE MODULAR BLOCK COLOR TO BE CHOSEN BY THE OWNER.
  2. DESIGN OF ALL RETAINING WALLS IS TO BE PER NC BUILDING CODE SECTION 1610.
  3. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY AN NC LICENSED ENGINEER, SHALL BE SUBMITTED TO THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
  4. AN NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE AUTHORITY THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWINGS, IN COMPLIANCE WITH SECTION 1610 & 1806 OF THE NC BUILDING CODE.
  5. MANUFACTURER SHALL PROVIDE CALCULATIONS COMPLETED BY A LICENSED STRUCTURAL ENGINEER.
  6. CONCENTRATED FLOW FROM SWALES, DOWNSPOUTS, ETC MUST BE DIRECTED AWAY AND AROUND WALL.
  7. CONTRACTOR SHALL NOTIFY DESIGN RESOURCE GROUP WITH ANY DISCREPANCIES WITH PLANS AND CONCENTRATED FLOW PATTERNS.

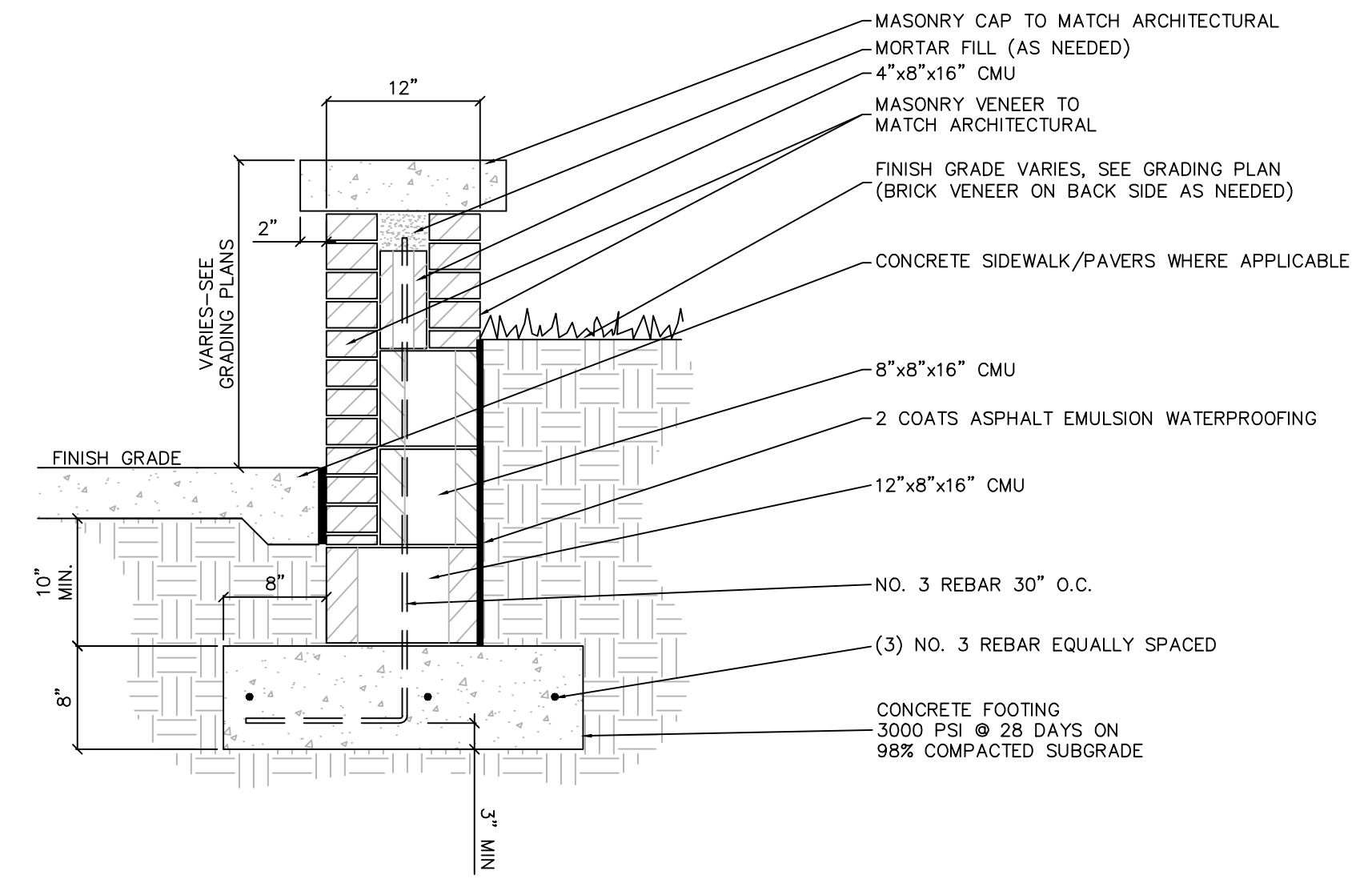
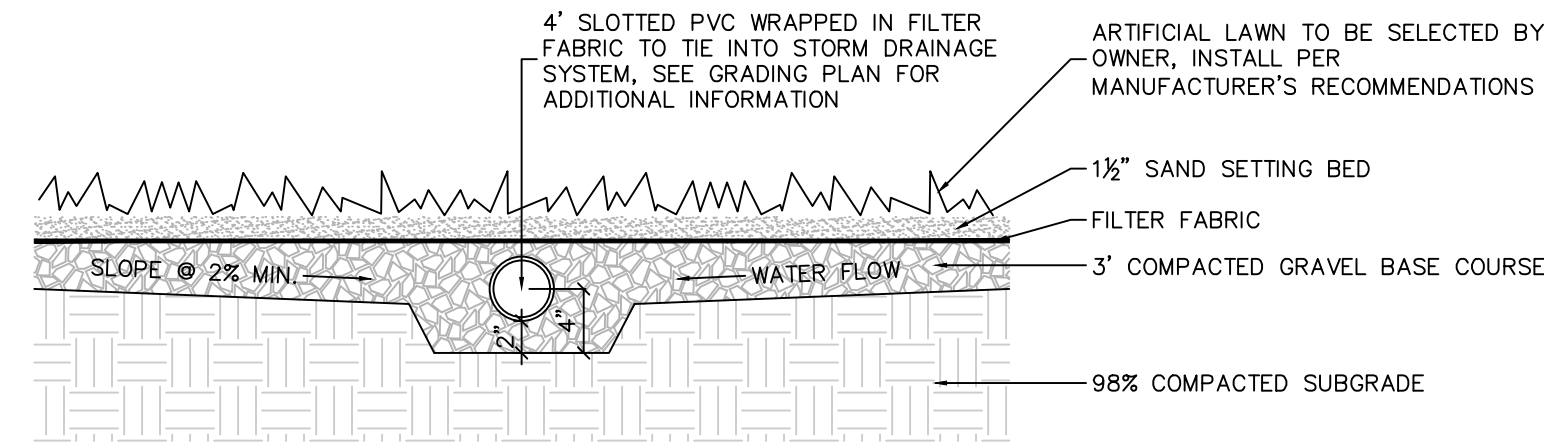


NOTE:  
ALL RETAINING WALLS SHALL BE INTEGRALLY TINTED A MEDIUM TO DARK BROWN OR RUST COLOR. GRAY BLOCK IS PROHIBITED.

COLLECTOR DRAIN - 4\"/>

GEGRID LAYERS, SPACING AND LENGTH DETERMINED BY MANUFACTURER'S ENGINEER

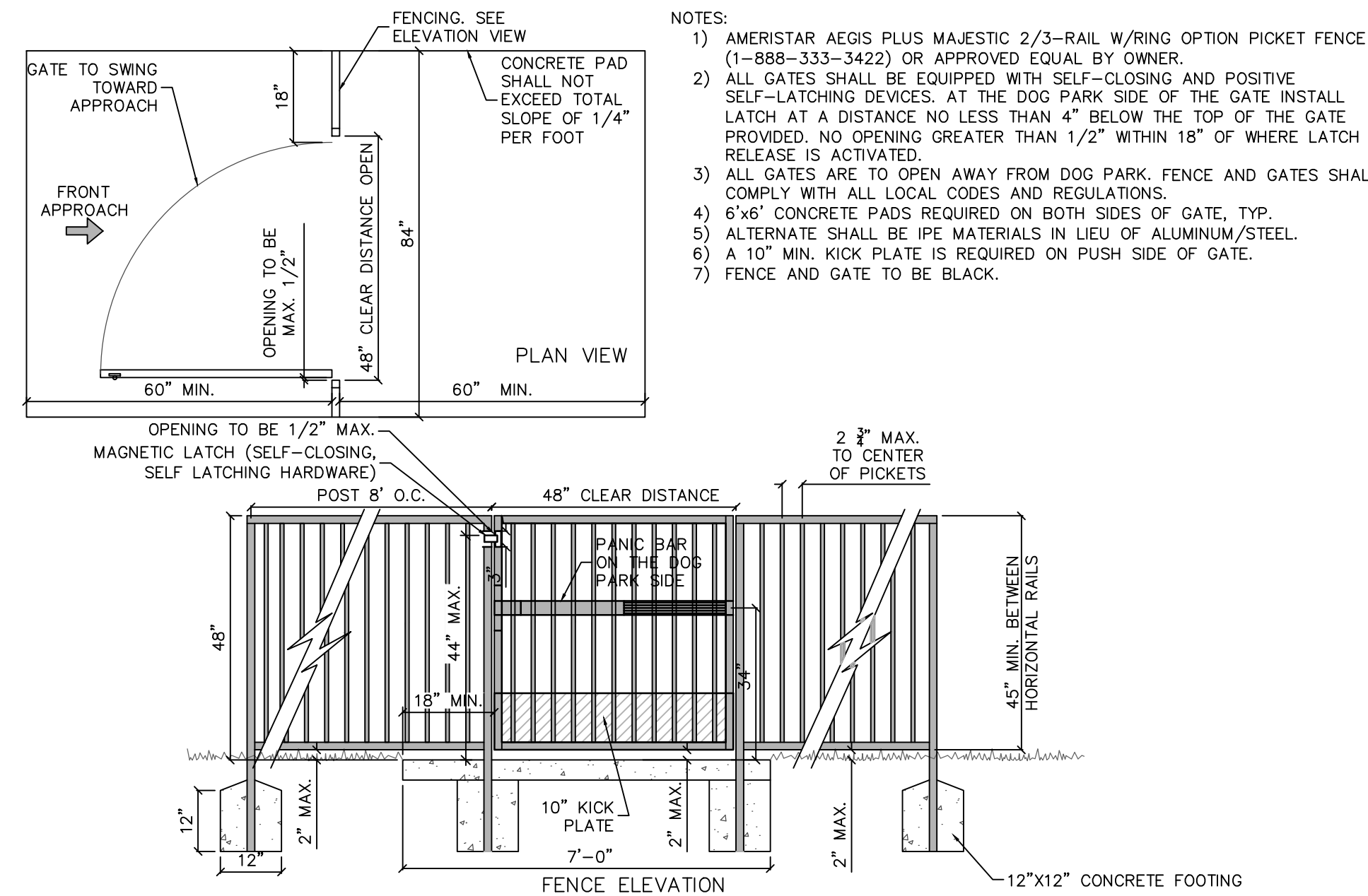
DRAIN TILE, ELEVATION VARIES. OUTLET AT END OF WALL OR AT 40' MAX. INTERVALS



1 RETAINING WALL

2 ARTIFICIAL TURF

3 RAISED PLANTER / SEAT WALL



- NOTES:
- 1) AMERISTAR AEGIS PLUS MAJESTIC 2/3-RAIL W/RING OPTION PICKET FENCE (1-888-333-3422) OR APPROVED EQUAL BY OWNER.
  - 2) ALL GATES SHALL BE EQUIPPED WITH SELF-CLOSING AND POSITIVE SELF-LATCHING DEVICES. AT THE DOG PARK SIDE OF THE GATE INSTALL LATCH AT A DISTANCE NO LESS THAN 4\"/>
  - 3) ALL GATES ARE TO OPEN AWAY FROM DOG PARK. FENCE AND GATES SHALL COMPLY WITH ALL LOCAL CODES AND REGULATIONS.
  - 4) 6\"/>
  - 5) ALTERNATE SHALL BE IPE MATERIALS IN LIEU OF ALUMINUM/STEEL.
  - 6) A 10\"/>
  - 7) FENCE AND GATE TO BE BLACK.

4 4' TALL DOG PARK FENCE AND GATE

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

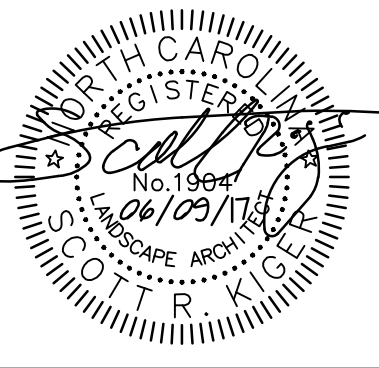
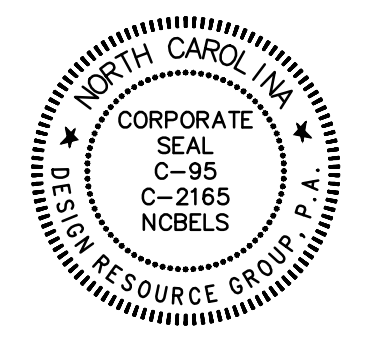
The signatures affixed below certify that this sheet has been reviewed and approved solely per the certifications signed on the cover sheet of these construction plans.

PW - Engineering	Date	WR - Stormwater	Date
PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgpr.com



CONSTRUCTION DOCUMENTS

THE RESERVE AT MILLS FARM  
APEX, NORTH CAROLINA

NORTHVIEW PARTNERS  
6131 FALLS OF NEUSE ROAD, SUITE 202  
RALEIGH, NORTH CAROLINA 27609

SITE DETAILS

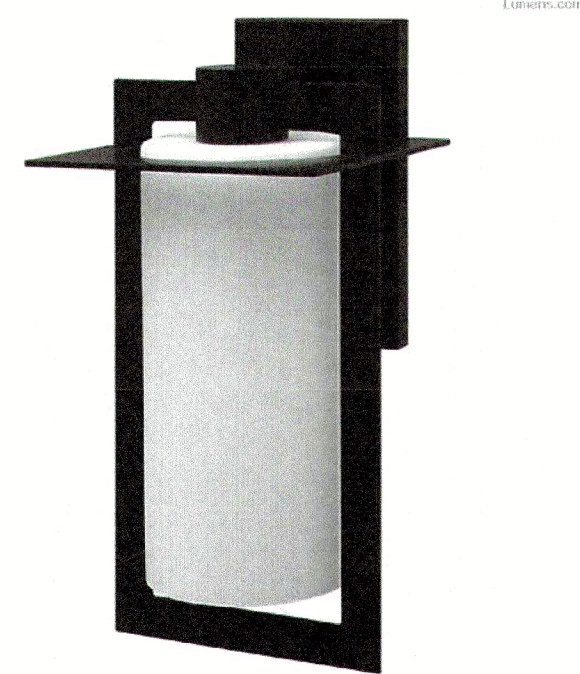
SCALE: N.T.S.

PROJECT #: 443-009  
DRAWN BY: DK  
CHECKED BY: SK

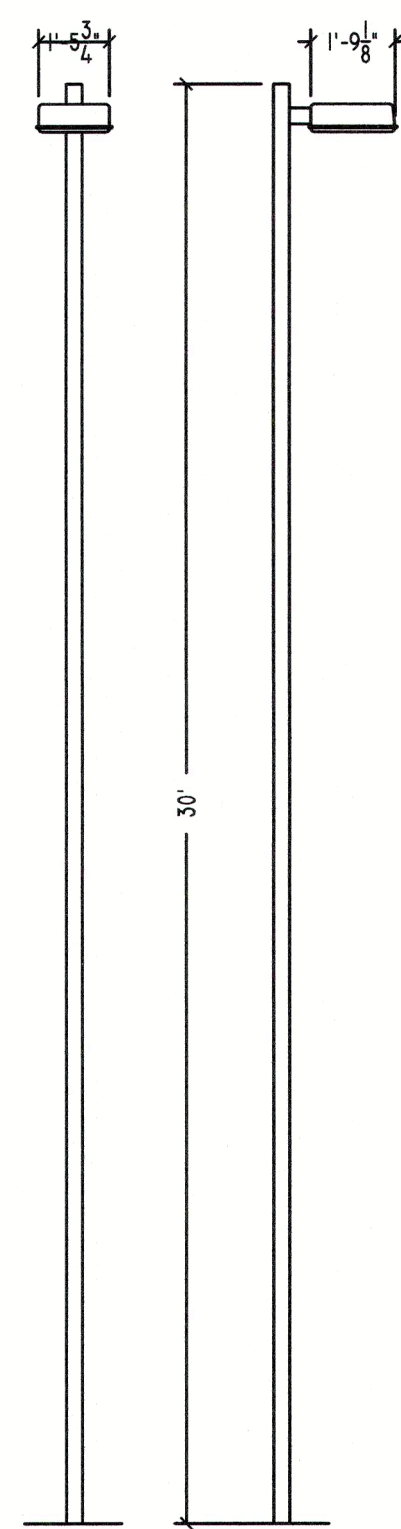
DECEMBER 1, 2016

- REVISIONS:
1. JANUARY 13, 2017 PER CITY COMMENTS
  2. FEBRUARY 3, 2017 PER CITY COMMENTS
  3. MARCH 31, 2017
  4. MAY 12, 2017
  5. JUNE 9, 2017

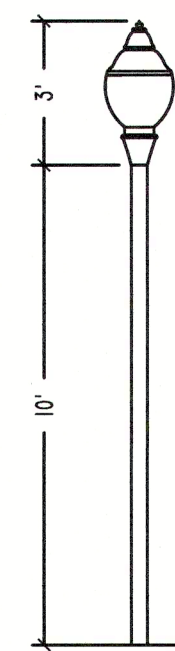




FIXTURE C



FIXTURE A



FIXTURE B

MARK	DESCRIPTION	LIGHT FIXTURE SCHEDULE													
		LAMPS - PENNSYLVANIA				BALLAST				VOLTAGE	INPUT WATTAGE	MOUNTING	REMARKS	MFG	MODEL
		TYPE	WATTAGE	QTY.	CCT	TYPE	QTY.								
A	HPS POLE LIGHT - 30' POLE	HPS	250	1	2000K	AUTOREG	1	120	300	POLE	1,2,3	AMERICAN ELECTRIC LIGHTING	LUMINAIRE: ASA 255..DA.120 R3 SP9 BK LC PC POLE: SSS3044G DI AF6 BK		
B	DECORATIVE POLE LIGHT - 10' POLE	HPS	100	1	2000K	AUTOREG	1	120	119	POLE	1,2,3	GE LIGHTING	LUMINAIRE: AM9X 10S 1 A 1 1MA S BLCK U POST: ARSA-15374ABL		
C	BUILDING ENTRY LIGHT	LED	15	1	2700K	LED DRIVER	1	120	15	SURFACE	1,2	HINKLEY	COLFAX OUTDOOR WALL SCENCE, BRONZE FINISH, LARGE, LED		

- OR EQUAL BY COOPER OR DAY-BRITE LIGHTING
- VERIFY COLOR WITH OWNER PRIOR TO ORDERING - PER TOWN OF APEX, COLOR MUST BE BLACK (INDICATED ABOVE IN PART NUMBER), DARK BROWN OR ARCHITECTURAL BRONZE.
- PROVIDED BY TOWN OF APEX ELECTRIC DEPARTMENT

ALL OUTDOOR LIGHTING FIXTURES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM A PROPERTY OR RIGHT-OF-WAY LINE, AND AT LEAST TWO FEET AWAY FROM ANY REQUIRED PERIMETER OR STREETSCAPE BUFFER AND TREE SAVE AREA.

LAMPS FOR NON-CUTOFF FIXTURES SHALL NOT EXCEED 100 WATTS.

WALL PACK FIXTURES SHALL BE FULLY SHIELDED, TRUE CUTOFF TYPE FIXTURES (CONCEALED LAMP/LIGHT SOURCE). THE LIGHTING MUST BE DIRECTED DOWNWARD, AND THE WATTAGE MUST NOT EXCEED 100 WATTS.

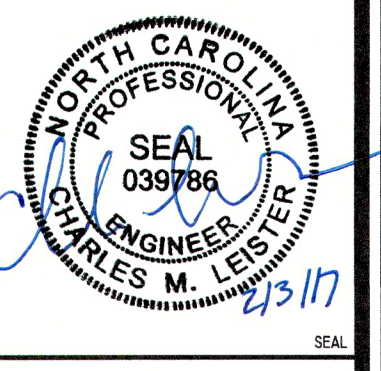
FLOODLIGHTS OR OTHER TYPES OF LIGHTING ARE PROHIBITED UNLESS APPROVAL IS GIVEN THROUGH THE DEVELOPMENT REVIEW PROCESS AND REFLECTED ON THE APPROVED SITE PLAN.

AWNINGS AND CANOPIES USED FOR ACCENTS OVER DOORS AND WINDOWS SHALL NOT BE INTERNALLY LIT.

BEFORE CERTIFICATES OF OCCUPANCY ARE RELEASED, THE OWNER/BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER AND/OR LIGHTING MANUFACTURER VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO TOWN STANDARDS, THE APPROVED PLANS, AND ANY APPLICABLE CONDITIONS.

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PW - Engineering	Date	WR - Stormwater	Date
PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



SITE LIGHTING FOR:  
**THE RESERVE AT MILLS FARM**  
 APEX, NC

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED:

NO.	DATE	DESCRIPTION

DRAWN BY: KDC  
 CHECKED BY: MWK  
 ELECTRICAL NOTES AND SCHEDULES  
 SHEET NO. **E1**















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PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



**SOUTH/REAR ELEVATION (FACING POND)**  
SCALE: 1/8" = 1'-0"

3



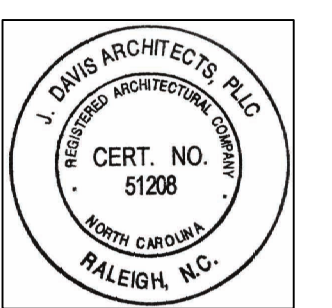
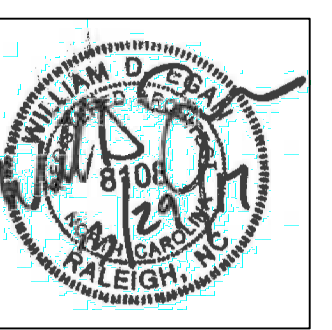
**SOUTH/REAR ELEVATION (FACING POND)**  
SCALE: 1/8" = 1'-0"

2



**WEST SIDE ELEVATION BEYOND (FACING BARNS)**  
SCALE: 1/8" = 1'-0"

1



PROJECT:	16963	DATE:
ISSUE:	DD Set	01-25-2017
	Site CD Submittal	04-03-17
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT:	EXTERIOR ELEVATIONS	

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Building Inspections	Date	Planning - Transportation	Date
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Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



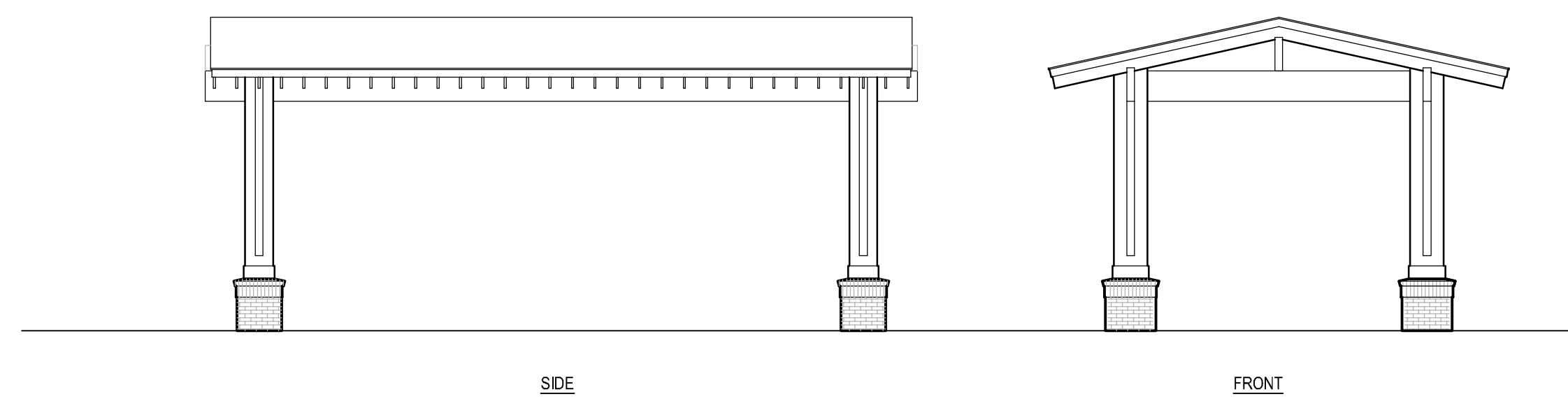
EAST ELEVATION BEYOND (FACING GARAGES)  
SCALE: 1/8" = 1'-0"

5



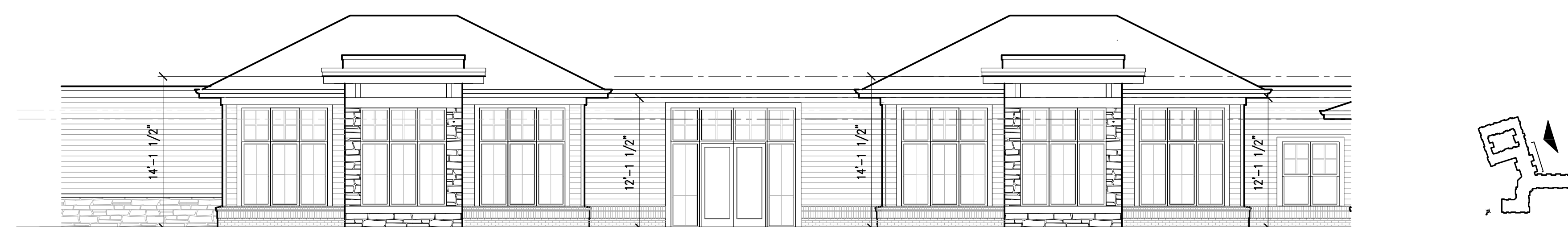
EAST ELEVATION (FACING GARAGES)  
SCALE: 1/8" = 1'-0"

4



PORT COCHERE ELEVATIONS  
SCALE: 1/8" = 1'-0"

3



AL WEST ELEVATION (FACING FAMILY CARE HOMES)  
SCALE: 1/8" = 1'-0"

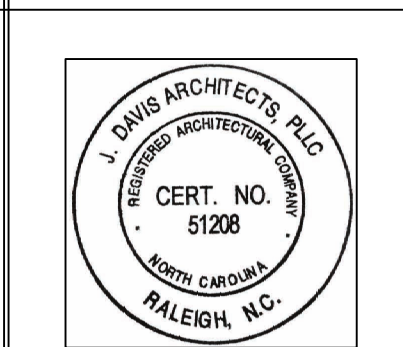
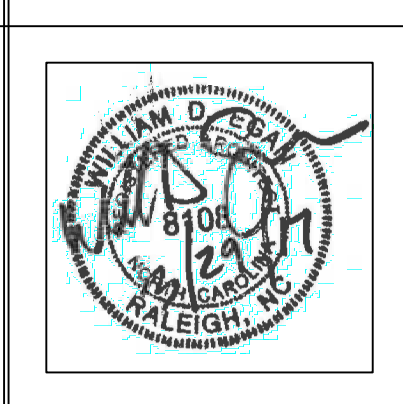
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AL WEST ELEVATION (FACING FAMILY CARE HOMES)  
SCALE: 1/8" = 1'-0"

1

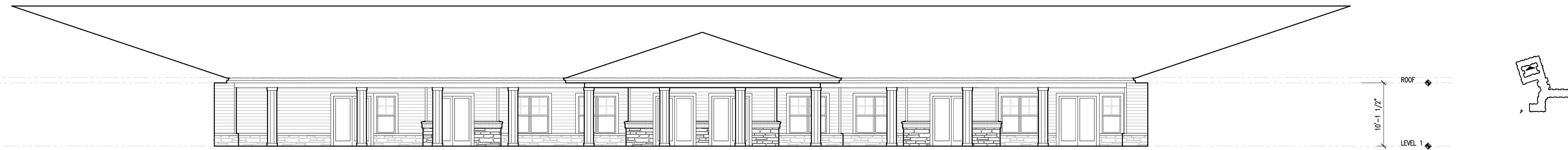
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PROJECT:	16963	DATE:	
ISSUE:	DD Set		01-25-2017
	Site CD Submittal		04-03-17
REVISIONS:			
DRAWN BY:		CHECKED BY:	
CONTENT:	EXTERIOR ELEVATIONS		

3/20/2017 12:51 PM P:\Projects\16963\_Apex\_Series4\_Working\_Directory\Drawings\A3.02.dwg





AL SOUTH ELEVATION (COURTYARD)  
SCALE: 1/8" = 1'-0"

6

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WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		



AL EAST ELEVATION (COURTYARD)  
SCALE: 1/8" = 1'-0"

5



AL WEST ELEVATION (COURTYARD)  
SCALE: 1/16" = 1'-0"

4



AL NORTH ELEVATION (COURTYARD)  
SCALE: 1/8" = 1'-0"

3



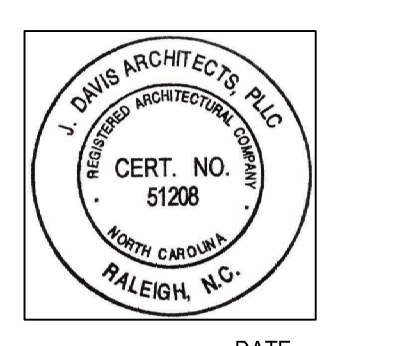
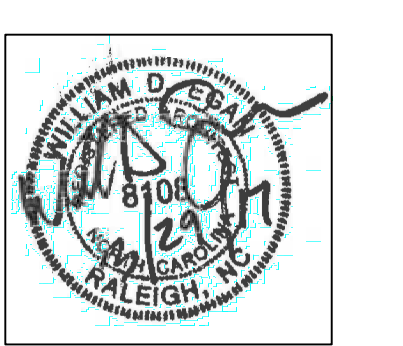
AL SOUTH ELEVATION (FACING POND)  
SCALE: 1/8" = 1'-0"

2



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

1



PROJECT:	16963	DATE:	
ISSUE:	DD Set		01-25-2017
	Site CD submittal		04-03-17
REVISIONS:			
DRAWN BY:		CHECKED BY:	
CONTENT:	EXTERIOR ELEVATIONS		

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Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		

NOT USED  
SCALE: 1/8" = 1'-0"

8

NOT USED  
SCALE: 1/8" = 1'-0"

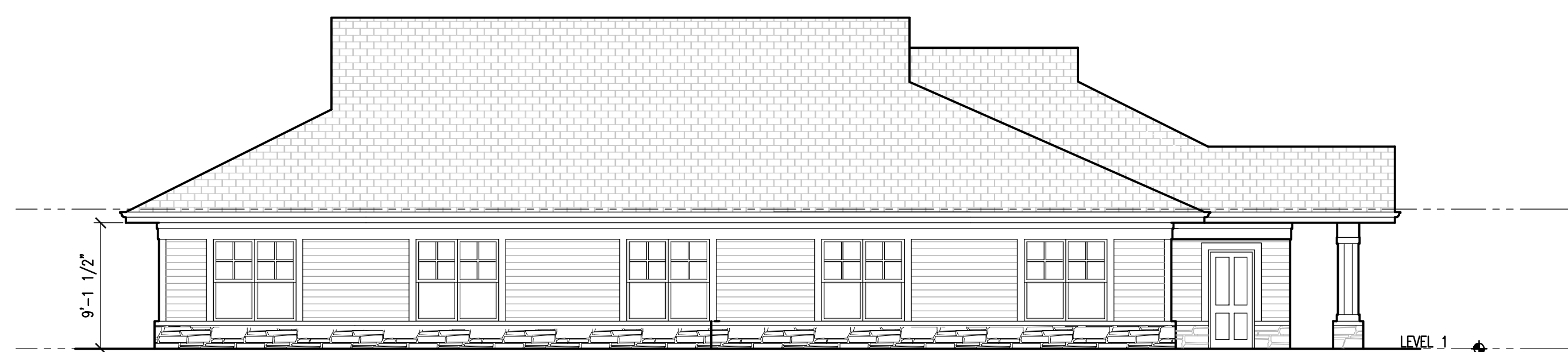
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MEMORY CARE SECTION  
SCALE: 1/8" = 1'-0"

6

MEMORY CARE EAST ELEVATION  
SCALE: 1/8" = 1'-0"

5



MEMORY CARE EAST ELEVATION  
SCALE: 1/8" = 1'-0"

4

MEMORY CARE BACK ELEVATION  
SCALE: 1/8" = 1'-0"

3

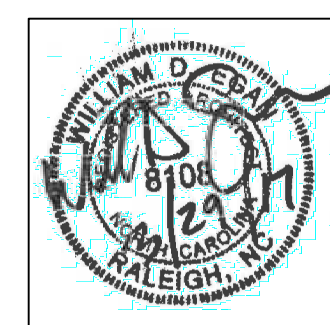


MEMORY CARE WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2

MEMORY CARE FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

1



PROJECT:	16063	DATE:	
ISSUE:	DD Set	01-25-2017	
	Site CD submittal	04-03-17	
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	EXTERIOR ELEVATIONS		

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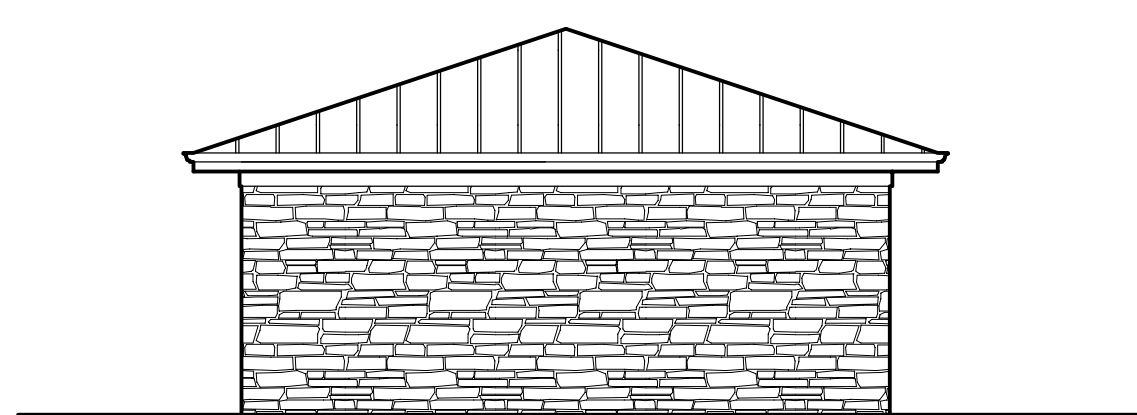


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PW - Transportation	Date	Planning	Date
Building Inspections	Date	Planning - Transportation	Date
WR - Utility Engineering	Date	Fire	Date
Electric	Date	Parks, Recreation & Cultural Res.	Date
WR - S & E	Date		

**MAINTENANCE ELEVATION**  
SCALE: 1/8" = 1'-0"

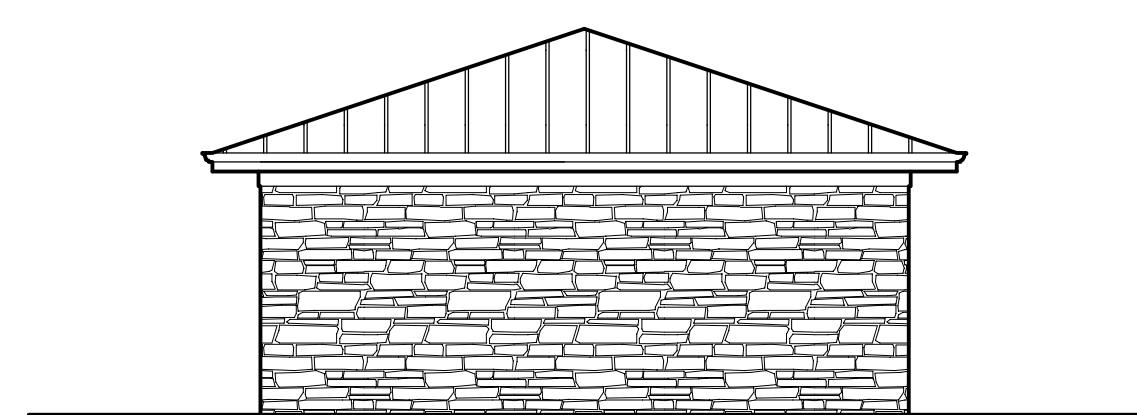
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SOUTH ELEVATION

**MAINTENANCE SOUTH ELEVATION**  
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6



EAST ELEVATION

**MAINTENANCE EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

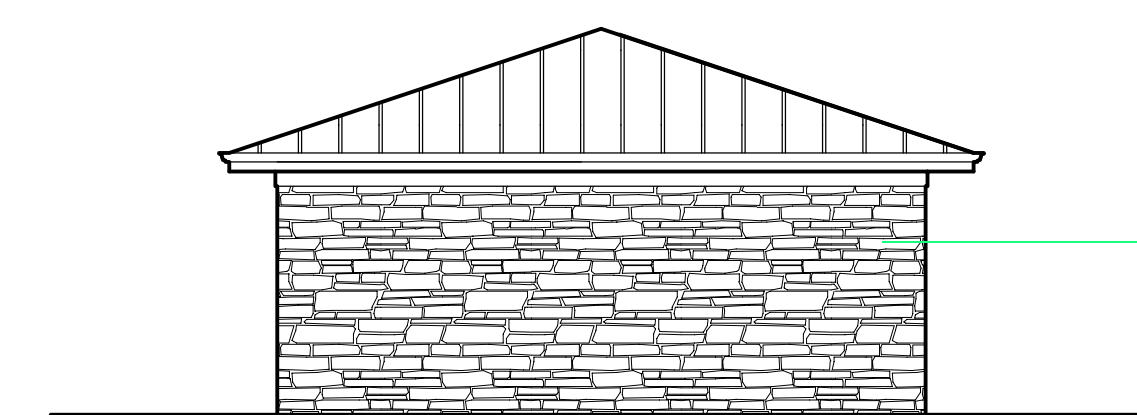
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NORTH ELEVATION

**MAINTENANCE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

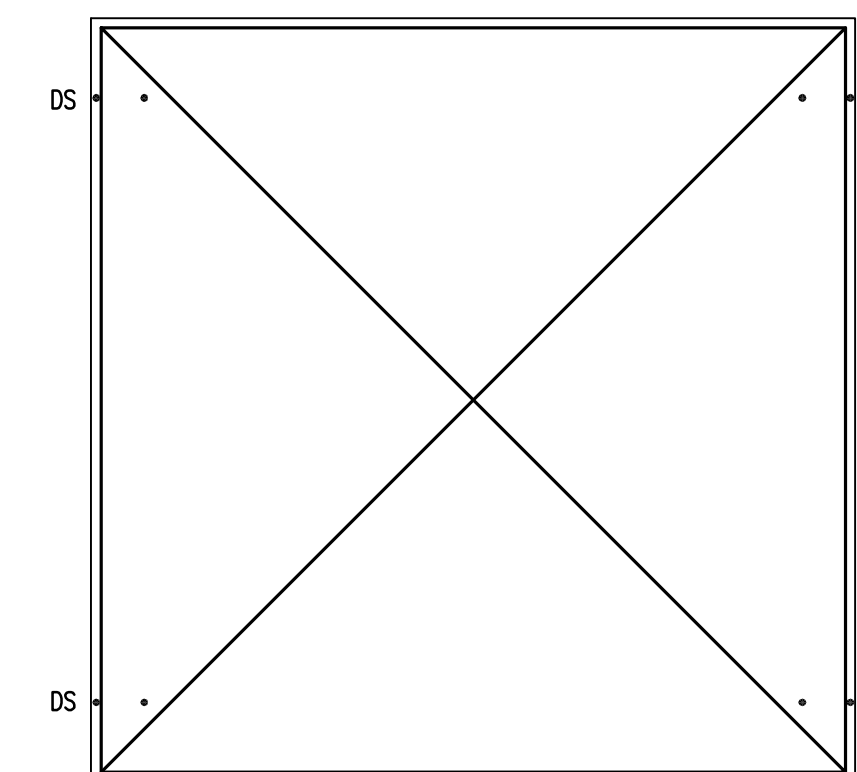
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WEST ELEVATION

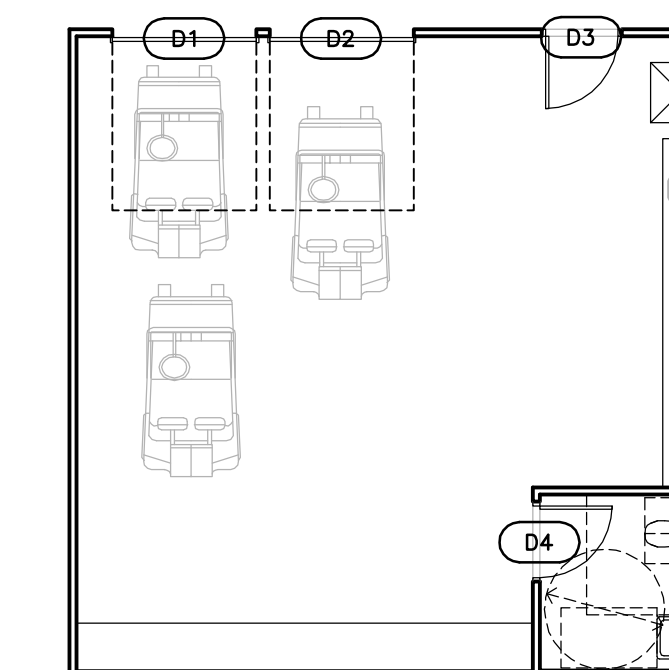
**MAINTENANCE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

3



**MAINTENANCE ROOF PLAN**  
SCALE: 1/8" = 1'-0"

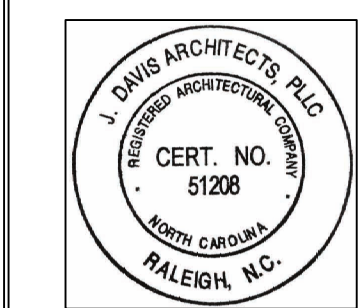
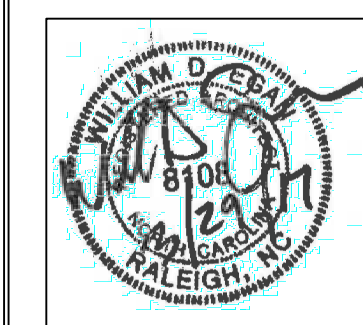
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**MAINTENANCE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

1

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PROJECT:	16963	DATE:	
ISSUE:	DD Set	01-25-2017	
	Site CD submittal	04-03-17	
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	EXTERIOR ELEVATIONS		

**The Reserve at Mills Farm**  
Apex, North Carolina





BRICK COLOR 1



BRICK COLOR 2



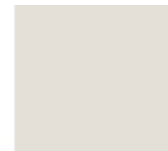
STONE COLOR



TRIM COLOR



SIDING COLOR 1



SIDING COLOR 2



ACCENT COLOR 1



ACCENT COLOR 2







IL - FRONT ELEVATION



THE RESERVE AT MILLS FARM | APEX, NC

January 10, 2017





MEMORY CARE- FRONT ELEVATION





PERSPECTIVE STUDY VIEWS



THE RESERVE AT MILLS FARM | APEX, NC

January 10, 2017

Note: Three-dimensional images are provided to inform geometrical relationships only. Colors may differ from those shown on materials board due to software limitations.





**TOWN OF APEX**  
POST OFFICE BOX 250  
APEX, NORTH CAROLINA 27502  
PHONE 919-249-3426

**PUBLIC NOTIFICATION OF  
QUASI-JUDICIAL PUBLIC HEARING**

REVISED MAJOR SITE PLAN for  
The Reserve at Mills Farm

Pursuant to the provisions of North Carolina Statutes Section 160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of a quasi-judicial public hearing before the Town Council of the Town of Apex. The purpose of this hearing is to consider the following:

- Applicant:** Reserve at Mills Farm, LLC.
- Authorized Agent:** Mark Barker, NorthView Partners, LLC
- Property Address:** 2010 & 2030 Laura Duncan Road
- Acreage:** 11.23
- Proposed Use and Square Footage of Buildings:** Assisted Living, Congregate Care; 5 buildings, 174,150 sq ft
- Property Identification Numbers (PINs):** 0752084185 & 0752081005

**Public Hearing Location:** Apex Town Hall  
73 Hunter Street, Apex, North Carolina  
Council Chambers, 2<sup>nd</sup> Floor

**Town Council Public Hearing Date and Time:** November 6, 2019 7:00 PM

**Vicinity Map:**



Property owners within 300 feet of the proposed major site plan have been sent this notice via first class mail. All interested parties may appear at the public hearing and provide sworn testimony with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the [2045 Land Use Map](#) can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development for further information. To view the application and related documents on-line: <http://www.apexnc.org/DocumentCenter/View/15070>

Dianne Khin, AICP  
Planning Director

Published Dates: October 25, 2019 – November 6, 2019







**TOWN OF APEX**  
POST OFFICE BOX 250  
APEX, NORTH CAROLINA 27502  
PHONE 919-249-3426

## **PUBLIC NOTIFICATION OF QUASI-JUDICIAL PUBLIC HEARING**

**REVISED MAJOR SITE PLAN for  
The Reserve at Mills Farm**

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**Authorized Agent:** Mark Barker, NorthView Partners, LLC

**Property Address:** 2010 & 2030 Laura Duncan Road

**Acreeage:** 11.23

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**Property Identification Numbers (PINs):** 0752084185 & 0752081005

**Public Hearing Location:** Apex Town Hall  
73 Hunter Street, Apex, North Carolina  
Council Chambers, 2<sup>nd</sup> Floor

**Town Council Public Hearing Date and Time:** November 6, 2019 7:00 PM

### **Vicinity Map:**



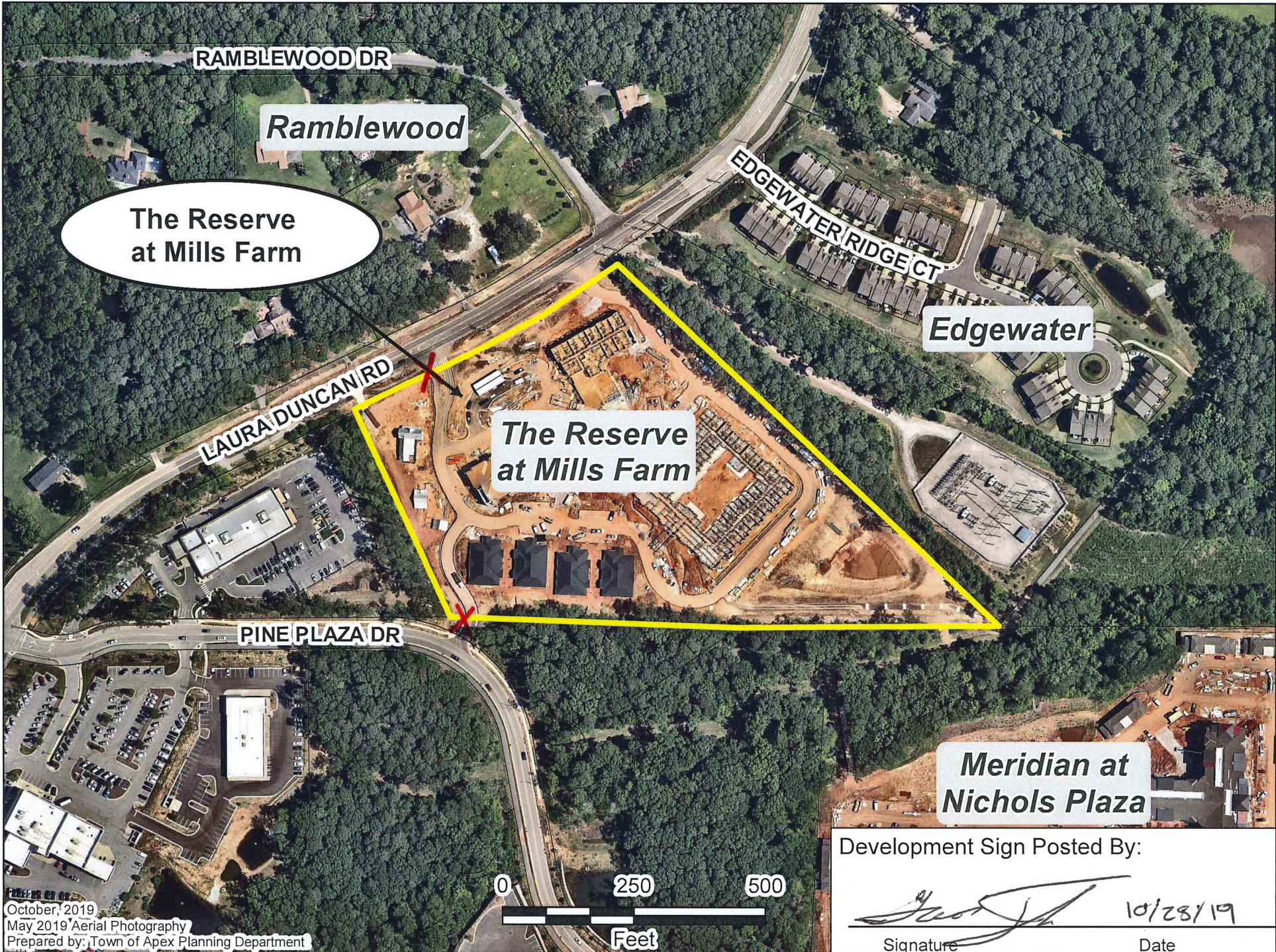
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<http://www.apexnc.org/DocumentCenter/View/15070>

Dianne Khin, AICP  
Planning Director

Published Dates: October 25, 2019 – November 6, 2019





RAMBLEWOOD DR

Ramblewood

The Reserve at Mills Farm

EDGEWATER RIDGE CT

Edgewater

LAURA DUNCAN RD

The Reserve at Mills Farm

PINE PLAZA DR

Meridian at Nichols Plaza



Development Sign Posted By:

Signature

Date 10/28/19

October, 2019  
May 2019 Aerial Photography  
Prepared by: Town of Apex Planning Department





**TOWN OF APEX**

POST OFFICE BOX 250  
APEX, NORTH CAROLINA 27502  
PHONE 919-249-3426

**AFFIDAVIT CERTIFYING  
Public Notification – Written (Mailed) Notice**  
Section 2.2.11  
Town of Apex Unified Development Ordinance

Project Name: Major Site Plan for The Reserve at Mills Farm

Project Location: 2010 & 2030 Laura Duncan Road

Applicant or Authorized Agent: Mark Barker

Firm: NorthView Partners, LLC

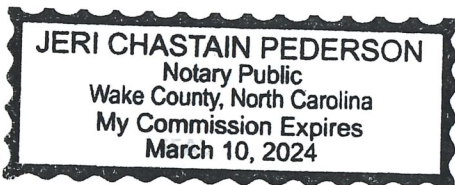
This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on **October 25 2019**, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

10/28/19  
Date

Shianne F. Khin  
Planning Director

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 28 day of October, 2019.



Jeri Chastain Pederson  
Notary Public

My Commission Expires: 03 / 10 / 2024