

Attachment B:

Mt. ZION CHURCH ROAD ASSEMBLY

A PLANNED UNIT DEVELOPMENT

PD PLAN

Rezoning Case #19CZ15

July 1, 2019

Revised: August 9, 2019

Revised: September 4, 2019

Revised: October 1, 2019

Project Contact:

Vaughn King

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Jeff Roach, P.E.

Peak Engineering & Design, PLLC

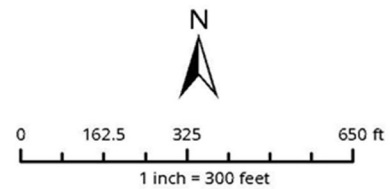
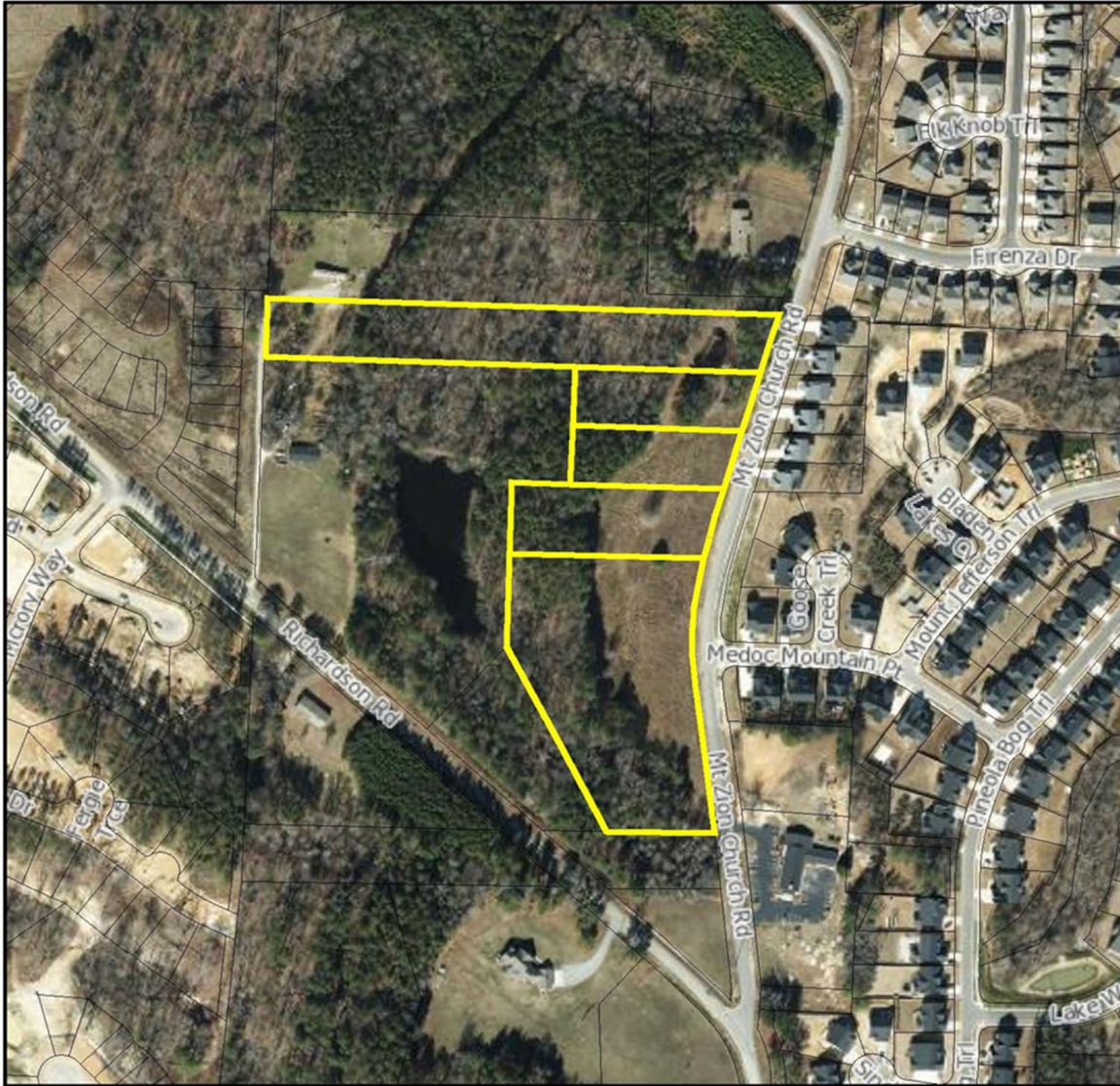
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Section 2: Vicinity Map

Mt. Zion Church Road Assembly is a group of five (5) properties located along the western side of Mt. Zion Church Road; north of Richardson Road, south of Milano Avenue, directly east of Firenza Drive and Medoc Mountain Point. The property is bordered to the north and south by existing large lot residential properties; to the east by the Bella Casa subdivision; to the west is the Buckhorn Preserve subdivision (currently under construction).



Section 3: Project Data

Project name: Name is TBD
Mt. Zion Church Road Assembly - Planned Unit Development

Property Owners:

Lector Atwater 2504 Mt. Zion Church Road Apex, NC 27502 PIN 0721-43-2558 (2.97 acres)	Jerome Kenneth Atwater Heirs 2512 Mt. Zion Church Road Apex, NC 27502 PIN 0721-43-5322 (1.16 acres)
Jerome Kenneth Atwater Heirs 2508 Mt. Zion Church Road Apex, NC 27502 PIN 0721-43-3444 (1.16 acres)	Jerome Kenneth Atwater Heirs 2516 Mt. Zion Church Road Apex, NC 27502 PIN 0721-43-4156 (1.41 acres)
Lector Atwater 2600 Mt. Zion Church Road Apex, NC 27502 PIN 0721-42-4940 (4.6 acres)	

Project Contact:

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Zoning:

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

Land Use Map:

2045 Land Use Map Designation: Medium Density Residential
Proposed Land Use: Medium Density Residential < 6 units/acre
Total Project Area: 11.30 acres (per Wake County GIS & Deeds/Plats)

Legal descriptions for the properties being rezoned were assembled from available plats, deeds, and other Wake County GIS data. This information is public and provided within the zoning application packet.

Section 4: Purpose Statement

Mt. Zion Church Road Assembly is a proposed Planned Unit Development (PUD) located outside of the Apex corporate limits yet inside the ETJ. The project proposes:

- Forty-six (46) single-family residential lots currently

Prior to Construction Document approval, the properties will be annexed to obtain Town services. The PUD parameters are outlined per UDO Section 2.3.4(F)(1)(a)(i - vi) and answered in various locations within the PD Text document. Specifically, the PD Text and associated documents will:

- Permit uses which are compatible with the surround development pattern
- Permit uses which are compatible with Section 4.2.2 – Use Table of the UDO
- Offer additional residential options in western Apex
- Provide dimensional standards that are consistent with the UDO, and where modifications are required, said modifications will be included within the PD Text and subject to Town Council approval
- Provide a high quality residential development which is linked through a network of streets and pedestrian walkways which promote connectivity and a healthy lifestyle
- Provide high quality residential homes to enhance the value of surround properties.

All site-related standards of the PD Text and PUD documents are consistent with a Conditional Zoning (CZ) District as established by UDO section 2.3.3 – Conditional Zoning Districts. The proposed development is:

- consistent with the 2045 Land Use Map for use and density;
- assures the transition of uses from surrounding developments and vacant properties;
- vehicular connectivity is established for future developments; and
- pedestrian connectivity is provided or stubbed for future extensions.

The project is consistent with the Town’s adopted development standards including the 2045 Land Use Map, Transportation Plan, Construction Specifications and Details, the Parks, Recreation, Greenways and Open Space Master Plan, and other adopted plans as coordinated with Town staff.

Section 5: Permitted Uses

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

1. Accessory apartment
2. Single-family
3. Utility, minor
4. Recreation facility, private
5. Greenway
6. Park, active
7. Park, passive

Section 6: Description, Density and Dimensional Standards

The project will comply with the standards as established by UDO Section 5.1.3 or as noted within the PD Text for the project. The following dimensional standards are for the development of the property as **single-family detached homes**:

Single-Family Development Standards

Proposed maximum density:	4.10 units/acre (includes R/W, RCA, open space & lots)
Maximum number of lots:	46 lots
Maximum built-upon percentage:	70%
Minimum lot width:	40'
Minimum lot depth:	90'
Minimum lot size:	4,000 SF
Maximum building height:	45 feet

Building setbacks:

- Front setback: 10 feet from R/W
- Garage setback: 20 feet from back of sidewalk, or back of curb where no sidewalk exists
- Side setback: 3 feet min. (no aggregate)
- Side setback, corner: 10 feet
- Rear setback: 10 feet

Section 7: Architectural Standards

Single-family residential standards:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. All single-family homes shall have a crawl space or have a raised foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door, unless they provide a first floor master bedroom. Zero-entry homes without the 20 inch rise are permitted if they provide the first floor master bedroom. Lots permitted as “zero-entry” shall be noted on the Final Plat.
3. Garage doors must have windows, decorative details or carriage-style adornments.
4. Front entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 6 feet from the front façade or front porch. Any homes where the front entry garage protrudes more than 1 foot from the front façade or front porch shall provide one of the following additional decorative elements:
 - Window
 - Bay window
 - Decorative gable
 - Decorative cornice
 - Columns
 - Portico
 - Balcony
 - Dormer
 - Trellis
 - Arbor
6. The rear and side elevations of the units that can be seen from the right-of-way shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. Eaves shall project at least 12 inches from the wall of the structure.
9. Front porches shall be a minimum of 6 feet deep.
10. No more than 25% of the lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
11. All single-family detached residential homes shall be pre-configured with conduit for a solar energy system.
12. The developer/builder shall construct four (4) solar photovoltaic (PV) systems with a minimum of 3 kW capacity throughout the development. The lots with solar PV systems shall be identified on the Final Plat(s) which may be amended from time to time. Solar installation shall be completed or under construction prior to 90% of the building permits being issued for the development.

Section 8: Parking and Loading

Parking will comply with the Town of Apex UDO Section 8.3 for the single-family development. Parking may be provided within an enclosed garage, within driveways, or on a designated parking pad. For residential driveways to count as required parking, they shall be a minimum of 12 feet wide and 20 feet long as measured from the back of the sidewalk or, where no sidewalk exists, the back of the curb. Cluster Box Unit or Mail Kiosk parking shall be calculated per UDO Section 8.3 standards and provided around the appropriate device

Section 9: Resource Conservation Area (RCA)

The Mt. Zion Church Road Assembly is located south and/or west of Highway 540 and is therefore required to meet the standards of UDO Section 8.1.2 to preserve or establish a minimum of 25% Resource Conservation Area (RCA) for the project. An additional 5% RCA is required for the single-family residential project if the site is mass graded. The project will protect perimeter buffers, environmentally sensitive areas, stream buffers, wetlands, and other locations where significant trees can provide wildlife habitat. The final RCA locations and acreage will be provided during the Master Subdivision Plan review.

Section 10: Landscaping

Perimeter buffers shall be established or protected to preserve the nature of the surrounding properties. The following buffers shall apply to the project's perimeter:

Northern boundary (N/F Uva Holland):	10 foot Type 'B'
Southern Boundary (vacant):	10 foot Type 'B'
Western Boundary (vacant):	10 foot Type 'B'
Eastern Boundary (Minor Collector - Mt. Zion Church Road):	30 foot Type 'B'

Collector Street Buffers along Mt. Zion Church Road:

The UDO requires a 10 foot Type A buffer along a Minor Collector Road. The buffer width has been increased to provide a larger buffer while maintaining existing vegetation in the Type 'B' buffer standards. A berm will also be constructed along Mt. Zion Church Road where significant vegetation does not exist. Where significant vegetation exists, the berm will not be installed.

Landscaping within the new lots, open space, SCMs, and along streets will comply with various UDO sections including Section 8.2 for buffers, building plantings, foundation plantings and tree preservation around the perimeter of the site and within stream buffers/environmentally sensitive site areas.

Section 11: Signage

All signage will comply with the applicable standards and requirements of UDO Section 8.7. Signage for residential developments shall be coordinated with staff during the appropriate Master Subdivision Plan and/or Master Signage Plan approval.

Section 12: Public Facilities

The project will extend existing public facilities to serve the site. All public facilities and infrastructure shall comply with the Town of Apex Sewer and Water Master Plans and the Town of Apex Standards and Specifications. Facilities include:

Water:

Water will be provided by connecting to an existing Town of Apex water main in Mt. Zion Church Road and extended throughout the project. Town water will be stubbed to adjacent properties to future connectivity. The design team will coordinate with staff to locate and size the necessary extensions during the Master Subdivision and Construction Document review phases.

Sanitary Sewer:

The existing sanitary sewer is located in Firenza Drive near the intersection with Mt. Zion Church Road. The project will evaluate the sewer connectivity for current and future development within the area for extensions as required per the UDO and Town Design Specification. The design shall be coordinated with Town of Apex staff during the Master Subdivision Plan and Construction Document phases.

Streets:

The project proposes potential access and future connections as depicted on the PUD Preliminary Layout and is subject to final determination during the Master Subdivision Plan review. The final alignment of all internal streets shown within the Master Subdivision Plans will be coordinated with staff and consistent with the UDO.

Other Utilities:

Electric service shall be provided by the Town of Apex in conjunction with the appropriate staff. Gas, telephone, and cable shall be provided by the builder as coordinated with the appropriate utility companies.

Transportation:

Per UDO Section 13.19, a Traffic Impact Analysis (TIA) is not required as the project will generate less than 1,000 daily and/or 100 peak hour vehicle trips. Based upon discussions with staff, the project has agreed to construct the following roadway improvements. Said improvements will be coordinated with NCDOT as Mt. Zion Church Road is a State Maintained road at this time. Any deviation from Town of Apex Standards for the NCDOT roadway will be coordinated with Apex prior to installation.

Mt. Zion Church Road:

1. The Developer shall construct the full frontage improvements along Mt. Zion Church Road per the adopted Town of Apex Transportation Plan. Mt. Zion Church Road is identified as a two (2) lane Minor Collector Street and will be constructed to meet the Town's standards and specifications.

Mt. Zion Church Road at Site Drive #1 (intersection with Medoc Mountain Point)

1. The development shall construct single lane eastbound and westbound approaches with stop control from the development.

Section 13: Pedestrian Circulation System and Amenities

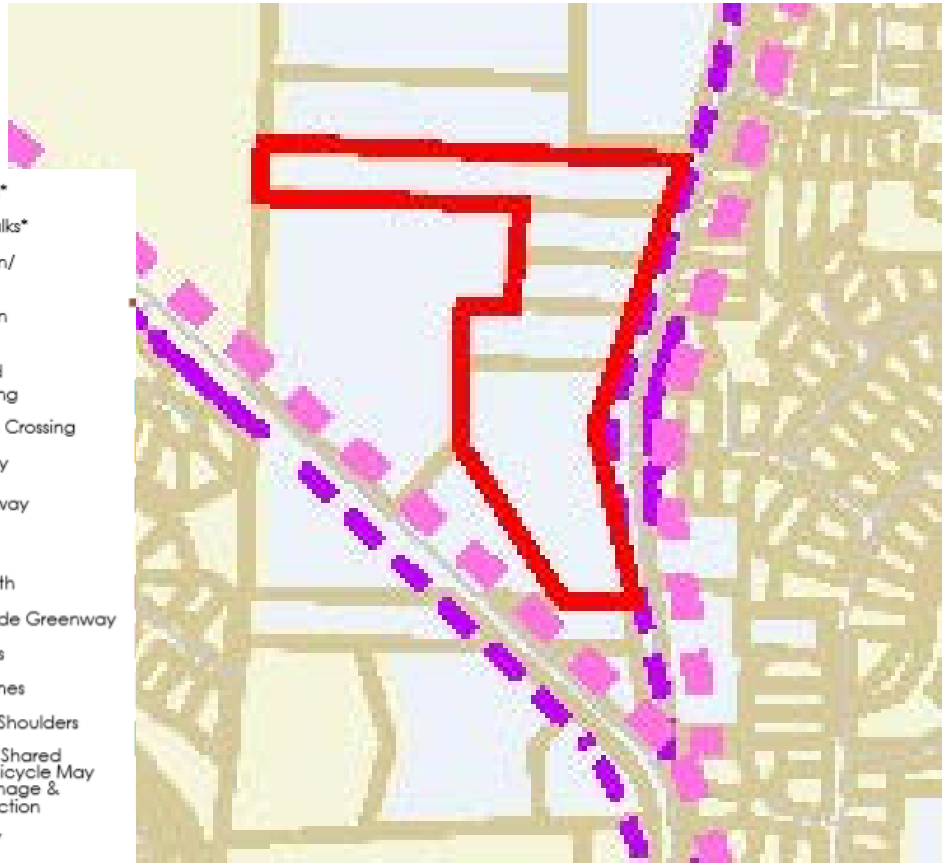
Per UDO Section 2.3.4(F)(1), sidewalks shall be provided on both sides of all internal streets and along the frontage of any public roads which the development abuts. Per the Bike Apex Plan, a sidewalk is shown on the west side of Mt. Zion Church Road and will be installed in conjunction with the frontage improvements. Additional project amenities including open space, play lawns, greenway connections, and/or multi-use paths will be evaluated with staff to provide a walkable neighborhood.

Section 14: Parks and Recreation

Based upon the Bike Apex and the Parks, Recreation, Greenways, and Open Space Master Plan Map, greenways and parks are not identified on this property. On August 28, 2019, the Town of Apex Parks, Recreation and Cultural Resources Advisory Commission recommended with Parks & Recreation staff support, the acceptance of a fee in lieu of public land dedication for the project. The final fee in lieu amount will be confirmed during the Master Subdivision Plan review and approval through Technical Review Committee (TRC).

Figure 1: Bike Apex and Advance Apex

-  Existing Sidewalks*
-  Proposed Sidewalks*
-  Existing Pedestrian/
Vehicle Bridge
-  Existing Pedestrian
Underpass
-  Existing Signalized
Pedestrian Crossing
-  Future Pedestrian Crossing
-  Existing Greenway
-  Proposed Greenway
-  Existing Sidepath
-  Proposed Sidepath
-  Proposed Streetside Greenway
-  Existing Bike Lanes
-  Proposed Bike Lanes
-  Proposed Paved Shoulders
-  Proposed Bicycle Shared
Lane Markings, "Bicycle May
Use Full Lane" Signage &
Speed Limit Reduction
-  Private Greenway



Section 15: Natural Resources and Environmental Protection

Mt. Zion Church Road is located within the Town’s Primary Watershed Protection Overlay District. This area is currently located in Wake County and will be annexed into Apex to obtain public utilities and Town services. The area is currently undeveloped and has a number of creeks and streams containing stream buffers and other environmentally sensitive areas. No portion of the property is located within a Special Flood Hazard areas as identified by FEMA FIRM Maps 37200721000J dated May 2, 2006. No historical structures are identified within the property boundary pursuant to the North Carolina State Historic Preservation Office’s website.

Section 16: Stormwater Management

The project will contain a new Stormwater Control Measures (SCM) per Apex standards. The site is located within the Jordan Lake drainage basin and Apex’s Primary Watershed Overlay District and is therefore required to meet applicable standards of UDO Section 6.1. The project will utilize approved structural devices (SCMs) to control stormwater and sediment laden runoff, including detention ponds, retention ponds, bioretention cells, wetlands, underground devices, or other State recognized SCMs. The design Engineer will provide SCM routing in conjunction with the Town of Apex Stormwater and Utility Engineering staff to ensure compliance with appropriate requirements.

Section 17: Phasing

The project consists of residential units, streets, utility services, landscaping, stormwater controls, and other site design features. This project is expected to be developed in a single phase, but multiple phases may be needed depending on conditions discovered during the review of the Master Subdivision Plan and Construction Drawings. Off-site roadway improvements shall be clearly delineated and identified for construction during the Master Subdivision Plan and Construction Drawing review process.

Section 18: Plan Consistency

The proposed zoning for the Mt. Zion Church Road Assemble complies with the 2045 Land Use Map designation for this area as a Medium Density Residential Development. The proposed project density does not exceed 6.0 units/acre. The project will meet the requirements of the Transportation Master Plan, Advance Apex, Bike Apex, the Parks, Recreation, Greenways, and Open Space Master Plan, along with other Town of Apex adopted plans which direct development, as amended from time-to-time.

Figure 2: 2045 Land Use Map



Section 19: Compliance with the Unified Development Ordinance

Mt. Zion Church Road Assembly will comply with the relevant standards of the Town of Apex’s Unified Development Ordinance and other development related standards. Any deviation from standards shall be approved by staff, Planning Board, or Town Council representatives throughout the zoning and design development processes as required.

EXHIBITS

I. COVER SHEET (Sheet C000)

The Cover Sheet contains contact information, vicinity map, site design guidelines, and required Town of Apex notes and descriptions.

II. EXISTING CONDITIONS (Sheet C001)

The existing conditions plan includes the base site items, zoning of adjacent properties, boundary, environmental features, and existing conditions around the property.

III. EXISTING CONDITIONS – TOPO (Sheet C002)

The existing conditions (topo) plan includes all items from the C001 sheet and adds the existing topography. The C002 sheet also reduces the scale to allow for a more detailed review.

IV. CONCEPTUAL SITE PLAN (Sheet C100)

This sheet includes standard site notes, site infrastructure, vehicular connectivity locations, buffers, areas proposed for development, and preliminary RCA designed areas.

V. CONCEPTUAL UTILITY PLAN (Sheet C200)

The Conceptual Utility Plan shows the preliminary location for connection to existing water, sewer, and stormwater as well as the existing infrastructure for said services. The final design will be completed to the Apex standards at the time of Master Subdivision submittal.

Single-Family Home Color Palette (Sherwin Williams)

Color selection shall generally be consistent and similar to the colors shown below.

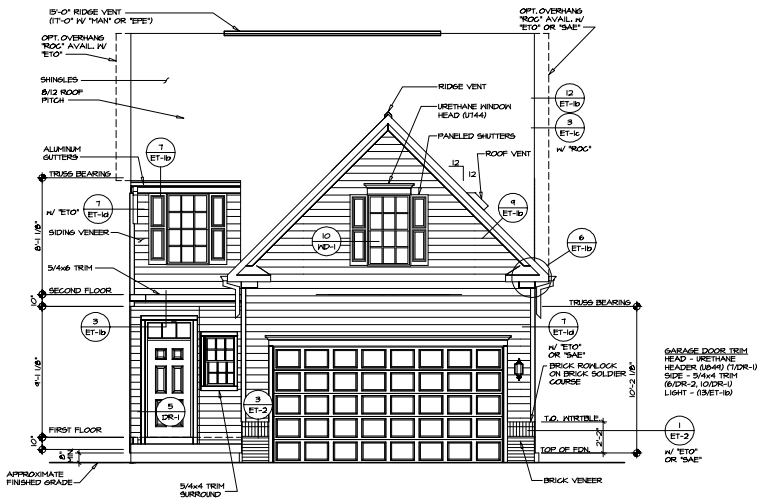
Primary Colors



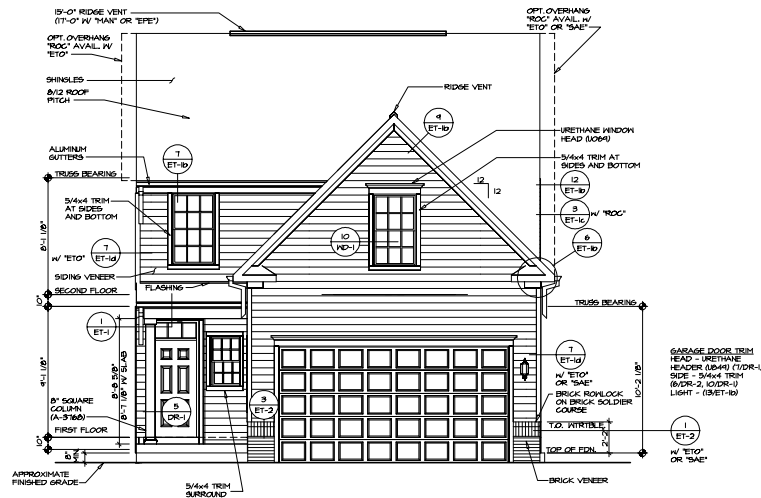
Accent Colors



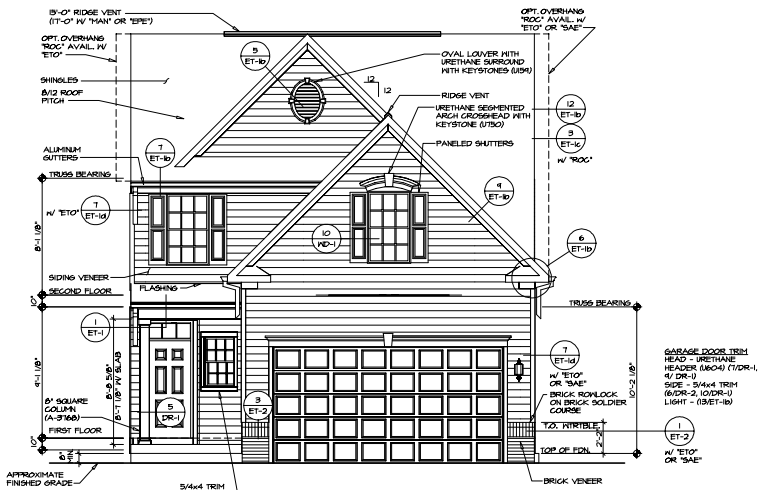
White may also be used as a primary, trim, or accent color with any palette variations



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

The garage cannot protrude more than 6' in front of the porch or front facade. Building elevations are required to meet Architectural conditions per the zoning commitments.

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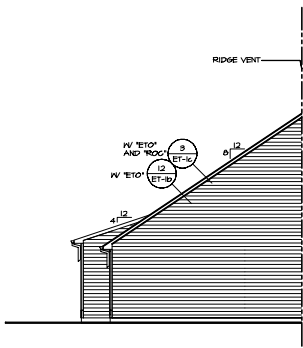
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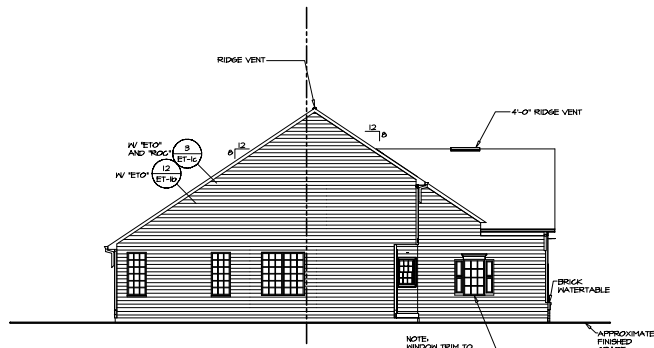
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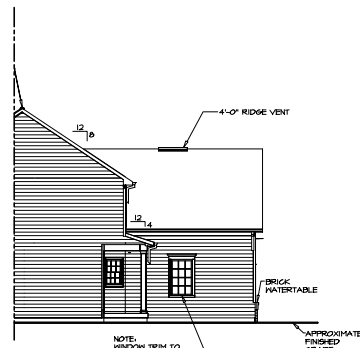
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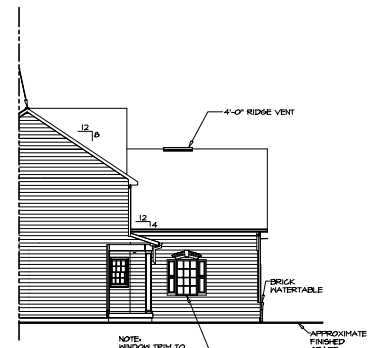
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 OPT. LUXURY OWNER'S SUITE TELB



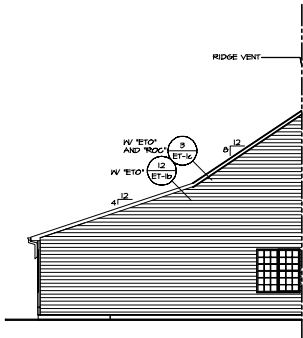
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 OPT. WINDOWS/ GREAT ROOM SIDE Y6B
 OPT. WINDOW DINING ROOM SIDE Y6D



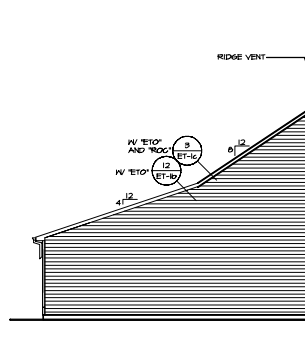
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 ELEVATION B TELB



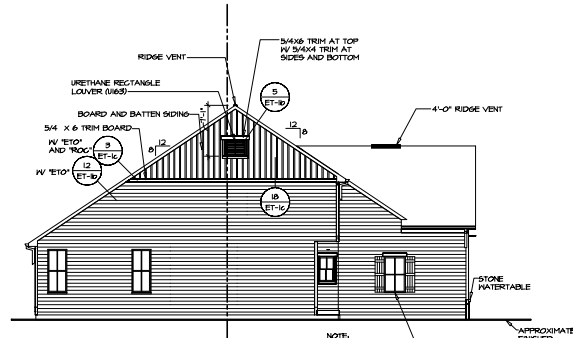
3 PARTIAL LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION C TELC



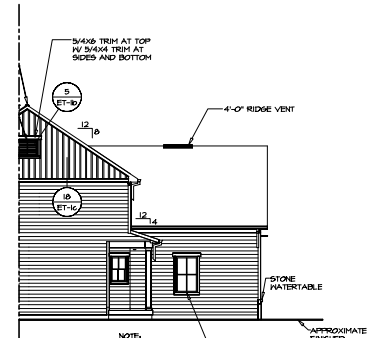
5 PARTIAL LEFT SIDE ELEVATION
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 OPT. SUNROOM TANK
 OPT. LUXURY OWNER'S SUITE TELB
 OPT. WINDOW DINING ROOM SIDE Y6D



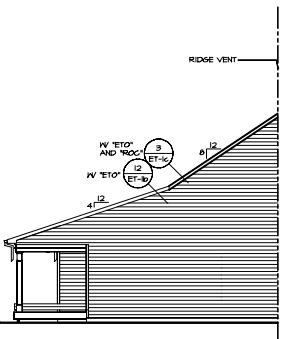
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 OPT. SUNROOM TANK



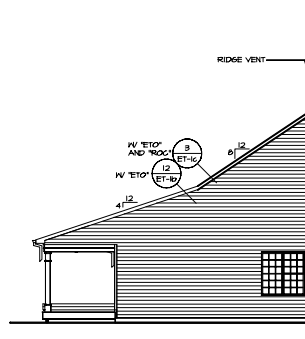
7 LEFT SIDE ELEVATION
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 ELEVATION K TELK
 OPT. WINDOWS/ GREAT ROOM SIDE Y6B



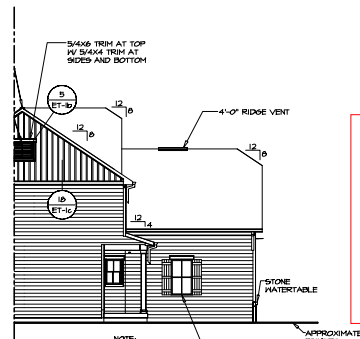
8 PARTIAL LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION L TELL



4 PARTIAL LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. COVERED PORCH TELF



10 PARTIAL LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. COVERED PORCH TELF
 OPT. LUXURY OWNER'S SUITE TELB
 OPT. WINDOW DINING ROOM SIDE Y6D

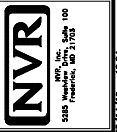


11 PARTIAL LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION M TELM

The garage cannot protrude more than 6' in front of the porch or front facade. Building elevations are required to meet Architectural conditions per the zoning commitments.

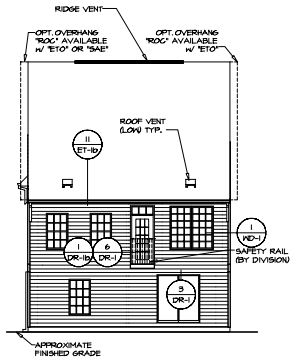
REV. NO.	DATE	REMARKS

1/8" = 1'-0" ARCHITECTURAL ELEVATIONS
 11/6/2017
 NVR
 100
 100
 100

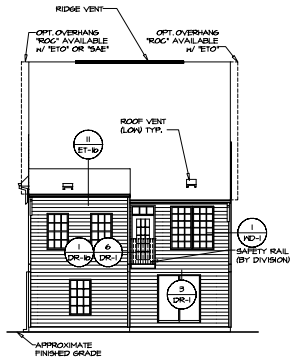


SET NO. 04/00
 DRAWING TITLE
 DATE: 11/6/2017
 DRAWN BY: PIV
 CHECKED BY: PIV
 100
 100
 100

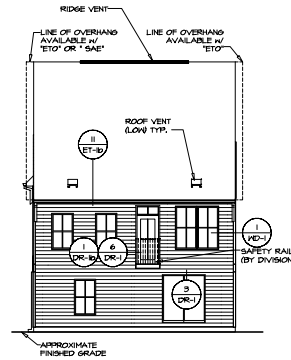
SET NO. 04/00	DRAWING TITLE
A-2	LEFT SIDE ELEVATION
DATE: 11/6/2017	DRAWN BY: PIV
CHECKED BY: PIV	DATE: 11/6/2017
100	100
100	100
100	100



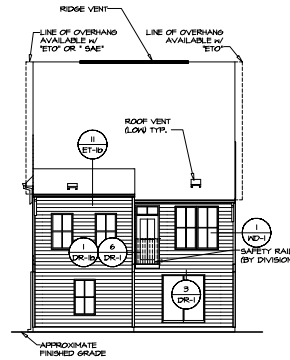
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



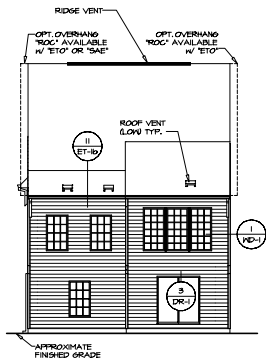
2 REAR ELEVATION
SCALE: 1/8" = 1'-0" OPT. LUXURY OWNER'S SUITE '2BL'



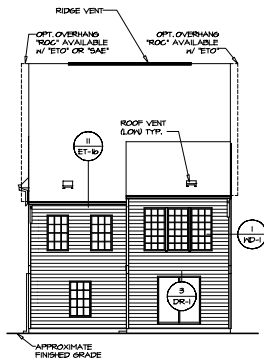
7 REAR ELEVATION
SCALE: 1/8" = 1'-0"



8 REAR ELEVATION
SCALE: 1/8" = 1'-0" OPT. SLIDING GLASS DOOR WALKOUT BASEMENT '2BG'
OPT. LUXURY OWNER'S SUITE '2BL'



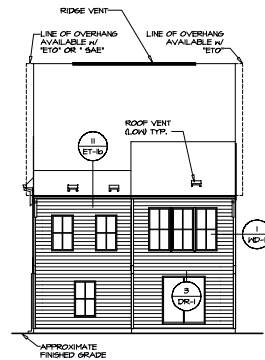
3 REAR ELEVATION
SCALE: 1/8" = 1'-0" SUNROOM 'MAN'
OPT. LUXURY OWNER'S SUITE '2BL'



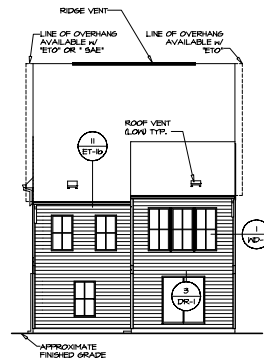
4 REAR ELEVATION
SCALE: 1/8" = 1'-0" SUNROOM 'MAN'

SHOWN IN
ELEVATION
'A', 'B', 'C'

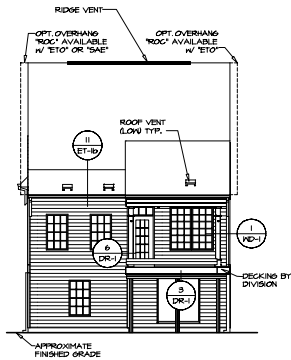
SHOWN IN
ELEVATION
'C', 'L', 'R'



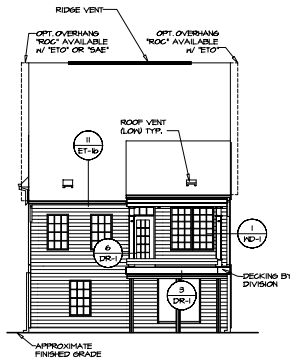
9 REAR ELEVATION
SCALE: 1/8" = 1'-0" SUNROOM 'MAN'
OPT. LUXURY OWNER'S SUITE '2BL'



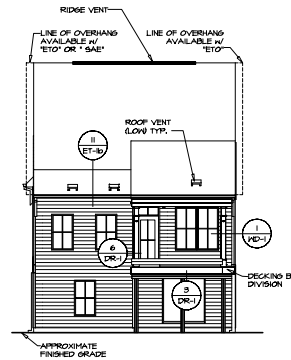
10 REAR ELEVATION
SCALE: 1/8" = 1'-0" SUNROOM 'MAN'



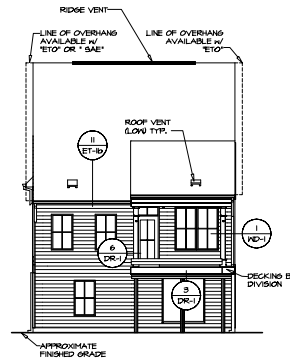
5 REAR ELEVATION
SCALE: 1/8" = 1'-0" COVERED PORCH '2PE'
OPT. LUXURY OWNER'S SUITE '2BL'



6 REAR ELEVATION
SCALE: 1/8" = 1'-0" COVERED PORCH '2PE'



11 REAR ELEVATION
SCALE: 1/8" = 1'-0" COVERED PORCH '2PE'
OPT. LUXURY OWNER'S SUITE '2BL'



12 REAR ELEVATION
SCALE: 1/8" = 1'-0" OPT. COVERED PORCH '2PE'

REMARKS

1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The contractor shall verify all dimensions and conditions of the site before construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for all construction costs not specifically mentioned in the contract documents.

NVR
NVR, Inc. 100
5855 Peachtree Dunwoody Rd., Suite 100
Atlanta, GA 30328

SET NO. 02/00
DRAWING TITLE
DATE: 11/6/2017
DRAWN BY: PTV
CHECKED BY: DGC

SHEET NO. 9
PROJECT: 100
DRAWING TITLE: REAR ELEVATION
DRAWING DESCRIPTION: SLIDING GLASS DOOR WALKOUT BASEMENT

10/17/18 10:28 AM



Cobalt Elevation



The garage cannot protrude more than 6' in front of the porch or front facade. Building elevations are required to meet Architectural conditions per the zoning commitments.

Garnet Elevation



The garage cannot protrude more than 6' in front of the porch or front facade. Building elevations are required to meet Architectural conditions per the zoning commitments.

Sapphire Elevation



Sienna Elevation



Elevation A - Traditional



Elevation B - Farmhouse



Elevation C - Low Country



Elevation D - Craftsman



Elevation E - Cottage



Elevation F - Traditional
Enhanced



Elevation G - Farmhouse
Enhanced



Elevation H - Craftsman
Enhanced



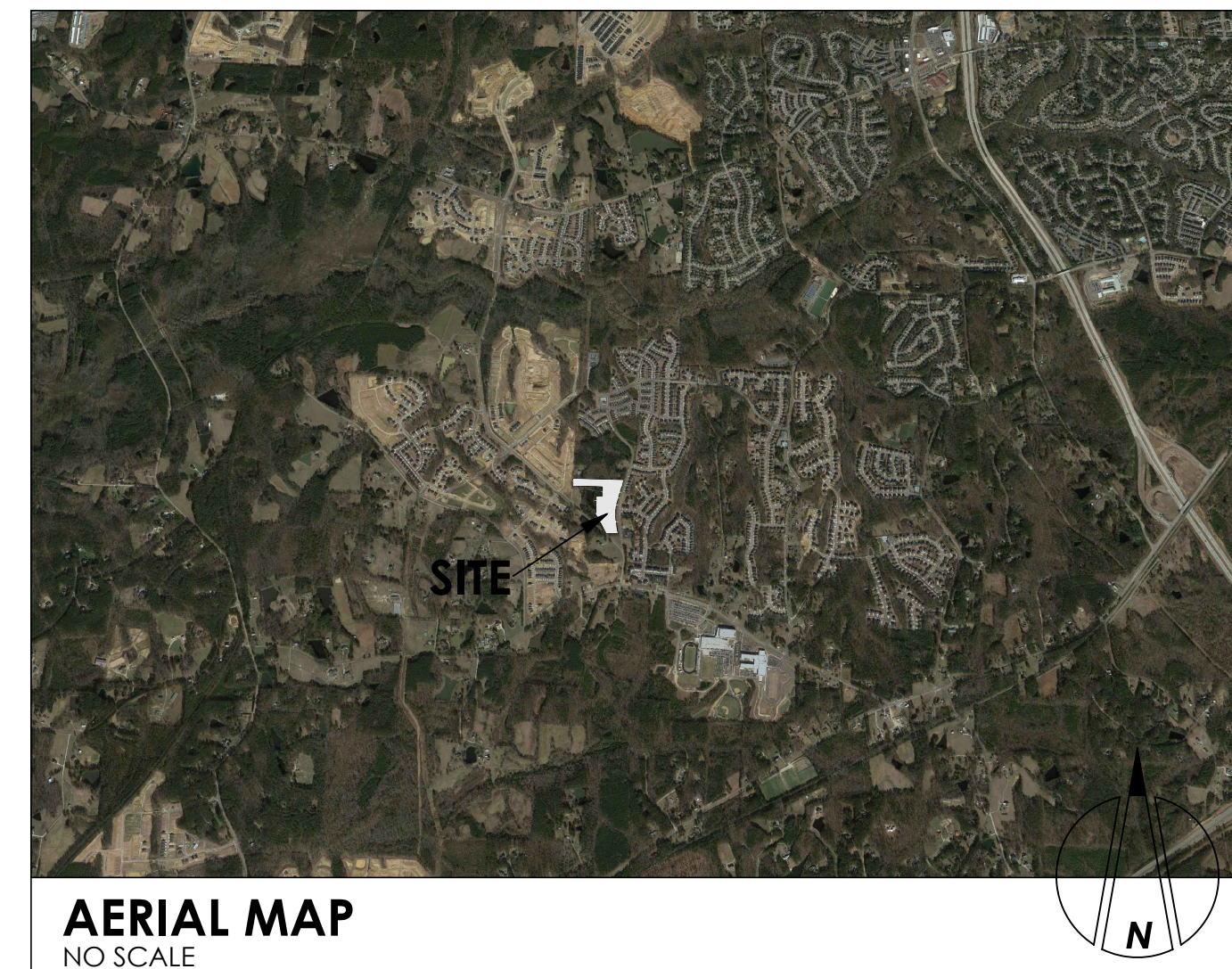
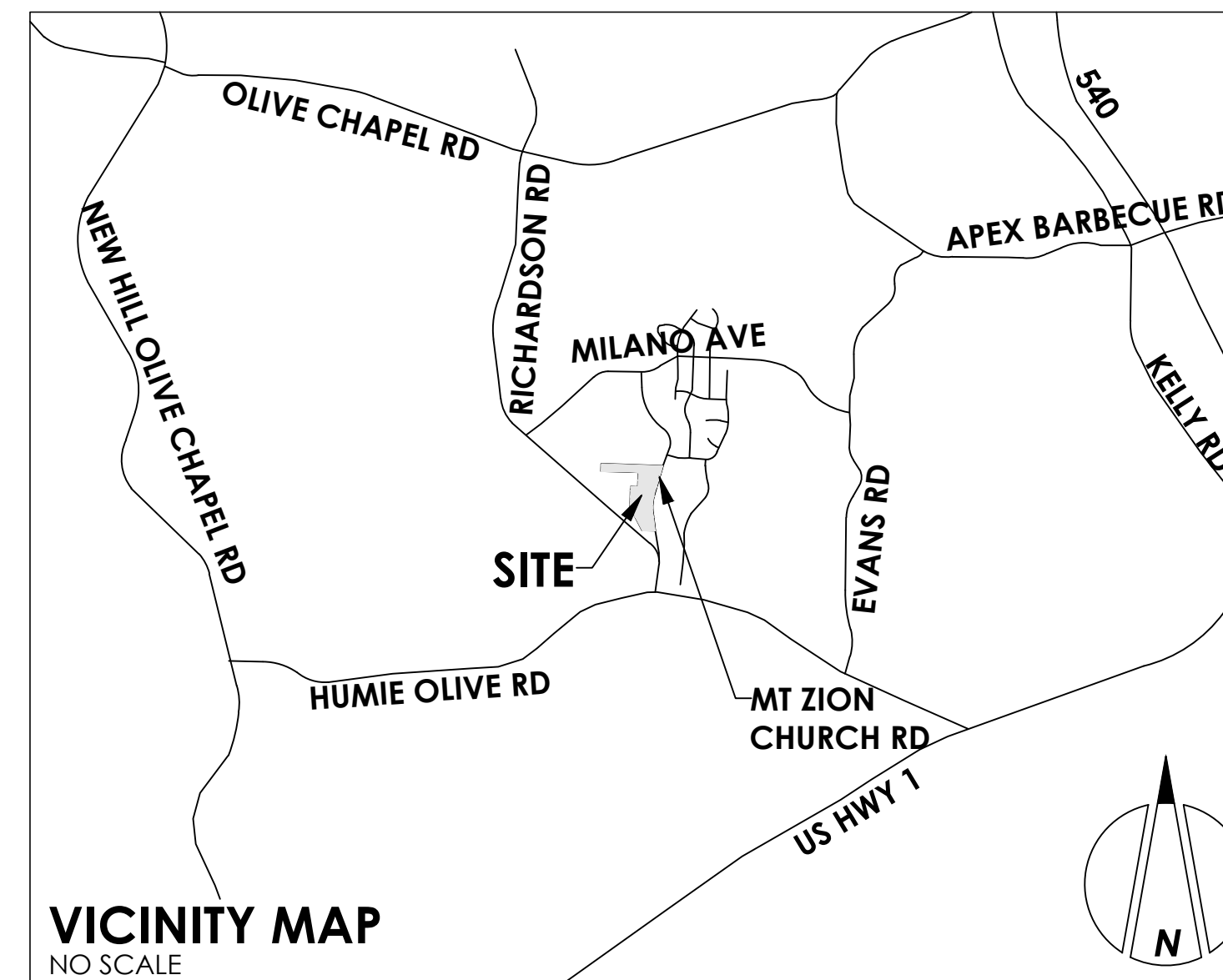
Elevation J - Traditional
Full Brick



Elevation K - Cottage
Full Brick/Stone

PLANNED UNIT DEVELOPMENT MT. ZION CHURCH ROAD ASSEMBLY

2600 MT. ZION ROAD
APEX, NORTH CAROLINA
PROJECT NUMBER: 190202
DATE: JULY 1, 2019



INDEX OF DRAWINGS:

- C000 COVER SHEET
- C001 EXISTING CONDITIONS
- C002 EXISTING CONDITIONS WITH TOPO
- C100 CONCEPTUAL SITE PLAN
- C200 CONCEPTUAL UTILITY PLAN

PARKS AND RECREATION SITE DATA TABLE:

DATE REVIEWED BY PRCR ADVISORY COMMISSION: AUGUST 28, 2019

FEE-IN-LIEU:
SINGLE-FAMILY DETACHED UNITS - \$3,395.67 / UNIT
SINGLE-FAMILY ATTACHED UNITS - \$2,273.79 / UNIT
MULTI-FAMILY UNITS - \$2,002.00 / UNIT

TOTAL FEE-IN-LIEU: TBD DURING FINAL MASTER SUBDIVISION PLAN REVIEW
ACRES OF LAND DEDICATION: 0.0 ACRES
PUBLIC GREENWAY TRAIL CONSTRUCTION: YES NO

The Parks, Recreation, and Cultural Resources Advisory Commission recommended a fee-in-lieu of land dedication for the project at their August 28, 2019 meeting.

SITE INFORMATION:

Property Owner/Site Address	PIN	REID	Map Number	Deeded Acreage	Deed Book/Plat Book & Page
Lector Atwater 2504 Mt. Zion Church Road Apex, NC 27502	0721-43-2558	0002622	072103	2.97	DB 1758 PG 00143
Jerome Kenneth Atwater Heirs 2508 Mt. Zion Church Road Apex, NC 27502	0721-43-3444	0150542	072103	1.16	DB - PG -
Jerome Kenneth Atwater Heirs 2512 Mt. Zion Church Road Apex, NC 27502	0721-43-5322	0059759	072103	1.16	DB - PG -
Jerome Kenneth Atwater Heirs 2516 Mt. Zion Church Road Apex, NC 27502	0721-43-4156	0149562	072103	1.41	DB - PG -
Lector Atwater 2600 Mt. Zion Church Road Apex, NC 27502	0721-42-4940	0149560	072103	4.6	DB 3621 PG 855

Total Deeded Acreage: 11.30 acres

Each existing property owns to the centerline of Mt. Zion Church Road

Zoning:	PUD-CZ (Planned Unit Development - Conditional Zoning)
2045 Land Use Map:	Medium Density Residential
Existing Use:	Vacant & Single Family Residential
Proposed Uses:	Single-Family Detached
Township:	Buckhorn
Flood Zone Information:	Firm Panel 3720072100J dated May 2, 2006 does not show the presence of flood zones on properties.
Watershed Information:	Primary Watershed Protection Overlay District, Beaver Creek Basin, Cape Fear River Basin.
Historical:	Per the NC SHPO, no historical structures are located within the project boundary.
Annexation:	Project will be annexed prior to Construction Document approval

Single Family Development Standards

- Proposed maximum density: 4.10 units/acre (includes R/W, RCA, open space & lots)
 - Maximum number of lots: 46 lots
 - Maximum built-upon percentage: 70%
 - Minimum lot width: 40'
 - Minimum lot depth: 90'
 - Minimum lot size: 4,000 SF
 - Maximum building height: 45 feet
- Building setbacks:
- Front setback: 10 feet from R/W
 - Garage setback: 20 feet from back of sidewalk, or back of curb where no sidewalk exists
 - Side setback: 3 feet min. (no aggregate)
 - Side setback, corner: 10 feet
 - Rear setback: 10 feet

DEVELOPER/OWNER
VAUGHN KING
PO BOX 1328
CARY, NC 27512
E: VAUGHNKING5@GMAIL.COM

ENGINEER/LAND PLANNER
PEAK ENGINEERING & DESIGN, PLLC
JEFF ROACH, P.E.
1125 APEX PEAKWAY
APEX, NC 27502
Phone (919) 439-0100
www.PeakEngineering.com

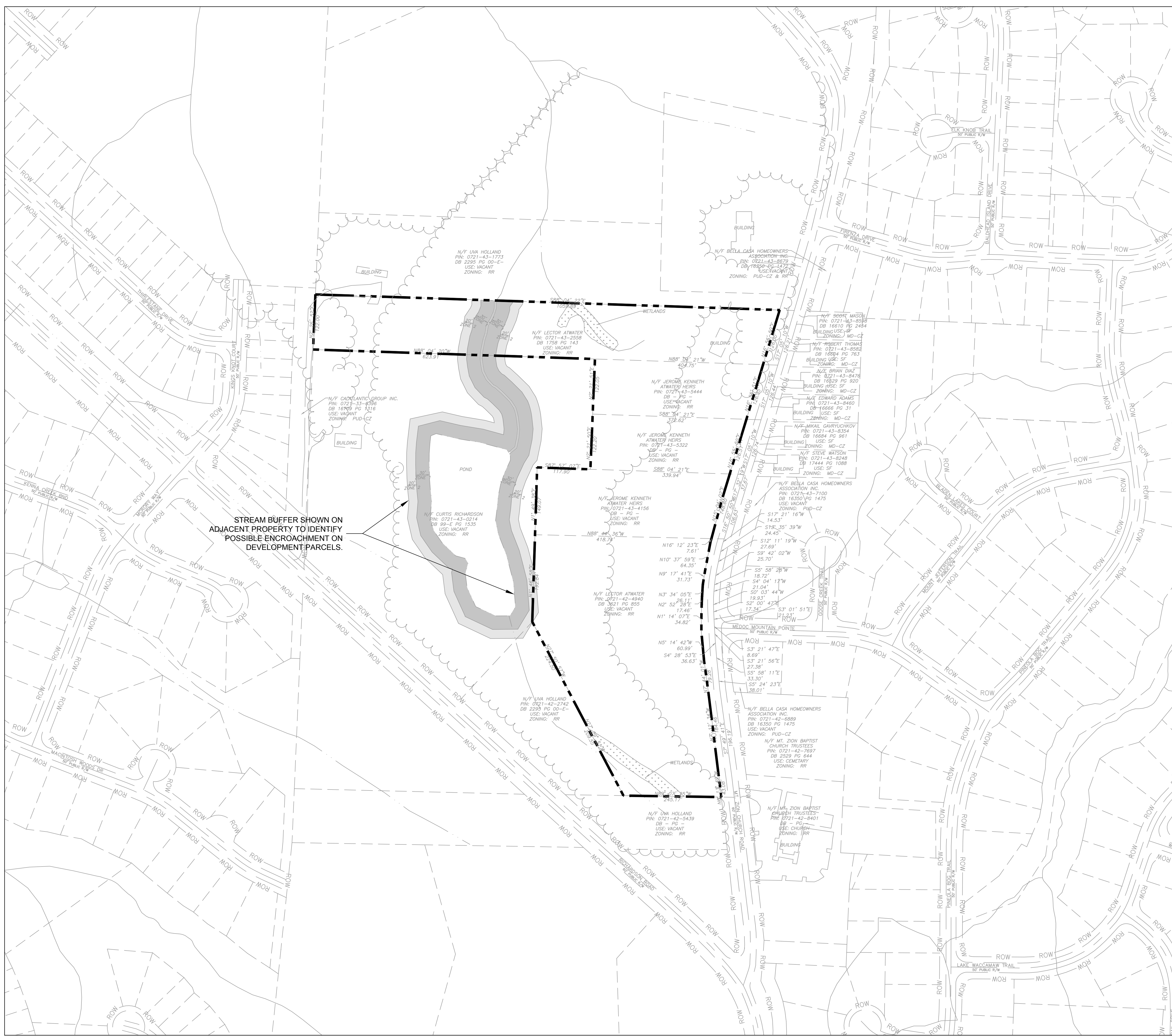
ENVIRONMENTAL CONSULTANT
SOIL & ENVIRONMENTAL CONSULTANTS (S&EC)
STEVEN BALL, RF, PWS
8412 FALLS OF NEUSE ROAD SUITE 104
RALEIGH, NC 27615
Phone (919) 846-5900
www.SandEC.com

NO.	DATE	BY	REVISION
1	August 13, 2019	JE	Issue Final Review Comments
2	September 5, 2019	JE	Issue Final Review Comments
3	October 1, 2019	JE	Issue Final Review Comments

title:
COVER SHEET

proj #:
190202
date:
July 1, 2019
dwg by: chkd by:
JE JR
scale:
As Noted
sheet:

C000
Planned Unit
Development



STREAM BUFFER SHOWN ON ADJACENT PROPERTY TO IDENTIFY POSSIBLE ENCROACHMENT ON DEVELOPMENT PARCELS.

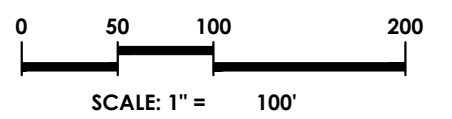
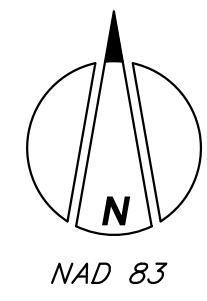
- NOTES:**
1. THERE ARE NO CONTRIBUTING HISTORICAL STRUCTURES WITHIN THE PROJECT BOUNDARY.
 2. SUBJECT PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS (PINS): AS SHOWN ON SHEET C000.
 3. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER AND THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY A DEED OF EASEMENT PRIOR TO UTILITY INFRASTRUCTURE CONSTRUCTION APPROVAL. THESE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF APEX AND LABELED "TOWN OF APEX PUBLIC UTILITY EASEMENT".
 4. NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPONDEMENT UPON TOWN OF APEX PUBLIC UTILITY EASEMENTS, PROHIBITED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, HOUSES, AIR CONDITIONING UNITS, HEAT PUMP UNITS, DECKS, GARAGES, STORAGE/TOOL SHEDS, SWIMMING POOLS, WALLS, RETAINING WALL, MECHANISMS/APPROPRIANCES AND FENCES. UPON PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT, FENCES MAY PERMITTED ACROSS EASEMENTS, PROVIDED THAT AN ACCESS GATE IS INSTALLED FOR THE FULL WIDTH OF THE EASEMENT.
 5. NO PERSON SHALL PLANT TREES, SHRUBS, OR OTHER PLANTS WITHIN A TOWN OF APEX PUBLIC UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
 6. ANY AND ALL STREET SIGNS SHALL ONLY BE PROVIDED AND INSTALLED BY THE TOWN OF APEX.
 7. FIRM PANEL 3720072100J EFFECTIVE 5-2-2006 DOES NOT SHOW THE PRESENCE OF FLOOD ZONES ON PROPERTIES.
 8. WATERSHED INFORMATION: PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT, BEAVER CREEK BASIN, CAPE FEAR RIVER BASIN.

BOUNDARY INFORMATION OBTAINED FROM WAKE COUNTY GIS, DEED AND PLAT DESCRIPTIONS, APEX LIDAR, AND OTHER AVAILABLE DATA SOURCES. FINAL BOUNDARY AND SURVEY DOCUMENTS WILL BE PROVIDED DURING THE MASTER SUBDIVISION PLAN DESIGN PHASE OF THE DEVELOPMENT.

- STREAM BUFFERS**
- 30' ZONE 1 BUFFER
 - 20' ZONE 2 BUFFER
 - WETLANDS

--- PROJECT PERIMETER BOUNDARY

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.



1 EXISTING CONDITIONS
 SCALE: 1" = 100'



NC License #P-0673

project: **MT. ZION CHURCH ROAD ASSEMBLY**
2600 MT. ZION CHURCH ROAD
BUCKHORN TOWNSHIP
APEX, NORTH CAROLINA 27502

seal:

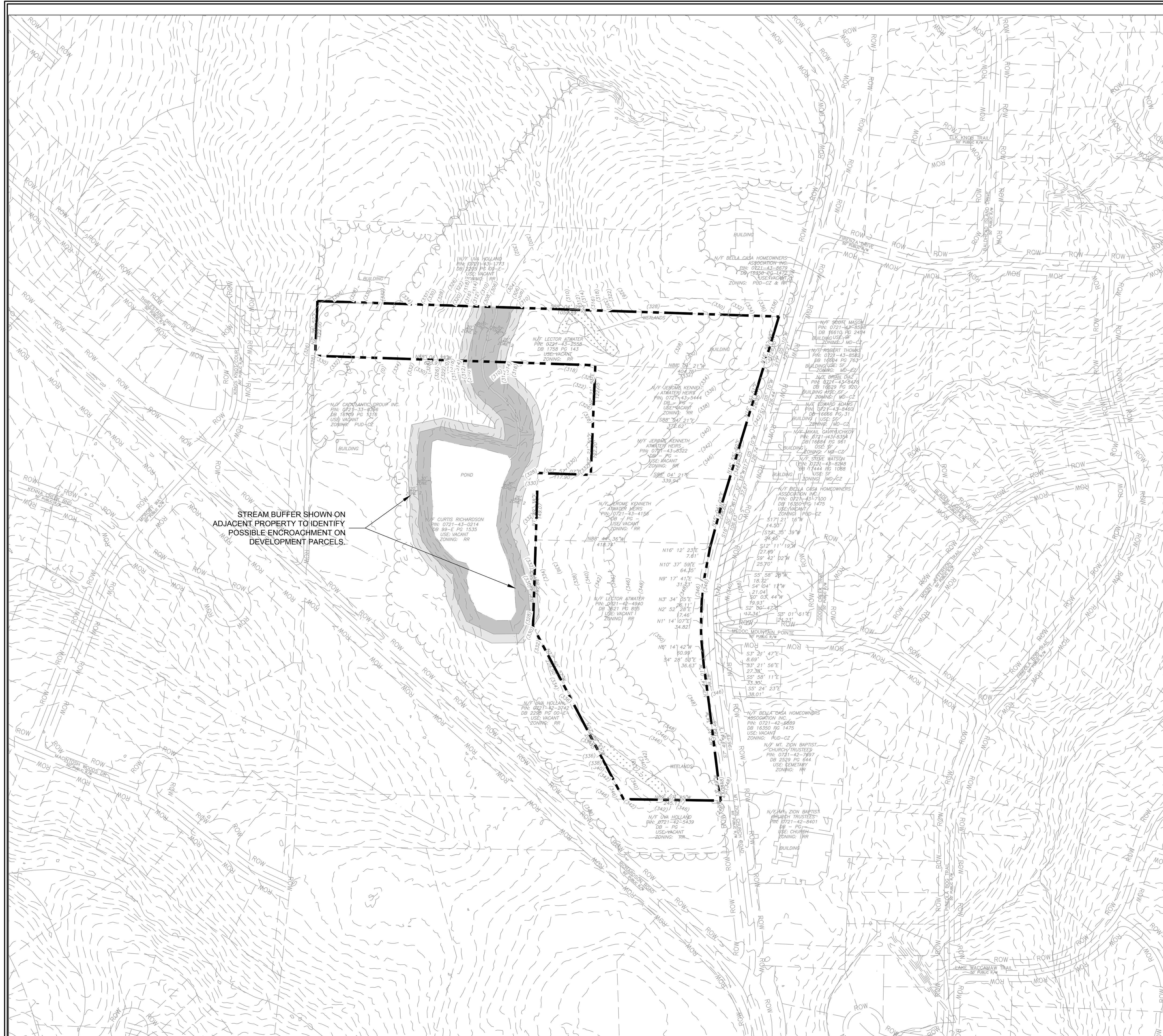


NO.	DATE	REVISION
1	August 13, 2019	Issue 100% Final Review Comments
2	September 5, 2019	Issue 100% Final Review Comments
3	October 1, 2019	Issue 100% Final Review Comments

title: **EXISTING CONDITIONS**

proj #: **190202**
 date: **July 1, 2019**
 dwg by: **JE**
 chkd by: **JR**
 scale: **As Noted**

sheet: **C001**
 Planned Unit Development






NOTES:

1. THERE ARE NO CONTRIBUTING HISTORICAL STRUCTURES WITHIN THE PROJECT BOUNDARY.
2. SUBJECT PROPERTIES KNOWN AS PARCEL IDENTIFICATION NUMBERS (PINS): AS SHOWN ON SHEET C000.
3. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER AND THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY A DEED OF EASEMENT PRIOR TO UTILITY INFRASTRUCTURE CONSTRUCTION APPROVAL. THESE EASEMENTS SHALL BE DEDICATED TO THE TOWN OF APEX AND LABELED "TOWN OF APEX PUBLIC UTILITY EASEMENT".
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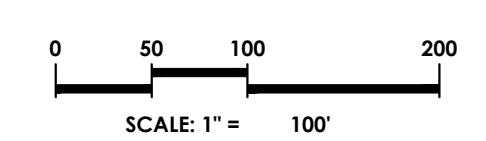
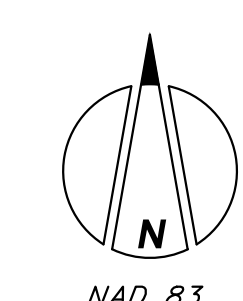
BOUNDARY INFORMATION OBTAINED FROM WAKE COUNTY GIS, DEED AND PLAT DESCRIPTIONS, APEX LIDAR, AND OTHER AVAILABLE DATA SOURCES. FINAL BOUNDARY AND SURVEY DOCUMENTS WILL BE PROVIDED DURING THE MASTER SUBDIVISION PLAN DESIGN PHASE OF THE DEVELOPMENT.

STREAM BUFFERS

-  30' ZONE 1 BUFFER
-  20' ZONE 2 BUFFER
-  WETLANDS

 PROJECT PERIMETER BOUNDARY

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

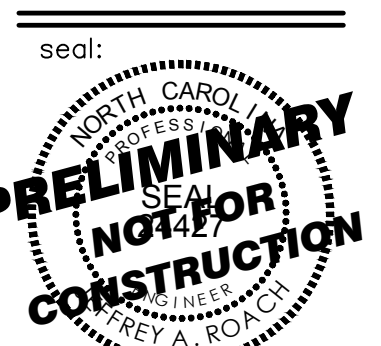


1 EXISTING CONDITIONS WITH TOPO
 SCALE: 1" = 100'



NC License #P-0673

project: **MT. ZION CHURCH ROAD ASSEMBLY**
2600 MT. ZION CHURCH ROAD
BUCKHORN TOWNSHIP
APEX, NORTH CAROLINA 27502

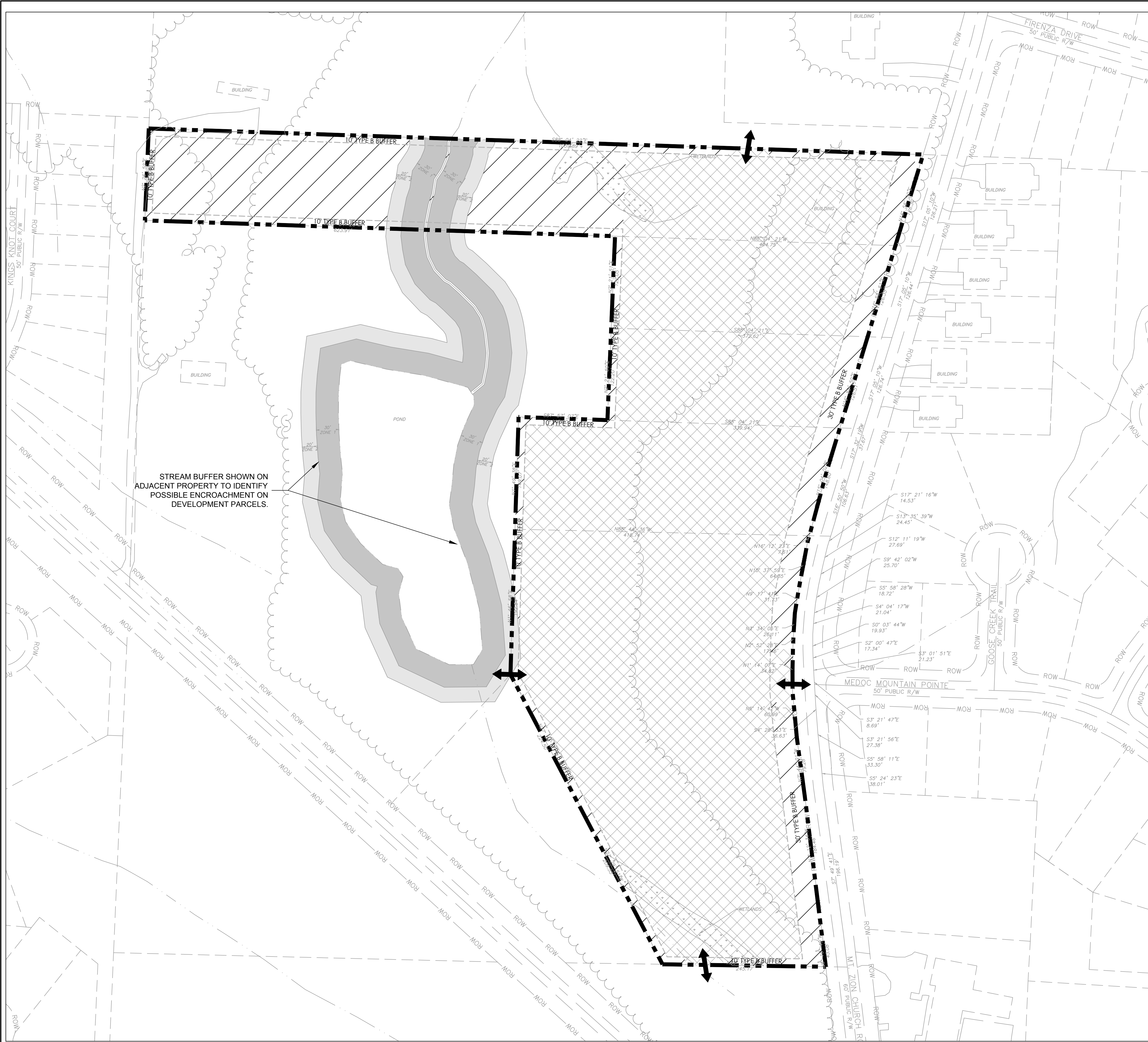


NO.	DATE	BY	REVISION
1	August 13, 2019	JE	Issue for Public Comments
2	September 5, 2019	JE	Issue for Public Comments
3	October 1, 2019	JR	Issue for Public Comments

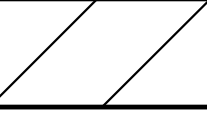


title: **EXISTING CONDITIONS WITH TOPO**



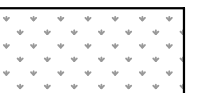
proj #: **190202**
 date: **July 1, 2019**
 dwg by: **chkd by: JE JR**
 scale: **As Noted**

sheet: **C002**
 Planned Unit Development



STREAM BUFFER SHOWN ON ADJACENT PROPERTY TO IDENTIFY POSSIBLE ENCROACHMENT ON DEVELOPMENT PARCELS.

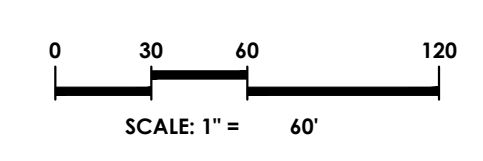
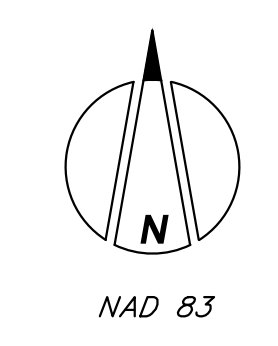
-  PRELIMINARY RESOURCE CONSERVATION AREA
-  PRELIMINARY DEVELOPMENT AREA
-  PRELIMINARY STREET CONNECTIONS

- STREAM BUFFERS
-  30' ZONE 1 BUFFER
 -  20' ZONE 2 BUFFER
 -  WETLANDS

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

 PROJECT PERIMETER BOUNDARY

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING AND WAKE COUNTY SOILS SURVEY. A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.



1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 60'

NC License #P-0673

Project: **MT. ZION CHURCH ROAD ASSEMBLY**
 2600 MT. ZION CHURCH ROAD
 BUCKHORN TOWNSHIP
 APEX, NORTH CAROLINA 27502

seal:

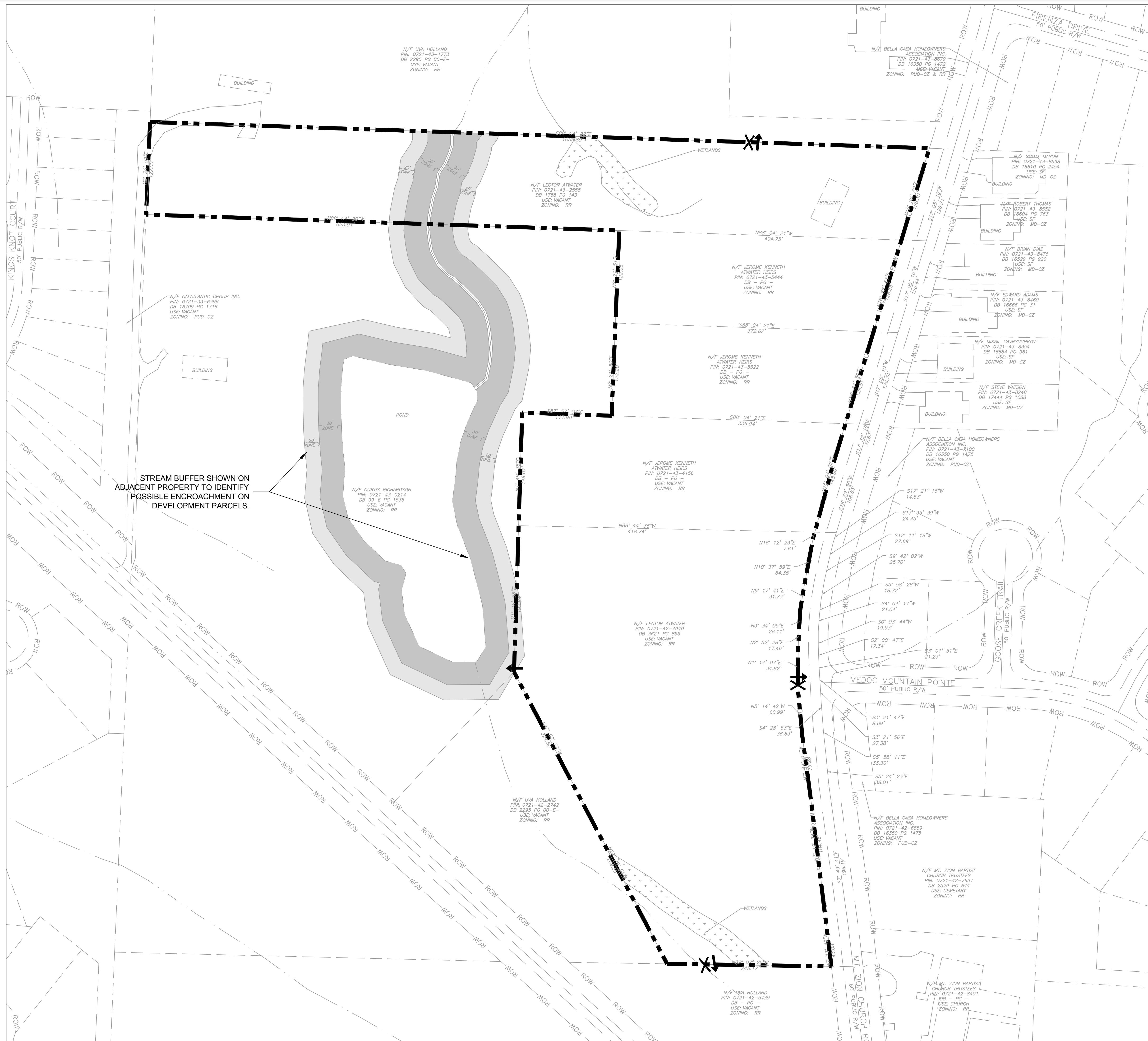


NO.	DATE	REVISION
1	August 13, 2019	Issue 10000 Plan Review Comments
2	September 5, 2019	Issue 10000 Plan Review Comments
3	October 1, 2019	Issue 10000 Plan Review Comments

title:
CONCEPTUAL SITE PLAN

proj #: **190202**
 date: **July 1, 2019**
 dwg by: **JE** chkd by: **JR**
 scale: **As Noted**
 sheet:

C100
 Planned Unit Development



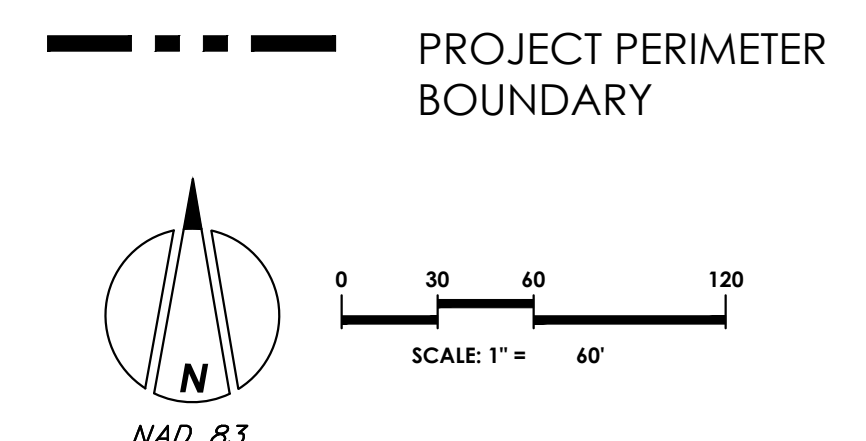
STREAM BUFFER SHOWN ON ADJACENT PROPERTY TO IDENTIFY POSSIBLE ENCROACHMENT ON DEVELOPMENT PARCELS.

- NOTES:
1. THE PROJECT IS REQUEST FULL TOWN OF APEX UTILITIES, INCLUDING WATER, SEWER AND ELECTRICAL SERVICES. THE FINAL LOCATION AND TIMING OF THE REFERENCED SERVICES SHALL BE COORDINATED WITH TOWN STAFF.
 2. THE PROJECT IS NOT PROPOSING PRIVATE SEWAGE DISPOSAL.
 3. THE LOCATION OF LOTS, STREETS, OPEN SPACE, RESOURCE CONSERVATION AREAS, STORMWATER CONTROLS, AND OTHER SITE IMPROVEMENTS ARE ILLUSTRATIVE ONLY AND WILL BE COORDINATED WITH STAFF DURING THE MASTER SUBDIVISION PLAN REVIEW PROCESS.
 4. THE PROJECT WILL COMPLY WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS AS OUTLINED WITHIN THE DESIGN AND DEVELOPMENT MANUAL, THE REZONING PD TEXT, AND UNIFIED DEVELOPMENT ORDINANCE (UDO).

- ↑ PROPOSED WATER CONNECTION
- X PROPOSED SEWER CONNECTION

- STREAM BUFFERS
- 30' ZONE 1 BUFFER
 - 20' ZONE 2 BUFFER
 - WETLANDS

ENVIRONMENTAL FEATURES NOTE:
 STREAM BUFFERS WERE OBTAINED FROM APEX WATERSHED PROTECTION OVERLAY DISTRICT MAP, USGS MAPPING, WAKE COUNTY SOILS SURVEY A FINAL JURISDICTIONAL DETERMINATION (JD) MAP WILL BE PREPARED AND PROVIDED TO STAFF FOR APPROVAL CONCURRENCE.

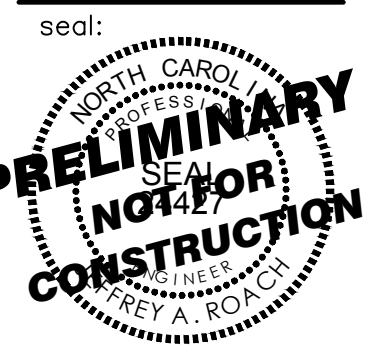


1 CONCEPTUAL UTILITY PLAN
 C200 SCALE: 1"= 60'



NC License #P-0673

project: **MT. ZION CHURCH ROAD ASSEMBLY**
 2600 MT. ZION CHURCH ROAD
 BUCKHORN TOWNSHIP
 APEX, NORTH CAROLINA 27502



NO.	DATE	REVISION
1	August 13, 2019	Issue 100 Final Review Comments
2	September 5, 2019	Issue 102 Final Review Comments
3	October 1, 2019	Issue 103 Final Review Comments

title:
CONCEPTUAL UTILITY PLAN

proj #:
 190202
 date:
 July 1, 2019
 dwg by: chkd by:
 JE JR
 scale:
 As Noted

