

Rezoning #19CZ02

540



The Flats at 540

540 Townes

Walden Creek

CitiSide

0 250 500

Feet Copyright 2016



PLANNED UNIT DEVELOPMENT APPLICATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 19CZ02 Submittal Date: 2/1/2019
Fee Paid: \$ 2370.00 Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Morris Acres PUD
Address(es): 0, 7208, and 7208B Morris Acres Road
PIN(s): 0732-28-9587; 0732-38-2530; and 0732-38-2709

Current Zoning: RR Proposed Zoning: PUD-CZ
Acreage: 17.44

Current 2030 LUM Designation: Medium Density Residential

Requested 2030 LUM Designation: Medium Density Residential

See next page for LUM amendment

If any portion of the project is shown as mixed use (3 or more stripes on the 2030 Land Use Map) provide the following:

Area classified as mixed use: Acreage: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Kaplan Residential
Address: 1111 Kane Concourse Ste 302
City: Bay Harbor Islands State: FL Zip: 33154
Phone: 305.901.2202 E-mail: _____

Owner Information

Name: Edith S Morris
Address: 7208 Morris Acres Road
City: Apex State: NC Zip: 27523
Phone: _____ E-mail: _____

Agent Information

Name: Jason Barron
Address: 421 Fayetteville Street | Ste 530
City: Raleigh State: NC Zip: 27601
Phone: 919-590-0371 E-mail: jbarron@morningstarlawgroup.com
Other contacts: Nil Ghosh - nghosh@morningstarlawgroup.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 19CZ02

Submittal Date: 2/1/2019

2030 LAND USE MAP AMENDMENT (if applicable)

The applicant does hereby respectfully request the Town Council amend the 2030 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2030 Land Use Map is located at:

0, 7208, and 7208B Morris Acres Road

Current 2030 Land Use Classification: Medium Density Residential

Proposed 2030 Land Use Classification: Medium Density Residential

What conditions justify the passage of the amendment to the 2030 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

 Application #: 19CZ02

 Submittal Date: 2/1/2019

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		Owner's Name	PIN
		0732-37-1960; 0732-37-4927; 0732-37-5626; 0732-38-0119; 0732-38-1079; 0732-38-2217			
1	540 TOWNES HOA, INC		32	MADHVANI, VIRAT K MADHVANI, KAJAL V	0732-37-3978
2	ADDEN, NICOLE	0732-39-8073	33	MAGNOLIA PROPERTY MANAGEMENT LLC	0732-37-4900
3	ALPS LP	0732-38-7152	34	MCSWAIN, CHASE ALEXANDER	0732-38-1102
4	ANKNEY, CHRISTINA L ANKNEY, JOHN ASTOR	0732-38-8153	35	MISTRY, DHANSUKH MISTRY, SHILA D	0732-38-1071 0732-28-9587; 0732-38-2530; 0732-38-2709
5	APEX TOWN OF	0732-38-7570; 0732-39-7559	36	MORRIS, EDITH S	0732-29-5482; 0732-29-8556
6	BARK, GI CHAN	0732-38-1244	37	MORRIS, WILMA LEE	
7	BEAVER CREEK CROSSING LLC	0732-28-6392	38	MULCAHY, JOHN M MULCAHY, MICHELE A	0732-39-6483 0732-29-5017;
8	BECKER, GARY A BECKER, BARBARA J	0732-38-9017	39	NC DOT TRNPK AUTHORITY	0732-28-4334
9	BUTTERWORTH, JAMES D	0732-39-8254	40	PARKER, DAVID PARKER, ROBYN	0732-38-7613
10	BUTTERWORTH, BARBARA A CAUTHEN, JOHNSON JR CAUTHEN, DEBORAH	0732-39-6202	41	PETERSON, DAVID R PETERSON, GAIL C	0732-39-8344
11	CHEN, WANLING	0732-38-2191	42	PULIJALA, DHEERAJ KUMAR PULIJALA, CHAITANYA	0732-38-3061
12	CHING, LEUNG YIN	0732-38-9347	43	PYNE, CRAIG A GALIEN, KIMBERLY L	0732-39-6402
13	CHO, EUNA K CHO, REX H	0732-38-2024	44	RAJARAM, NARAYAN K UTHAMARAJAN, ARTHI	0732-38-1216
14	CITISIDE AT BEAVER CREEK CROSSING HOA INC (Charleston Mngmt)	0732-37-7766	45	RAMSEY, FRANCES B	0732-38-2147
15	DIAZ, CYNTHIA I COLON CADENA, ARGYL I RAMIREZ	0732-38-0249	46	SAFIAN, DAVID SAFIAN, MICHELLE	0732-38-8289
16	FALKANGER, JEFFREY J FALKANGER, KERRY C	0732-39-7014	47	SARTORI, JEANETTE	0732-28-9182
17	GAYLES, ANTHONY DARON	0732-38-0268	48	SIMMONS, RYAN KENNETH SIMMONS, KRYSTAL MARIE	0732-38-7292
18	GREEN ACRES OF APEX LLC	0732-39-3853	49	SINGH, ISHA	0732-38-1092
19	GROSSER, DONALD B JR GROSSER, CYNTHIA S	0732-38-9588	50	SMITH, DERMOT J SMITH, JENNIFER R	0732-38-2164
20	HARPER, PAUL MARK HARPER, RENAE KEY	0732-39-6197	51	ST AMANT, STEVEN	0732-38-1272
21	HOUSTON, MICHAEL J HOUSTON, KRISTIN A	0732-38-0310	52	STEVENS, GREGORY W STEVENS, YOKO FUSE	0732-38-7923
22	ISAACS, DANIEL J	0732-48-0708	53	V & V PROPERTY GROUP LLC	0732-37-3986
23	KAPLAN, PETER KAPLAN, ERIN B	0732-39-7472	54	VACCA, STACY ELLEN	0732-38-1121
24	KOESTER, JOHN D KOESTER, JOHANNA P	0732-38-9603	55	VOJTICEK, BRANDON M VOJTICEK, LEIGH ANN	0732-38-7723
25	LAO, TERENCE LAO, CATHERINE	0732-38-3044	56	WARD, JUDITH F	0732-48-0456

26	LAXMANA, RAJINEESH KUMAR VUMMIDISINGH LAXMANA, SREE HARSHITHA VUMMIDISINGH	0732-28-9185	57	WEISS, GEOFFREY L	0732-38-7823
27	LIN, SEN	0732-38-0174	58	WEST, DONALD EUGENE II WILLIAMS, STACEY D WILLIAMS, JOHN C	0732-38-0287 0732-39-8164
28	LIU, XINGJUN XING, JUN	0732-38-2119	59	WRIGHT, STEVEN C	0732-38-3018
29	LU, HAIRONG	0732-37-3993	60	ZHANG, DONG	0732-38-2173
30	LU, XIAOYUAN WAN, PENG	0732-38-1281			
31	LUO, JING OUYANG, WEN				

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

Date: October 18, 2019 By: [Signature]

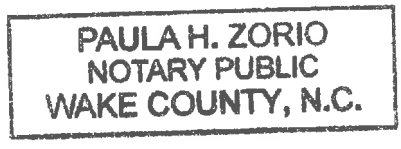
COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Paula H. Zorio, a Notary Public for the above State and County, on this the 30th day of October, 2019

[Signature]
Notary Public
Paula H. Zorio
Print Name

SEAL

My Commission Expires: 3/26/24



DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 19C202

Submittal Date: 2/1/19

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 #: 19C202

Submittal Date: 2/1/19

Proposed Subdivision/Development Information

Description of location: 0, 7208, and 7208B Morris Acres Rd

Nearest intersecting roads: Morris Acres Road at Reedybrook Crsg

Wake County PIN(s): 0732-28-9587; 0732-38-2530; and 0732-38-2709

Township: White Oak

Contact Information (as appropriate)

Contact person: Jason Barron

Phone number: 919-590-0371 Fax number: _____

Address: 421 Fayetteville Street | Ste 530, Raleigh, NC 27601

E-mail address: jbarron@morningstarlawgroup.com

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: _____

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: 19CZ02

Submittal Date: 2/1/2019

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: 0, 7208, and 7208B Morris Acres Rd

Nearest intersecting roads: Morris Acres Road at Reedybrook Crsg

Wake County PIN(s): 0732-28-9587; 0732-38-2530; and 0732-38-2709

Township: White Oak

Contact information (as appropriate)

Contact person: Jason Barron

Phone number: 919-590-0371 Fax number: _____

Address: 421 Fayetteville Street | Ste 530, Raleigh, NC 27601

E-mail address: jbarron@morningstarlawgroup.com

Owner: Edith S Morris

Phone number: _____ Fax number: _____

Address: 0, 7208 and 7208B Morris Acres Road

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	Nathan Drive		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:

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

0, 7208, and 7208B Morris Acres Rd

(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.

Kaplan Residential _____, 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: _____

Edith S Morris is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning
- Site Plan
- Subdivision
- Variance
- Other: _____

The property is located at: 0, 7208, and 7208B Morris Acres Rd

The agent for this project is: Jason Barron

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

Agent Name: Jason Barron

Address: 421 Fayetteville Street | Ste 530, Raleigh, NC 27601

Telephone Number: 919-590-0371

Fax Number: _____

E-Mail Address: jbarron@morningstarlawgroup.com

Signature(s) of Owner(s)

Edith S. Morris

Edith S. Morris
Type or print name

1-28-2019
Date

Type or print name

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

***Owner of record as shown on the latest equalized assessment rolls of Wake County. (An option to purchase does not constitute ownership). If ownership has been recently transferred, a copy of the deed must accompany this authorization.**

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.

10/18/19

Date

Dear Neighbor:

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

0, 7208 & 7208B Morris Acres Road

0732-28-9587; 0732-38-2530; and 0732-38-2709

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.

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

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/> Special Use Permit	Town Council (QJPH*)
<input checked="" 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 new residential community including up to 122 townhomes and associated open space & recreational amenities.

Estimated submittal date: November 1

MEETING INFORMATION:

Property Owner(s) name(s): Edith S Morris

Applicant(s): Kaplan Residential

Contact information (email/phone): jbarron@morningstarlawgroup.com/919-590-0371

Meeting Address: 6175 Old Jenks Road, Apex, NC 27523

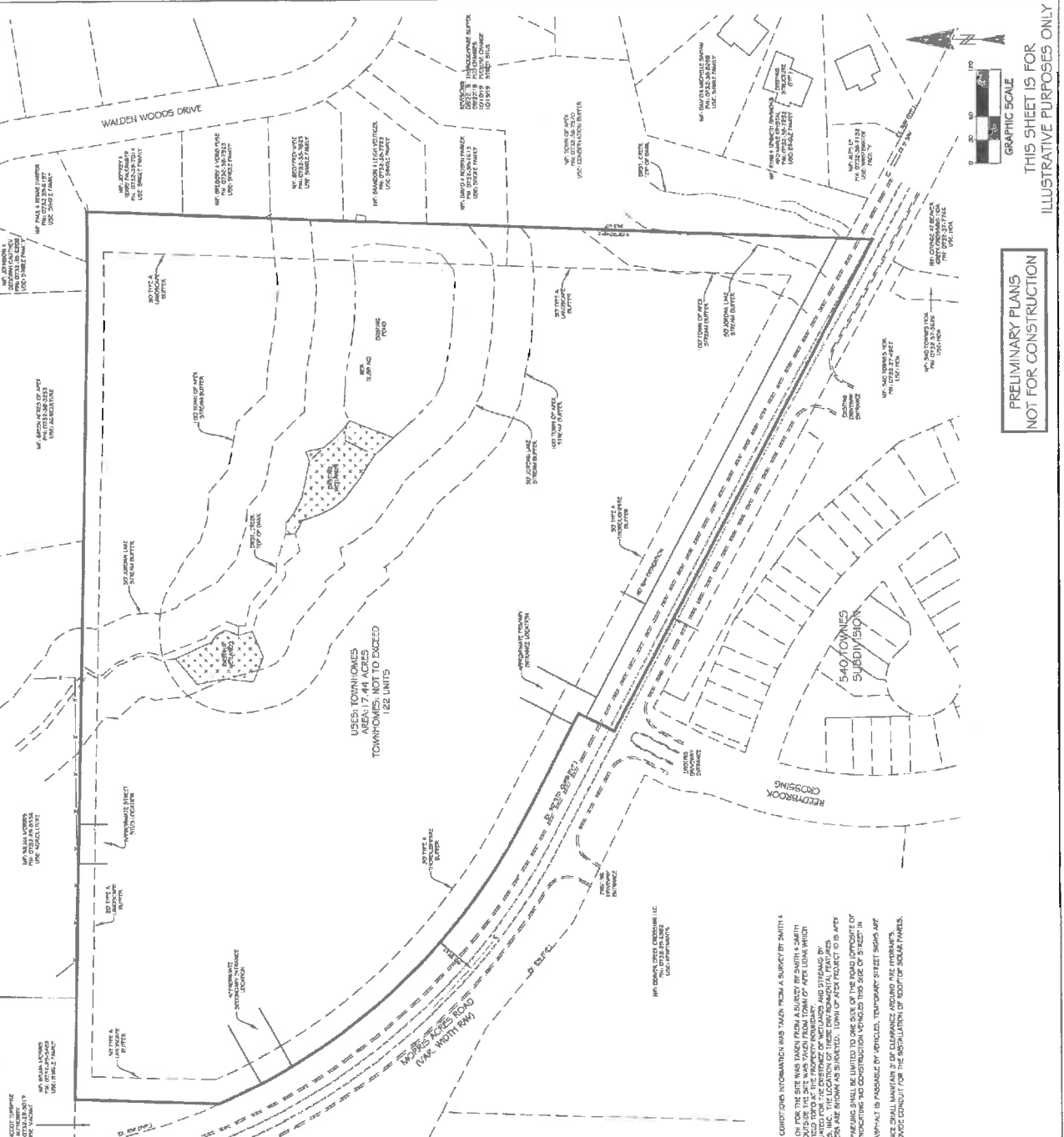
Date of meeting**: 10/29/19

Time of meeting**: 6:15PM

MEETING AGENDA TIMES:

Welcome: 6:15 PM - 6:18 PM Project Presentation: 6:18 PM - 6:25 PM Question & Answer: 6:25 PM - 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>.



PRELIMINARY PLANS
 NOT FOR CONSTRUCTION
 GRAPHIC SCALE
 THIS SHEET IS FOR
 ILLUSTRATIVE PURPOSES ONLY

TOWN REQUIRED FLOOD NOTES:
 1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY JAWED USE ONE FOOT FROM ANY PROPERTY LINE AND FROM ANY OTHER DESIGNATED HAZARDOUS LOCATION AREA. AS FAR AS NOT LIMITED TO TROPICAL CHALLENGES AND STRUCTURES, THE FENCING SHALL BE PLACED WITHIN THE PROPERTY BOUNDARIES AND SHALL BE LOCATED WITHIN THE TOWN OF ARTS. THE FENCING SHALL BE PLACED WITHIN THE PROPERTY BOUNDARIES AND SHALL BE LOCATED WITHIN THE TOWN OF ARTS. THE FENCING SHALL BE PLACED WITHIN THE PROPERTY BOUNDARIES AND SHALL BE LOCATED WITHIN THE TOWN OF ARTS.

PLANNING NOTES:
 1. PRIMARY AND SECONDARY STREETS LOCATIONS SHOWN HEREON ARE TENTATIVE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
 2. THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 5. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

TRANSFORMATION ELEMENTS:
 1. MORRIS TRACT IS A TOWN OF ARTS 3-HOME TOWNHOUSES PROJECT AS SHOWN BY AND DEVELOPER SHALL DEDICATE 40% OF ANY AS SHOWN HEREON AND CONSTRUCT 12' WIDE SIDE WALKWAY TO COMPLETE THE TOWNHOUSES PROJECT.
 2. THE 10' WIDE SIDE WALKWAY SHALL COMPLY WITH THE TOWNHOUSES PROJECT REQUIREMENTS.
 3. THE PRIMARY AND SECONDARY STREETS LOCATIONS SHOWN HEREON ARE TENTATIVE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
 4. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 5. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES:
 1. ALL PROPERTY AND SETTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY SMITH & SMITH, NANTUCKET, MASSACHUSETTS.
 2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A SURVEY BY SMITH & SMITH, NANTUCKET, MASSACHUSETTS.
 3. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
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 7. THE TOWN OF ARTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVED BUFFERS, INCLUDING ALL SETBACKS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

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): Edith Morris
Applicant(s): Kaplan Residential
Contact information (email/phone): c/o Jason Barron (jbarron@morningstarlawgroup.com)
Meeting Address: Hope Chapel, 6175 Old Jenks Road, Apex
Date of meeting: October 29, 2019 Time of meeting: 6:15 p.m.

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:

Why is building proposed in the Northeast Corner?

Applicant's Response:

Additional area was needed when the decision was made to develop at a much lower density.

Also required to do public streets. The apartments allowed Site to be compressed, because the units could be stacked. The townhouse plan requires more land area.

Question/Concern #2:

When do you plan to provide elevations?

Applicant's Response:

At Master Subdivision submittal. Neighborhood meeting is required at that time.

Question/Concern #3:

What is type of buffer is a Type A Buffer?

Applicant's Response:

Most dense buffer required per Apex UDO. Supplemental plantings may be required in existing vegetated areas.

Question/Concern #4:

Which building heights will be considered adjacent to existing homes?

Applicant's Response:

Maximum building height is 45'.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Edith Morris
Applicant(s): Kaplan Residential
Contact information (email/phone): c/o Jason Barron (jbarron@morningstarlawgroup.com)
Meeting Address: Hope Chapel, 6175 Old Jenks Road, Apex
Date of meeting: October 29, 2019 Time of meeting: 6:15 p.m.

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:

Discussion on traffic

Applicant's Response:

Entrance will be across from Apartments on other side of street.

Question/Concern #2:

Discussion on sewer

Applicant's Response:

We have to tie into existing sewer, will know at time of Site Plan if will be permitted to bury the line under the creek.

Question/Concern #3:

Question raised about 50' buffer adjacent to existing homes

Applicant's Response:

Yes, 50' Type A Buffer adjacent to all existing single family homes.

Question/Concern #4:

Applicant's Response:

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: Hope Chapel, 6175 Old Jenks Road, Apex
 Date of meeting: October 29, 2019 Time of meeting: 6:15pm
 Property Owner(s) name(s): Edith Morris
 Applicant(s): Kaplan Residential

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.	ANNA COLTEN	1602 SHEPHERDS GL			
2.	Karen Abramsen	2107 Oak Stream Ln.			
3.	Matt Abramsen	"			
4.	Susan Cormier	1509 Poets Glade Dr.			
5.	Patti Edwards	1512 Poets Glade Dr.			
6.	Andrew George	2314 Walda Creek Dr			
7.	Ezra Kaplan	2524 Walden Woods			
8.	Varda Cardley	2416 Flints Pond Cir			
9.	Epil Petersen	2522 Walden Woods			
10.	Michele Mulcahy	2526 Walden Woods			
11.	Debi Cauthen	2521 Walden Woods			
12.	Don Grosser	2503 Walden Woods			
13.	Dan Isaacs	2502 Walden Woods			
14.	RYAN SIMMONS	2508 FLINTS POND CIR			

Use additional sheets, if necessary.

NEIGHBORHOOD MEETING SIGN-IN SHEET

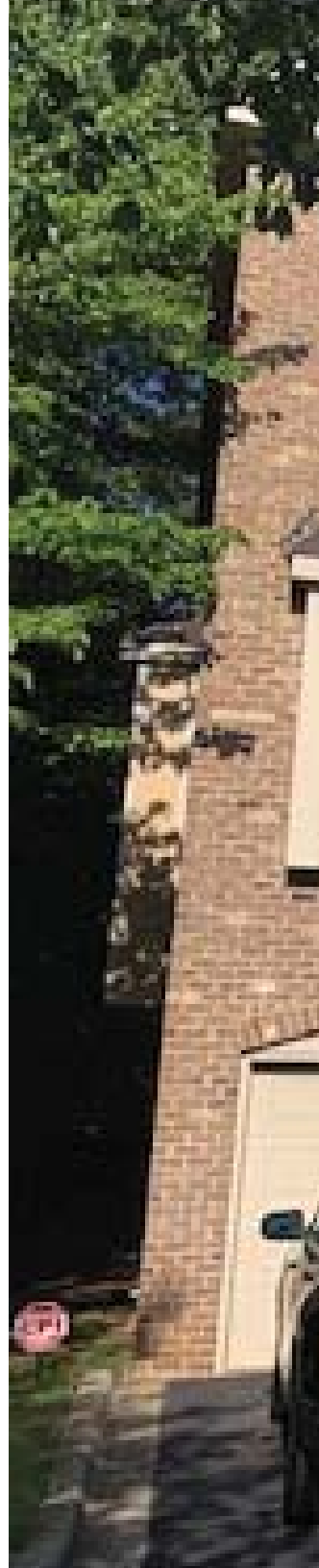
This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: Hope Chapel, 6175 Old Jenks Road, Apex
 Date of meeting: October 29, 2019 Time of meeting: 6:15pm
 Property Owner(s) name(s): Edith Morris
 Applicant(s): Kaplan Residential

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.	Doug Keiter	2213 Colony Woods Dr			
2.	Mark + Bernae Harper	2519 Walden Woods Dr			
3.	John Koester	2505 Walden Woods Dr			
4.	John Williams	2518 Walden Woods Dr			
5.	Doug Dieckmann	2416 Flints Pond Cir			
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.



Morris Acres PUD

PD PLAN

APEX, NORTH CAROLINA

Submitted: February 2019

Revised: February 28, 2019

Revised: May 10, 2019

Revised: June 7, 2019

Revised: June 27, 2019

Revised: July 31, 2019

Revised: August 6, 2019

Revised: August 23, 2019

Revised: October 30, 2019

PREPARED BY:



Section 1: Table of Contents – PUD Text

Section 1: Table of Contents

Section 2: Vicinity Map

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Section 5: Permitted Uses

Section 6: Design Controls

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Section 9: Signage

Section 10: Natural Resource and Environmental Data

Section 11: Stormwater Management

Section 12: Parks and Recreation

Section 13: Public Facilities

Section 14: Phasing Plan

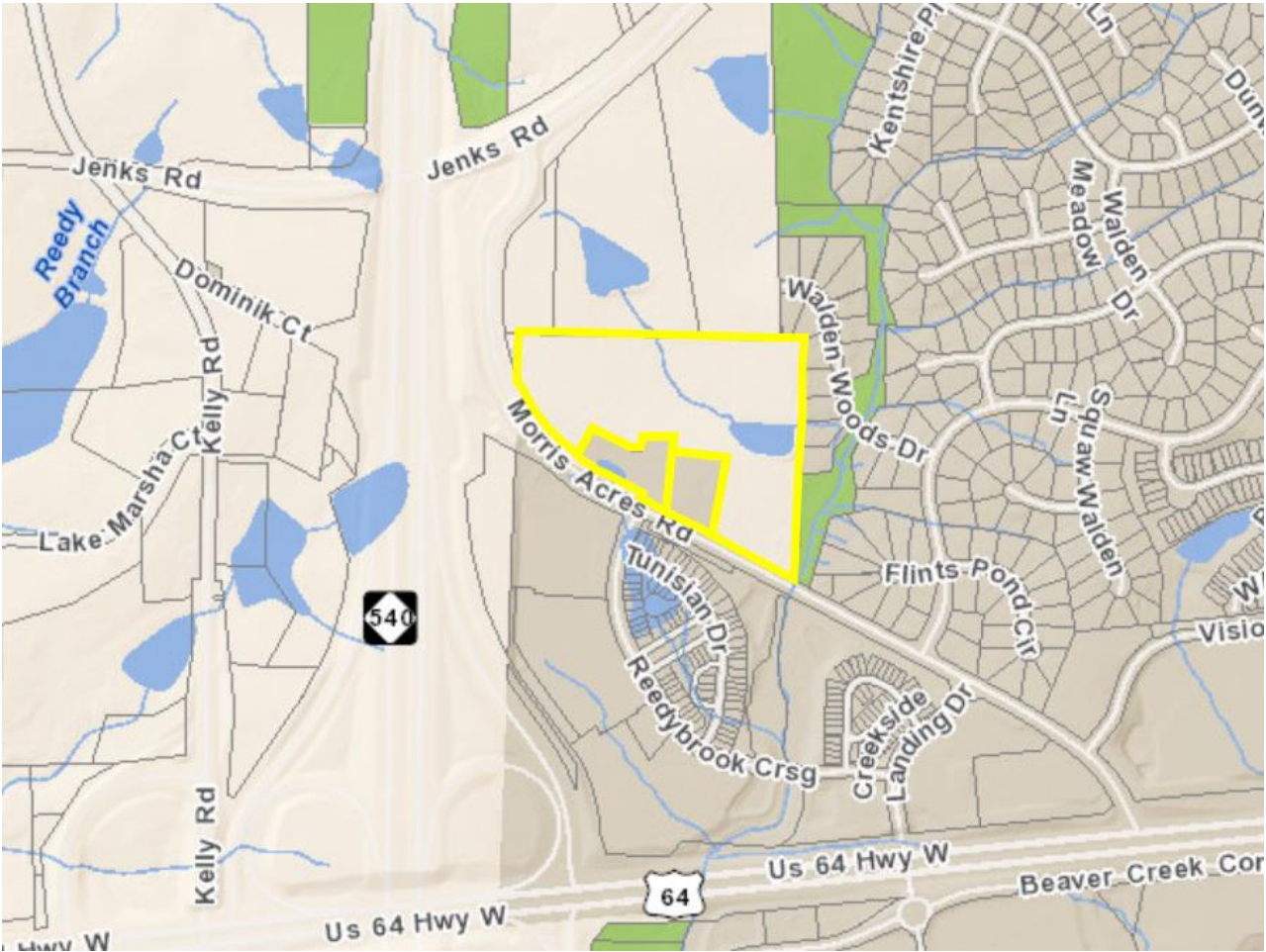
Section 15: Consistency with 2045 Land Use Plan

Section 16: Compliance with UDO

Section 17: Compliance with Apex Bicycle Plan

Section 18: Public Art

Section 2: Vicinity Map



The Morris Acres PUD is located in the Town of Apex, east of I-540, south of Jenks Road, and north of US-64. The properties are located on the north side of Morris Acres Road. To the north are large tracts of agricultural land with frontage on Jenks Road. Directly south is Morris Acres Road, and across Morris Acres Road is the 540 Townes Townhome community. East of the project site is the large Walden Creek single-family neighborhood built in the late 90's and early 2000's. Morris Acres Road and I-540 are directly west of the project.

Section 3: Project Data

A. Name of Project:

Morris Acres PUD

B. Property Owners:

Edith S. Morris

Prepared By:

Jason Barron, Partner
Morningstar Law Group
421 Fayetteville St | Ste 530
Raleigh, NC 27601

C. Current Zoning Designation:

Rural Residential (RR)

D. Proposed Zoning Designation:

Planned Unit Development – Conditional Zoning (PUD-CZ)

E. Current 2045 Land Use Map Designation:

Medium Density Residential (< 7 units/acre)

F. Proposed 2045 Land Use Map Designation:

Medium Density Residential (< 7 units/acre)

G. Proposed Use

Up to 122 dwelling units and associated open space, recreational amenities and infrastructure.

H. Size of Project

Wake County Tax Identification Number	Acreage
0732-28-9587; 0732-38-2530; and 0732-38-2709	17.44 acres

Section 4: Purpose Statement

The Morris Acres PUD development will be a townhome community with buildings that are up to three (3) stories in height. The maximum building height shall be forty-five feet (45') measured to the top of any pitched roof. For a site adjacent to existing four-story apartments and NC540 to the south and west, but also adjacent to single family dwellings to the east, the townhome style development at three stories and seven (7) dwelling units per acre is intended to provide a transition between the existing uses. Additionally, the property abuts a future transit corridor anticipated to be located along Morris Acres Road, so medium density use at seven (7) dwelling units per acre is advisable.

A fifty-foot (50') Type A buffer shall be established along the eastern boundary of the subject property to appropriately buffer the townhome units from the existing residential community and further bolster transitions.

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

- Allow uses that are compatible with Section 4.2.2, *Use Table* of the UDO
- Provide for the preservation of existing environmentally sensitive areas.
- Provide for site specific and appropriate stormwater controls that exceed the requirements of the UDO.
- Provide appropriate buffering and screening from the proposed use to the existing residential areas.
- Offer medium density near interstate I-540 in an area where there are not many options for the same.
- Provide development densities that support the Town's future transit corridor planning.
- Provide residential densities that
- Demonstrate dimensional standards that are consistent with the UDO, and where variations occur, said variations will be included herein and subject to Council approval.
- Provide a high-quality community that is linked by a network of connected streets and pedestrian sidewalks that promotes connectivity, walkability and healthy lifestyles.
- Exhibit character and quality that is compatible with surrounding communities, which is expected to enhance the value of surrounding land uses.
- Provide open space and walkable trails to promote pedestrian activity, while appropriately buffering adjacent residential areas

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

consistent with principles found throughout the recently updated Advance Apex 2045. Through various policies, the Peak Plan 2030 works to ensure that there are appropriate transitions between uses. The proposed PUD Plan does just that, by transitioning from I-540 on the west to the single-family Walden Creek community east of the site. Thus, the plan is consistent with several policies contained within the Peak Plan 2030.

Section 5: Permitted Uses

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

- Townhomes
- Greenway
- Recreation Facility, private
- Park, active
- Park, passive
- Utility, minor

Additionally, the following conditions shall also apply:

- A. A maximum of 122 residential units shall be permitted upon the property.
- B. A fifty-foot (50') Type A Duffer shall be established and maintained along the eastern boundary of the subject property.
- C. The maximum height for buildings shall be three (3) stories (forty-five feet (45')).
- D. All buildings constructed on the property shall provide solar conduit for the installation of rooftop solar panels.

Section 6: Proposed Design Controls

A. Maximum Non-Residential Densities (SF per non-residential use) This PUD does not provide for any non-residential land uses (see Section 5, *Permitted Uses*).

B. Residential Densities and Design Controls

Density - The overall gross density shall not exceed 7.0 units per acre.

Design Controls – Dimensional standards below shall apply to all residential uses, and at a minimum, will comply with the following:

Maximum Density:	7.0 Units/Acre (includes RCA and rights-of-way)
Maximum Number of Units:	122
Maximum Built-Upon Area:	70%
Minimum Lot Size:	n/a
Minimum Lot Width:	n/a

Maximum Building Height: three (3) stories
(45')

Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Minimum Building Setbacks:

- From Building to Building: 10 feet
- From Buffer/RCA: 10 feet for Buildings
5 feet for Parking Areas

C. Buffers

Perimeter Buffers

North boundary:	20-foot Type A
South boundary (Morris Acres Road):	30-foot Type A
West boundary (along 0732-29-5017):	30-foot Type A
East boundary	50-foot Type A

Note: Where perimeter buffers coincide with stream buffers or 100-year floodplain, existing vegetation will be used to meet the buffer width and opacity.

Thoroughfare Buffers

As depicted on the PD Plan, a 30' Type A Buffer shall be established along Morris Acres Road.

Section 7: Proposed Architectural Controls

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

- A.** Vinyl siding will not be used except for vinyl windows and limited decorative element use. Residential areas will utilize brick, stone, and Hardi-plank siding.
- B.** Siding materials will be varied in type and/or color on 30% of each façade on each building.
- C.** Windows that are not recessed shall be trimmed. Windows shall vary in size and/or type.
- D.** Recesses and projections shall be provided for at least 50% of each facade on each building. Building facades shall have horizontal relief achieved by the use of recesses and projections.
- E.** Four of the following decorative features shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
- F.** A varied color palette shall be utilized throughout the development to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- G.** The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
- H.** Front facing garage doors must have windows, decorative details, or carriage-style adornments.
- I.** Entrances for units with front-facing garages shall have a prominent covered porch/stoop area leading to the front door.
- J.** The front façade of any front-loaded garage shall not protrude farther than one foot forward of (i) the front façade of the dwelling unit, or (ii) the front porch of the dwelling unit, whichever is closer to the right-of-way from which the dwelling unit is addressed.

Section 8: Parking and Loading

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

Section 9: Signage

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

Section 10: Natural Resource and Environmental Data

A. River Basins and Watershed Protection Overlay Districts

The project is located within the Beaver Creek drainage basin, which is within the Cape Fear River Basin.

B. Resource Conservation Areas (RCA) – Required and Provided

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

The Site is located on the east side of the 540 corridor and therefore is required to preserve a minimum of 20% Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCA's throughout the site. Additional RCA area provided include stormwater management areas, perimeter buffers, and greenway trails within the walkable community.

C. Any historic structures present

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

Section 11: Stormwater Management

- A. This PUD shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO, such that:
 - Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, and 25 year 24-hour storm events.
- B. This PUD shall convey as much stormwater runoff from the site development as practical, including required Stormwater Control Measures (SCM'), to the existing 48" RCP culvert located in the southeastern corner of the site along Morris Acres Road. The direct storm drainage connection to the existing 48" RCP culvert is subject to final approval by the Town of Apex, NCDOT or any other regulatory agency. In the event that this direct storm drainage connection is not approved, then this PUD shall meet and exceed existing stormwater management requirements for quality and quantity treatment provided in Section 6.1.7 of the UDO, such that post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, 25 year, and 100 year 24-hour storm events.

Section 12: Parks and Recreation

The Parks, Recreation, and Cultural Resources Advisory Commission recommended a fee-in-lieu for the project at the May 29, 2019 meeting.

Section 13: Public Facilities

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO

Section 2.3.4(F)(1)(f) and be designed according to sound engineering standards, and shall comply with Town of Apex Sewer and Water Master Plan and the Town of Apex Standards and Specifications. Specifically, road and utility infrastructure shall be as follows:

- **General Roadway Infrastructure**

Developer shall provide minimum frontage widening based on ½ of a 3-lane thoroughfare section with side path and public right-of-way dedication based on an eighty foot (80') right-of-way along Morris Acres Road. The road network will promote connectivity wherever possible to adjacent neighborhoods and undeveloped property. Further, cul-de-sacs will be avoided except where environmental features make through streets unfeasible. Sidewalks will be provided on both sides of streets internal to the site and along street frontage.

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

- **Transportation Improvements**

1. Roadway improvements are subject to modification and final approval by the Town of Apex and NCDOT as part of the Master Subdivision and construction plan approval process. A traffic study has been performed as part of this PUD rezoning consistent with the Town's standards for the same. Based upon the traffic study, no offsite improvements are recommended for this development.

- **Wayfinding Improvements**

Wayfinding measures at the site shall be provided in an effort to facilitate the movement of vehicles and pedestrians to and within the development.

- **Water and Sanitary Sewer**

All lots within the project will be served by the Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision review and approval based upon available facilities adjacent to the site at that time. A conceptual utility plan is included in the PUD plan for reference.

- **Other Utilities**

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

Section 14: Phasing Plan

This PUD may be completed in up to three (3) phases, with construction anticipated to begin in 2020. Project phasing will be planned to ensure the points of access are

provided in accordance with the UDO.

Section 15: Consistency with the 2045 Land Use Map

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

Section 16: Compliance with the UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). Any deviations from UDO requirements have been specifically defined within this document.

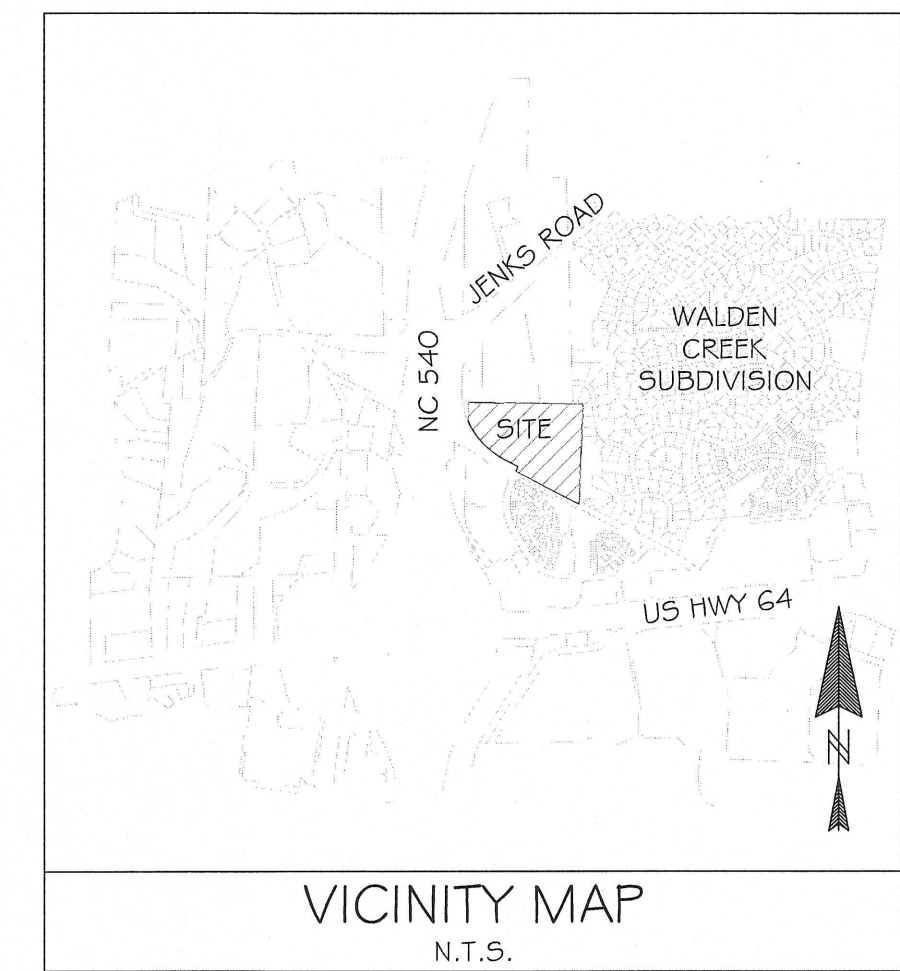
Section 17: Compliance with Comprehensive Transportation Plan and Bicycle Plan

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

Section 18: Public Art

The applicant shall provide a 6' x 6' Public Art easement to the Town of Apex along the Morris Acres Road frontage of the subject property. The precise location for this easement will be determined at the time of Master Subdivision review.

MORRIS TRACT PLANNED UNIT DEVELOPMENT



SITE DATA	
PROJECT NAME	MORRIS TRACT
PREPARER'S CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	KAPLAN RESIDENTIAL 1111 KANE CONCOURSE, SUITE 302 BAY HARBOUR, FLORIDA 33154 PHONE - (305) 901-2203 CONTACT PERSON - MORRIS KAPLAN
CURRENT ZONING	RR
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING DESIGNATION	PUD-CZ
PROPOSED 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
WAKE COUNTY PINS	0732: 38-2709, 38-2530, 28-9587
TOTAL PROJECT AREA	17.44 ACRES
AREA IN MORRIS ACRES ROAD RW DEDICATION	0.64 ACRE
NET SITE AREA	16.80 ACRES
MAXIMUM NUMBER OF UNITS	122 UNITS (7.0 UNITS/ACRE)
PROPOSED NUMBER OF UNITS	122 UNITS (7.0 UNITS/ACRE)
REQUIRED RCA / BUFFER AREA	3.49 ACRES (20.0%)
PROVIDED RCA / BUFFER AREA	5.11 ACRES (29.3%)
MAXIMUM BUILT UPON AREA FOR PUD	70% OR 12.21 ACRES
MAXIMUM BUILDING HEIGHT	45' (3-STORIES)
OFF STREET PARKING	TOWN OF APEX UDO REQUIREMENTS
PUBLIC RECREATION REQUIREMENT	TOWNHOMES
WATERSHED INFORMATION	PRIMARY; BEAVER CREEK BASIN
HISTORIC STRUCTURE?	NO
FEMA FLOODPLAIN INFORMATION	MAP #3720073300J - PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN

PERMITTED USE:

- TOWNHOMES
- GREENWAY
- RECREATION FACILITY, PRIVATE
- PARK, ACTIVE
- PARK, PASSIVE
- UTILITY, MINOR

MINIMUM BUILDING SETBACKS	
FROM BUILDING TO BUILDING	10'
FROM BUFFER/RCA	10' FOR BUILDINGS 5' FOR PARKING AREAS

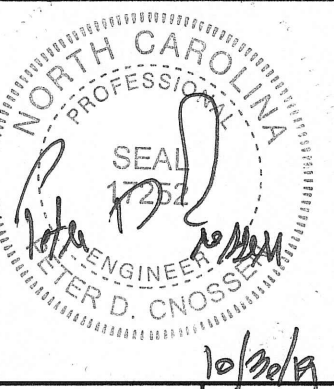
PD PLAN - DRAWING SHEET INDEX

1	COVER SHEET
2	PRELIMINARY LAYOUT PLAN
3	EXISTING CONDITIONS PLAN
4	PRELIMINARY UTILITY PLAN

REVISIONS	
08/22/19	RCA & SETBACKS
09/27/19	PUD CHANGES
10/11/19	PUD USE CHANGE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY



10/20/19

WAKE COUNTY, NORTH CAROLINA

MORRIS TRACT
PD PLANS
COVER SHEET

TOWN OF APEX

SCALE: 1" = 100' DRAWN: PDC

DATE: FEBRUARY 1, 2019

REVISION	DATE	DESCRIPTION
03/07/19	1st TRC COMMENTS	
05/10/19	2nd TRC COMMENTS	
06/06/19	3rd TRC COMMENTS	
06/27/19	4th TRC COMMENTS	
07/30/19	5th TRC COMMENTS	
08/06/19	6th TRC COMMENTS	

SHEET: 1

PROJECT: 1846

TOWN REQUIRED PUD NOTES:

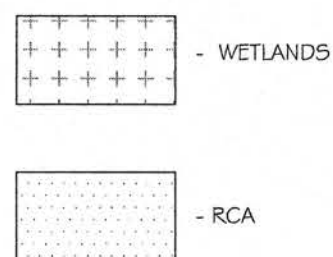
1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION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

PLANNING NOTES:

1. PRIMARY AND SECONDARY ENTRANCE LOCATIONS SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
2. THE RESOURCE CONSERVATION AREA (RCA) SHOWN HEREON IS PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, PASSIVE OPEN SPACE, COMMON AREAS, AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY ASSOCIATION.
4. ALL SIGNAGE SHALL COMPLY WITH TOA UDO SECTION 6.7, SIGNS.
5. THE PUD SHALL MEET TOWN OF APEX STORMWATER REQUIREMENTS OUTLINED IN TOA UDO SECTION 6.1.7 SUCH THAT POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FOR THE 1-YEAR, 10-YEAR AND 25-YEAR, 24 HOUR STORM EVENTS.
6. THIS PUD SHALL CONVEY AS MUCH STORMWATER RUNOFF FROM THE SITE DEVELOPMENT AS PRACTICAL, INCLUDING REQUIRED STORMWATER CONTROL MEASURES (SCM), TO THE EXISTING 48" RCP CULVERT LOCATED IN THE SOUTHEASTERN CORNER OF THE SITE ALONG MORRIS ACRES ROAD. THE DIRECT STORM DRAINAGE CONNECTION TO THE EXISTING 48" RCP CULVERT IS SUBJECT TO FINAL APPROVAL BY THE TOWN OF APEX, NCDOT OR ANY OTHER REGULATORY AGENCY. IN THE EVENT THAT THIS DIRECT STORM DRAINAGE CONNECTION IS NOT APPROVED, THEN THIS PUD SHALL MEET AND EXCEED EXISTING STORMWATER MANAGEMENT REQUIREMENTS FOR QUALITY AND QUANTITY TREATMENT PROVIDED IN SECTION 6.1.7 OF THE UDO, SUCH THAT POST DEVELOPMENT PEAK RUNOFF SHALL NOT EXCEED PRE-DEVELOPMENT PEAK RUNOFF CONDITIONS FOR THE 1 YEAR, 10 YEAR, 25 YEAR, AND 100 YEAR 24-HOUR STORM EVENTS.
7. ALL BUILDINGS SHALL PROVIDE CONDUIT FOR THE INSTALLATION OF ROOFTOP SOLAR PANELS.

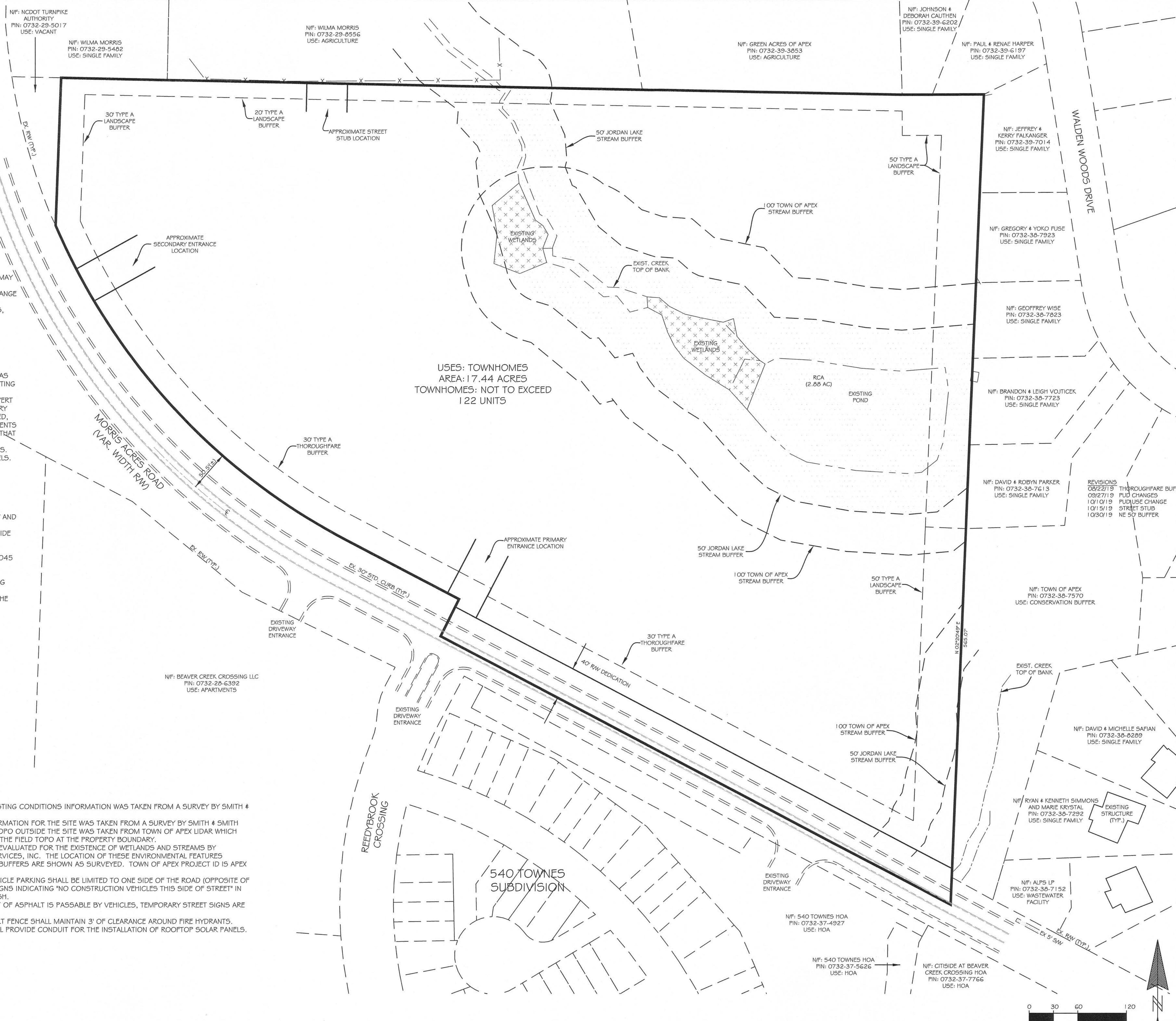
TRANSPORTATION ELEMENTS:

1. MORRIS ACRES ROAD IS A TOWN OF APEX 3-LANE THOROUGHFARE REQUIRING AN 80' RW AND 41' B-B STREET SECTION.
2. DEVELOPER SHALL DEDICATE 40' OF RW AS SHOWN HEREON AND CONSTRUCT 10' WIDE SIDE PATH ALONG THE FRONTAGE TO COMPLETE HALF OF THE 3-LANE THOROUGHFARE STREET SECTION.
3. THE 10' WIDE SIDE PATH SHALL COMPLY WITH THE TERMINOLOGY IN ADVANCE APEX THE 2045 PLAN.
4. THE PRIMARY AND SECONDARY ENTRANCE LOCATIONS SHOWN HEREON ARE FOR PRIVATE ACCESS. ENTRANCE LOCATIONS ARE PRELIMINARY AND SHALL BE AT APPROPRIATE SPACING PER TOA UDO REQUIREMENTS.
5. THE STREET STUB LOCATION SHOWN HEREON IS PRELIMINARY AND MAY BE ADJUSTED ON THE SITE PLAN SUBMITTAL TO BE ANYWHERE ALONG THE NORTHERN PROPERTY BOUNDARY.



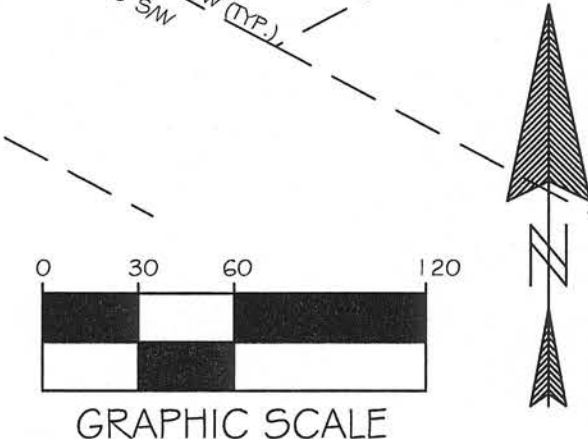
NOTES:

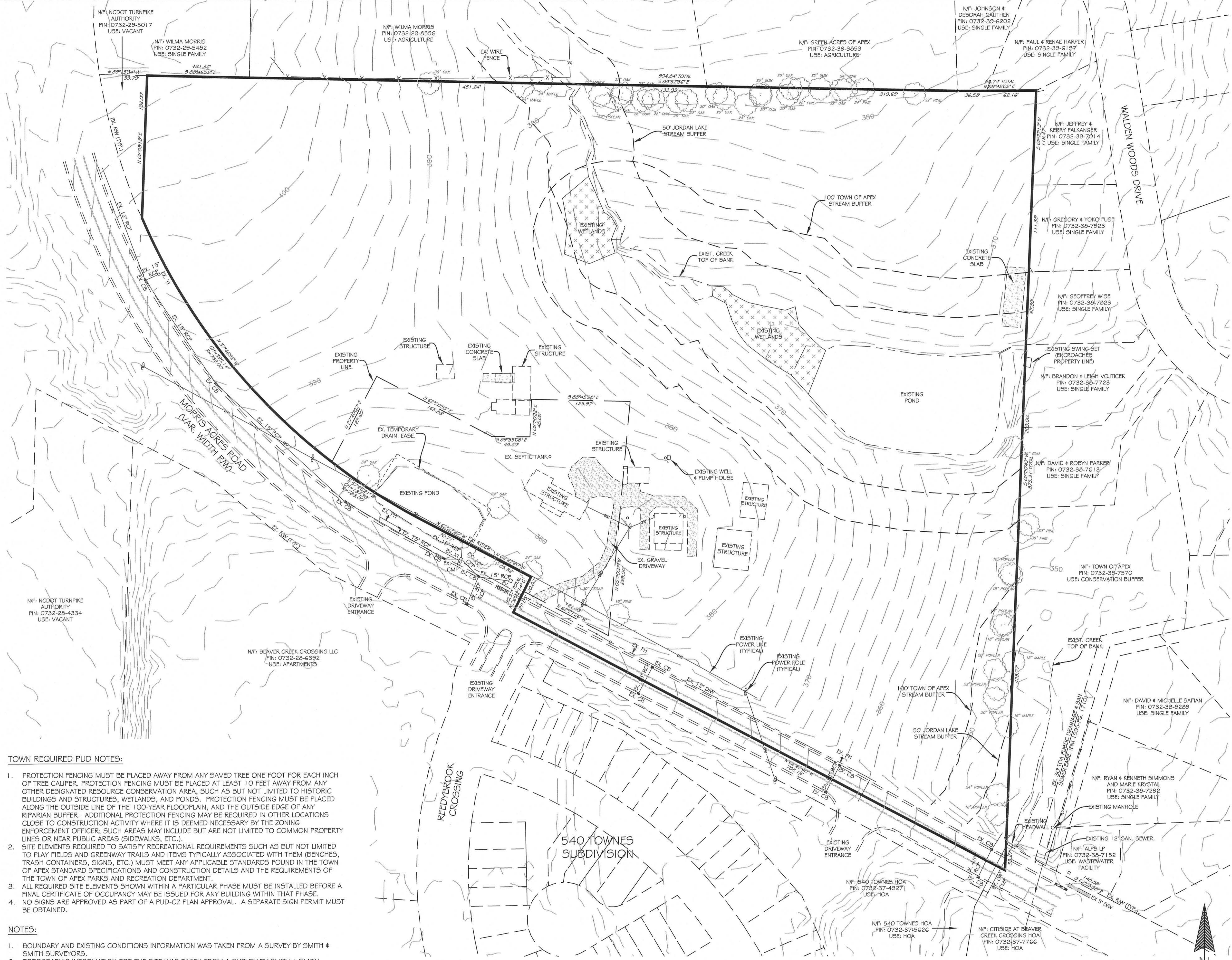
1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY SMITH & SMITH SURVEYORS.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A SURVEY BY SMITH & SMITH SURVEYORS. THE TOPO OUTSIDE THE SITE WAS TAKEN FROM TOWN OF APEX LIDAR WHICH WAS BLENDED WITH THE FIELD TOPO AT THE PROPERTY BOUNDARY.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY ENVIRONMENTAL SERVICES, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED. TOWN OF APEX PROJECT ID IS APEX 18-011.
4. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
5. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
6. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
7. ALL BUILDINGS SHALL PROVIDE CONDUIT FOR THE INSTALLATION OF ROOFTOP SOLAR PANELS.



USES: TOWNHOMES
AREA: 17.44 ACRES
TOWNHOMES: NOT TO EXCEED
122 UNITS

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**





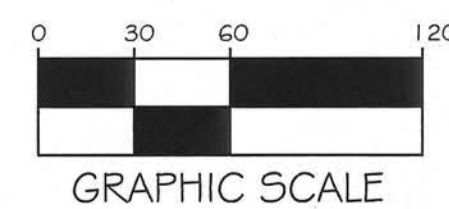
TOWN REQUIRED PUD NOTES:

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

NOTES:

1. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY SMITH & SMITH SURVEYORS.
2. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A SURVEY BY SMITH & SMITH SURVEYORS. THE TOPO OUTSIDE THE SITE WAS TAKEN FROM TOWN OF APEX LIDAR WHICH WAS BLENDED WITH THE FIELD TOPO AT THE PROPERTY BOUNDARY.
3. THE SITE HAS BEEN EVALUATED FOR THE EXISTENCE OF WETLANDS AND STREAMS BY ENVIRONMENTAL SERVICES, INC. THE LOCATION OF THESE ENVIRONMENTAL FEATURES INCLUDING STREAM BUFFERS ARE SHOWN AS SURVEYED. TOWN OF APEX PROJECT ID IS APEX 18-011.
4. THE EXISTING POND AND TEMPORARY DRAINAGE EASEMENT ALONG MORRIS ACRES ROAD ARE RECORDED IN DB 14372, PG. 82.
5. NCDOT APPROVAL TO REMOVE EXISTING POND AND TEMPORARY DRAINAGE EASEMENT FROM SITE SHALL BE HANDLED AT THE TIME OF MASTER PLAN APPROVAL.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



**THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY**

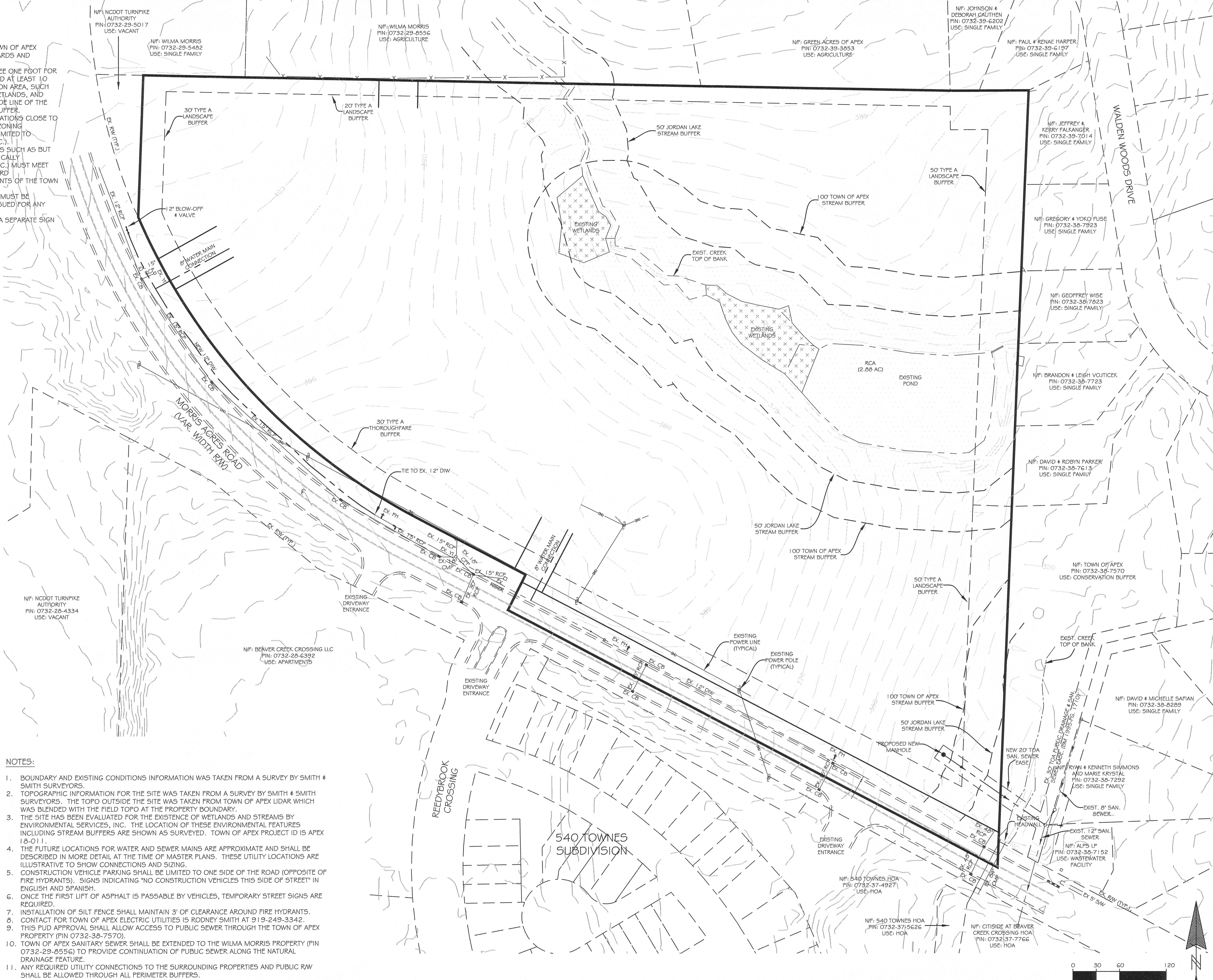
221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com



SCALE	1"=60'	DRWING	PDC
DATE	FEBRUARY 1, 2019		
REVISION	03/07/19	1st TRC COMMENTS	
SHEET	3		
TOTAL	1846		

TOWN REQUIRED PUD NOTES:

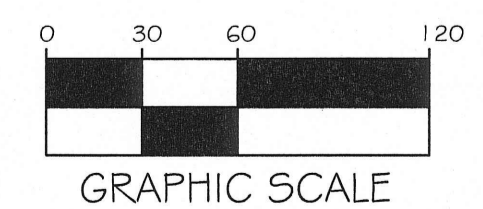
1. ALL UTILITY DESIGNS AND EXTENSIONS SHALL COMPLY WITH THE TOWN OF APEX SEWER AND WATER MASTER PLANS AND THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
2. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CAUPEL. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET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



NOTES:

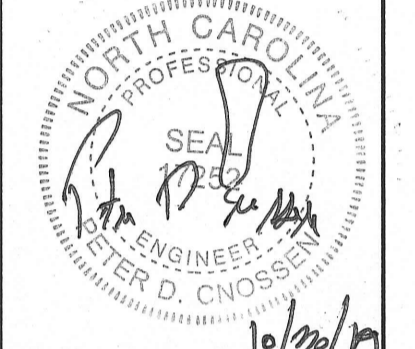
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4. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
5. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
6. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
7. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
8. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
9. THIS PUD APPROVAL SHALL ALLOW ACCESS TO PUBLIC SEWER THROUGH THE TOWN OF APEX PROPERTY (PIN 0732-38-7570).
10. TOWN OF APEX SANITARY SEWER SHALL BE EXTENDED TO THE WILMA MORRIS PROPERTY (PIN 0732-29-8556) TO PROVIDE CONTINUATION OF PUBLIC SEWER ALONG THE NATURAL DRAINAGE FEATURE.
11. ANY REQUIRED UTILITY CONNECTIONS TO THE SURROUNDING PROPERTIES AND PUBLIC RW SHALL BE ALLOWED THROUGH ALL PERIMETER BUFFERS.

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WAKE COUNTY, NORTH CAROLINA
TOWN OF APEX

**MORRIS TRACT
PD PLANS**
PRELIMINARY UTILITY PLAN

SCALE	1" = 60'	DATE	FEBRUARY 1, 2019
PROJECT	PDC	REVISION	03/07/19 1st TRC COMMENTS
			05/10/19 2nd TRC COMMENTS
			06/27/19 4th TRC COMMENTS
			09/27/19 PUD CHANGES
SHEET	4		
PROJECT	1846		