

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 #: 21CZ03 Submittal Date: 1/4/2021
Fee Paid: \$ 500.00 + \$300 late fee Check #: paid VISA 1/5/21

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Olive Chapel Road Assemblage

Address(es): Snowbed Ridge Drive; Willow Hills Drive; Sierra Glen Circle; 3417 Olive Chapel Rd; & 805 New Hill Olive Chapel Hill Rd.

PIN(s) 0712-60-6882; 0712-70-1369; 0712-70-3820; 0712-60-1899; 0712-60-4523; 0712-60-4495; 0712-60-7521; 0712-60-5368; 0712-60-6239; 0712-60-7483; 0712-60-8354; 0712-60-7157;

0712-70-3702; 0712-70-1797; 0712-70-0599; 0712-60-9674; 0712-70-0842; 0711-69-2986; 0712-60-9833; 0712-60-8811; 0712-60-7715; & 0712-60-6638; Acreage: 70.77

Current Zoning: PUD-CZ Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Rural Density Residential

Requested 2045 LUM Designation: Rural Density Residential

See next page for LUM amendment

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: Acreage: _____

Area proposed as non-residential development: Acreage: _____

Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Same as Owner Below

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Owner Information

Name: Toll Southeast LP Company INC

Address: 250 Gibraltar Road

City: Horsham State: PA Zip: 19044

Phone: _____ E-mail: _____

Agent Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Other contacts: _____



Nil Ghosh | Associate
421 Fayetteville St | Ste 530
Raleigh, NC 27601
919-590-0362
nghosh@morningstarlawgroup.com
www.morningstarlawgroup.com

May 28, 2021

Shelly Mayo
Planner II
Town of Apex

RE: Olive Chapel Road Assemblage PUD Amendment

Dear Shelly Mayo:

This letter is to inform you of the intent of the proposed PUD Amendment for the above-captioned project. The intent of this PUD amendment is to adjust the location of the sidewalk connecting Olive Chapel Road and New Hill Olive Chapel Road. Due to the location of graves within the right-of-way, sidewalk cannot be installed along the thoroughfare frontage adjacent to the cemetery as originally proposed.

Because of that, the applicant requests that the following language be removed from Section 12: Public Facilities Compliance under Roadways:

“5-foot sidewalks shall be constructed along both thoroughfare frontages. 5-foot sidewalks shall be extended offsite from both thoroughfare frontages to intersect at the corner of Olive Chapel Road and New Hill Olive Chapel Road.”

The following language is proposed in its place:

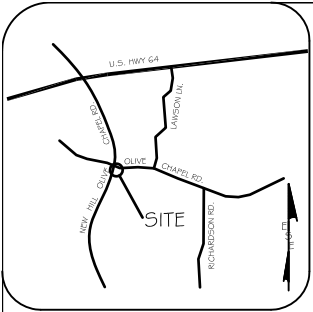
“A 5-foot sidewalk shall be constructed along the internal property line shared with the cemetery. The sidewalk shall be located between the 10-foot Type B landscape buffer and the historic house. It shall be located within a 12-foot public access easement on HOA owned common area. A metal hoop-and-picket style fence shall be installed approximately 1 foot off the sidewalk on the side closest to the historic house. A continuous evergreen hedge shall be planted between the fence and the historic house.”

This encompasses the entire scope of the proposed amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Nil Ghosh", is written over a horizontal line.

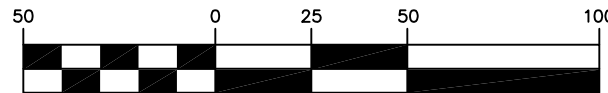
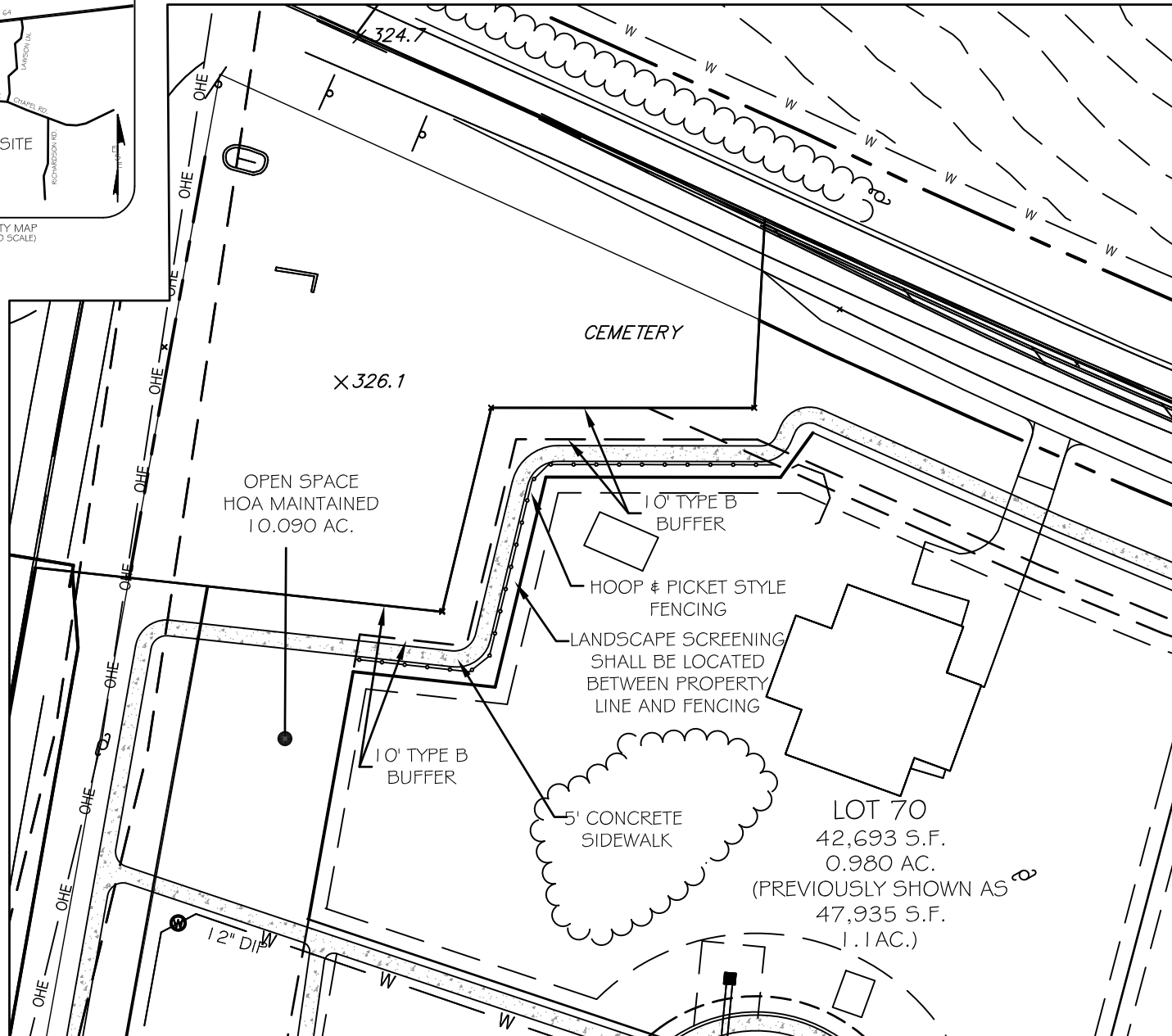
Nil Ghosh | Associate
Morningstar Law Group



VICINITY MAP
(NOT TO SCALE)



N.C. GRID
M.D. 6519, PG. 164
D.B. 47119, PG. 164



1 inch = 50 ft.

ESE CONSULTANTS
PLANNING • SURVEYING • ENGINEERING • ENVIRONMENTAL

LICENSE # C-2973
ESE of North Carolina, PC
900 Perimeter Park Dr, Suite B3,
Morrisville, NC 27560
TEL: 919-321-4800 FAX: 919-321-7880

SIDEWALK EXHIBIT
FOR
TOLL BROTHERS, INC

WILLOW HILLS
OLIVE CHAPEL ROAD
TOWN OF APEX, WAKE COUNTY, NC

CURRENT OWNER
TOLL NC II, L.P.
D.B. 4719, PG. 164

JOB #: 4380.0000
DATE: 05-14-21
SCALE: 1"=50'
DRAWN BY:
REVIEWED BY:
REVISIONS: *

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 21CZ03

Submittal Date: 1/4/2021

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

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

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

Date: 1/4/21

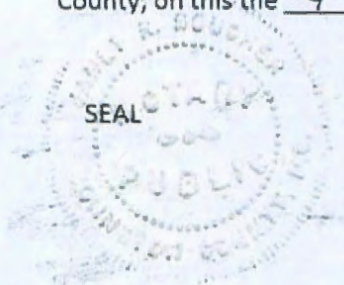
By: [Signature]

Johnston
COUNTY OF ~~WAKE~~ STATE OF NORTH CAROLINA

Sworn and subscribed before me, Janet R. Boucher, a Notary Public for the above State and County, on this the 4th day of January, 2021.

[Signature]
Notary Public
Janet R. Boucher
Print Name

My Commission Expires: 5/28/22



Owner	PIN
BROWN, WILLIAM MASON BROWN, KAREN K	0711-59-1871; 0712-50-3022
GOODWIN, JEAN HARE	0712-51-7375
HARDY, TERESA G HARDY, JAMES W	0712-71-0268; 0712-71-3207
HORNER, MARY JO	0711-59-7291
LAWRENCE, JAMES L CHALK, KATHERINE L	0712-81-0293
LOGAN, STEVE D LOGAN, GLADYS B	0711-49-4137
MCIVER, BOBBY R TRUSTEE MCIVER, NANCY P TRUSTEE	0712-61-7288
OLIVE CHAPEL BAPTIST CHURCH	0712-50-1835
RICH, JACKIE D RICH, LYNDA H	0712-70-5757
SCHELTINGA, MARK G SCHELTINGA, TRACEY L	0712-61-3307
STOSKOPF, MICHAEL K KENNEDY-STOSKOPF, SUZANNE	0712-40-6356
TOLL SOUTHEAST LP COMPANY INC	0712-70-1721; 0712-50-7514; 0712-60-2869; 0712-60-3422; 0711-79-0712; & 0712-60-8523
UNITED STATES OF AMERICA	0711-78-7015

AGENT AUTHORIZATION FORM

Application #: 21CZ03

Submittal Date: 1/4/2021

Toll Southeast LP Company Inc is the owner* of the property for which the attached application is being submitted:

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

The property address is: 3417 Olive Chapel Rd, 805 New Hill Olive Chapel Rd, Scrambled Ridge Drive, Willow Hill Drive, &

The agent for this project is: Dan Bossi - VP of Toll Southeast LP Company Inc Sierra Glen Cir

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

Agent Name: _____

Address: _____

Telephone Number: _____

E-Mail Address: _____

Signature(s) of Owner(s)*

[Handwritten Signature]

Dan Bossi - V.P
Type or print name

1/4/21
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: 21CZ03

Submittal Date: 1/4/2021

The undersigned, _____ (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 NEW HILL OLIVE CHAPEL RD & D. O. 3309 3329 & 3417 OLIVE CHAPEL RD and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 2/11/2020, and recorded in the Wake County Register of Deeds Office on 2/13/2020, in Book 17747 Page 1221, 1235, 1256, 1271, 1274.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 2/11/2020, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 2/11/2020, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 4th day of Jan, 2021.

[Signature] (seal)
Don Rossi - V.P.
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF Johnston

I, the undersigned, a Notary Public in and for the County of Johnston, hereby certify that Don Rossi, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: 5/28/22

Attachment A

LEGAL DESCRIPTION

Beginning at a PK nail in the center of Olive Chapel Rd (SR# 1160), said point also being the northwest corner of the herein described tract and having a NC Grid coordinate value of 7210081.79N and 2015798.34E; thence from the point of beginning continuing along the following courses: S 64°27'10" E a distance of 37.08' to a PK nail on the center of the road; thence S 65°42'14" E a distance of 50.18' to a PK nail on the center of the road; thence S 66°19'21" E a distance of 52.95' to a PK nail on the center of the road; thence S 67°17'52" E a distance of 32.86' to a PK nail on the center of the road; thence with a curve turning to the left with an arc length of 136.07', with a radius of 531.84', with a chord bearing of S 77°39'44" E, with a chord length of 135.70' to a PK nail on the center of the road; thence S 88°54'25" E a distance of 120.77' to a PK nail on the center of the road; thence N 87°19'14" E a distance of 147.00' to a PK nail on the center of the road; thence N 85°28'14" E a distance of 38.51' to a PK nail on the center of the road; thence N 86°04'47" E a distance of 87.59' to a PK nail on the center of the road; thence N 86°33'59" E a distance of 54.04' to a PK nail on the center of the road; thence N 87°41'57" E a distance of 83.21' to a PK nail on the center of the road; thence N 88°36'37" E a distance of 72.28' to a PK nail on the center of the road to a PK nail on the center of the road; thence S 89°46'29" E a distance of 67.14' to a PK nail on the center of the road; thence S 88°39'15" E a distance of 280.68' to a PK nail on the center of the road; thence S 87°48'14" E a distance of 71.08' to a PK nail on the center of the road; thence S 87°31'14" E a distance of 73.24' to a PK nail on the center of the road; thence S 87°28'13" E a distance of 114.86' to a PK nail on the center of the road; thence S 01°25'41" W a distance of 30.01' to an existing concrete monument with a coordinate value of 720956.07N and 201797.63E; thence S 01°25'41" W a distance of 76.16' to an existing iron pipe; thence S 60°23'30" E a distance of 110.16'; thence S 25°05'46" E a distance of 134.35' to an existing iron pipe; thence S 04°20'36" W a distance of 428.36' to an existing iron pipe; thence S 04°20'36" W a distance of 44.58' to an existing iron pipe; thence S 42°15'12" W a distance of 242.28' to an existing iron pipe; thence S 11°48'01" E a distance of 588.09' to an existing iron pipe; thence S 74°53'53" W a distance of 609.34' to an existing iron pipe; thence S 75°09'34" W a distance of 24.90' to an existing iron pipe; thence S 72°50'02" W a distance of 196.22' to an existing iron pipe; thence S 71°05'06" W a distance of 278.05' to an existing iron pipe; thence S 49°58'17" E a distance of 267.37' to an existing iron pipe; thence S 31°54'05" W a distance of 379.38' to an existing iron pipe; thence N 73°27'28" W a distance of 221.85' to an existing iron pipe; thence N 00°38'18" E a distance of 1036.61' to an existing iron pipe; thence S 89°17'44" W a distance of 172.52' to an existing iron pipe; thence S 89°24'42" W a distance of 514.90' to an existing iron pipe; thence N 00°57'27" E a distance of 512.16' to an existing iron pipe; thence N 79°48'32" W a distance of 118.60' to an existing iron pipe; thence N 79°48'32" W a distance of 32.48' to a PK nail on the center of New Hill Olive Chapel Rd (SR# 1141); thence N 32°02'14" E a distance of 47.77' to a PK nail on the center of the road; thence N 32°20'44" E a distance of 200.36' to a PK nail on the center of the road; thence N 31°35'51" E a distance of 98.83' to a PK nail on the center of the road; thence N 25°06'24" E a distance of 96.60' to a PK nail on the center of the road; thence N 14°12'14" E a distance of 99.13' to a PK nail on the center of the road; thence N 10°09'35" E a distance of 194.82' to a PK nail on the center of the road; thence S 83°52'03" E a distance of 29.55' to an existing concrete monument; thence S 83°47'59" E a distance of 100.32' to an existing concrete monument with a coordinate value of 720956.71N and 2015695.78E; thence N 13°28'52" E a distance of 66.73' to an existing concrete monument with a coordinate value of 721021.60N and

21CZ03

1/4/2021

201021.57E; thence S $89^{\circ}58'56''$ E a distance of 83.67' to an existing concrete monument with a coordinate value of 721021.57N and 2015795.00E; thence N $03^{\circ}10'30''$ E a distance of 60.31' to a PK nail on the center of Olive Chapel Rd (SR# 1160); which is the point of beginning, having an area of 3082888.37 square feet, 70.773 acres.

NOTICE OF ELECTRONIC 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.

12/18/2020

Date

Dear Neighbor:

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

0 NEW HILL OLIVE CHAPEL RD & 0, 3417, 3329, 0, & 3309 OLIVE CHAPEL RD

0711-79-0712, 0712-60-3422, 0712-50-7514, 0712-60-2868, 0712-60-6523, & 0712-70-1721

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, you may contact the applicant before or after the meeting is held. 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. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic 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)):

The proposed rezoning is sought merely to eliminate a condition which requires construction of offsite sidewalk around

the corner of Olive Chapel Road and New Hill Olive. The applicant has learned through the site plan

approval process that this sidewalk would be required to go through an existing cemetery and directly impact an existing gravesite on the adjacent church property. The applicant seeks to avoid this conflict by removing the condition requiring construction of the sidewalk.

Estimated submittal date: January, 2021

MEETING INFORMATION:

Property Owner(s) name(s): Toll Southeast LP Company

Applicant(s): Property Owner

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

Electronic Meeting invitation/call in info: <http://bit.ly/mlg122292020-2mtg>

Date of meeting**: 12/29/2020

Time of meeting**: 5:30 PM

MEETING AGENDA TIMES:

Welcome: 5:30 - 5:35 Project Presentation: 5:35 - 5:45 Question & Answer: 5:45 - 7:30

**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>.

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction: Non-Emergency Police 919-362-8661

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

Construction Traffic: James Misciagno 919-372-7470

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

Road Damage & Traffic Control: Water Resources – Infrastructure Inspections 919-362-8166

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations: Non-Emergency Police 919-362-8661

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

Dirt in the Road: James Misciagno 919-372-7470

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

**Dirt on Properties or in Streams: James Misciagno 919-372-7470
Danny Smith Danny.Smith@ncdenr.gov**

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust: James Misciagno 919-372-7470

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

Trash: James Misciagno 919-372-7470

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

Temporary Sediment Basins: James Misciagno 919-372-7470

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

Stormwater Control Measures: Jessica Bolin 919-249-3537

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation: Rodney Smith 919-249-3342

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.



NAME OF PROJECT: OLIVE CHAPEL ROAD ASSEMBLAGE

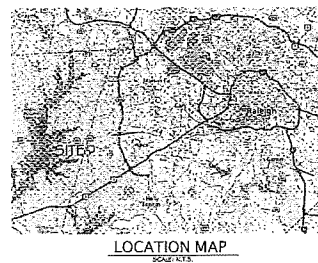
PREPARED CONTACT INFORMATION: DEE OF NORTH CAROLINA, PC
1505 DREW STREET, SUITE 400, ROCKINGHAM, NC 28579-3918
REGISTRATION NO. 17329
2313 W. ALBEMARLE DRIVE
RANDOLPH, NC 27617
PH: 919-355-9700
WWW.DEE.COM

OWNERS CONTACT INFORMATION: WAINWRIGHT, JAMES L., OWNER, 5470 ELM LANE, #101, 7117800133
1505 DREW STREET, SUITE 400, ROCKINGHAM, NC 28579-3918
PH: 919-355-9700
RUSSELL, JAMES A., ATTORNEY-IN-CHARGE, 2101 W. 111TH STREET, #101, 27502-4784
3417 OLIVE CHAPEL ROAD, WAKEFAC, NC 27507-1541
PH: 919-754-6844
GOODMAN, DON G., GOODMAN GRACE, C, PH: 714-262-5659
3228 OLIVE CHAPEL ROAD, WAKEFAC, NC 27507-1517
PH: 919-674-1100
GRAN, PETER G., TRUSTEE SURVIVORS TRUST A (PH) 714-262-4231
647 ARDEN BLVD., TUCKER PARK, NC 27502-2523
PH: 919-367-2350
GOODMAN, DON G., GOODMAN GRACE, C, PH: 714-262-5659
3228 OLIVE CHAPEL ROAD, WAKEFAC, NC 27507-1517
PH: 919-674-1100
HUNTER, RAY C., PIONEER, 2101 W. 111TH STREET, #101, 27502-4784
3417 OLIVE CHAPEL ROAD, WAKEFAC, NC 27507-1541
PH: 919-629-2174

CONTRACT PURPOSES: PERRYVILLE, RAINIER DIVISION
CONTACT INFORMATION: TULL, SHERIDAN, P. COMPANY, INC.
333 GRANVILLE ROAD
PERRYVILLE, PA 17054
PH: 814-321-1400 PH: 814-331-7600
PERRYVILLE@PERRYVILLE.COM

CURRENT ZONING AND USE: RURAL DELIVERY RESIDENTIAL
AREA OF TRACTS: 70.77 AC.
DISTRICT ZONING: RURAL DELIVERY RESIDENTIAL
PROPOSED ZONING: PUD-CZ
BUILDING HEIGHTS & STORYS: 30' MAX. 4 & 3 STORYS
PARKING SPACES: REQUIRED: 2 SUITS
PROMISED: 2 SUITS
REQUIRED STRUTTS: 10'
FLOOR: 0'
FEAR: 0'
CONCRETE: 10'
MINIMUM LOT SIZE: 11,800 S.F.
AVERAGE LOT SIZE: 15,000 S.F.
MINIMUM BUILT UPON AREA: 500
WATERFLOOD: AGENCY LANE
WATERFLOOD PROTECTION: PRIMARY
OVERLAY DISTRICT: NOT IN TEAM FLOOD MAP
MAP #27061100K AND 3720071200K
EFFECTIVE DATE: 2007
HISTORIC STRUCTURES: ONE TO BE REHABITED
ANNOYANCE: 640
UNDESIRABLE USE: NA
PARKS & REC. RECOMMENDATION: THE PUD IN USE IS:
68,345.49 ± SQ. FT. OF LOTS = 6230.835.01

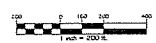
GENERAL CONDITIONS OF APPROVAL:
1) WHERE SHOWN BY THE RECORD PLANS, THE EXISTING CURBS, PAVEMENT AND OTHER SURFACE WORK SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, AS REQUIRED BY THE RECORD PLANS.
2) ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
3) ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
4) ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
5) ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.



LOCATION MAP
SCALE: N.T.S.

SHEET INDEX

PUD-1	COVER
PUD-2	DISTING CONDITIONS PLAN
PUD-3	PRELIMINARY LAYOUT PLAN
PUD-4	PRELIMINARY TRASSING PLAN
PUD-5	PRELIMINARY UTILITY PLAN
PUD-6	PRELIMINARY STORMWATER MANAGEMENT PLAN



THESE PLANS ARE IN SUPPORT OF A PETITION TO REZONE THE SUBJECT PROPERTY TO PUD-CZ

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

ENGINE CONSULTANTS

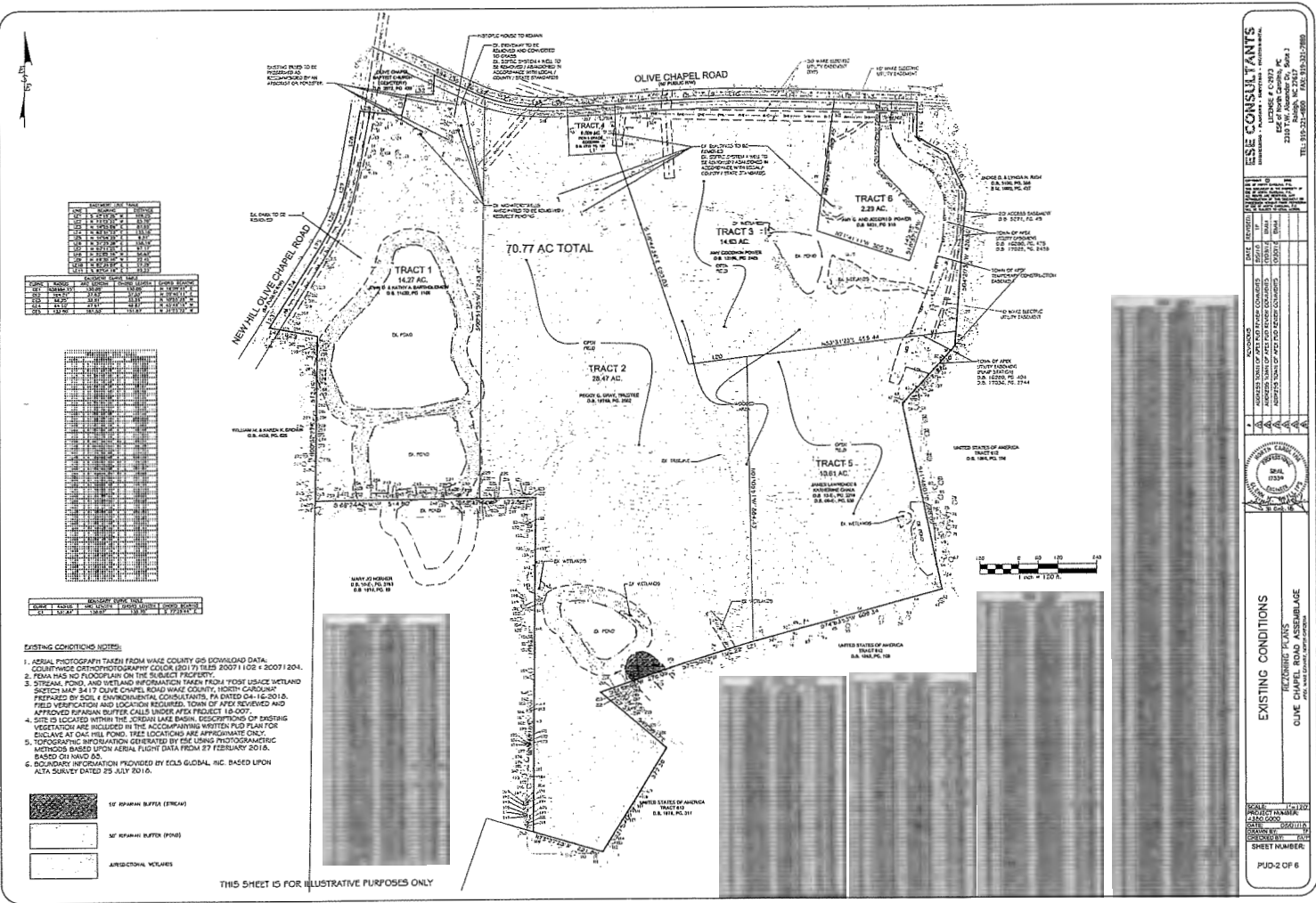
JUDITH E. C. 2073
MARTHA'S CREEK, NORTH CAROLINA
2310 W. ALBEMARLE DRIVE, SUITE J
RANDOLPH, NC 27617
TEL: 919-331-9500 FAX: 919-331-9505

DATE ISSUED: _____
DATE REVISION: _____

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11/18/2011
2	ISSUED FOR PERMITTING	11/18/2011
3	ISSUED FOR PERMITTING	11/18/2011
4	ISSUED FOR PERMITTING	11/18/2011
5	ISSUED FOR PERMITTING	11/18/2011
6	ISSUED FOR PERMITTING	11/18/2011
7	ISSUED FOR PERMITTING	11/18/2011
8	ISSUED FOR PERMITTING	11/18/2011
9	ISSUED FOR PERMITTING	11/18/2011
10	ISSUED FOR PERMITTING	11/18/2011

COVER SHEET
REZONING PLANS
OLIVE CHAPEL ROAD ASSEMBLAGE

PUD-1 OF 6



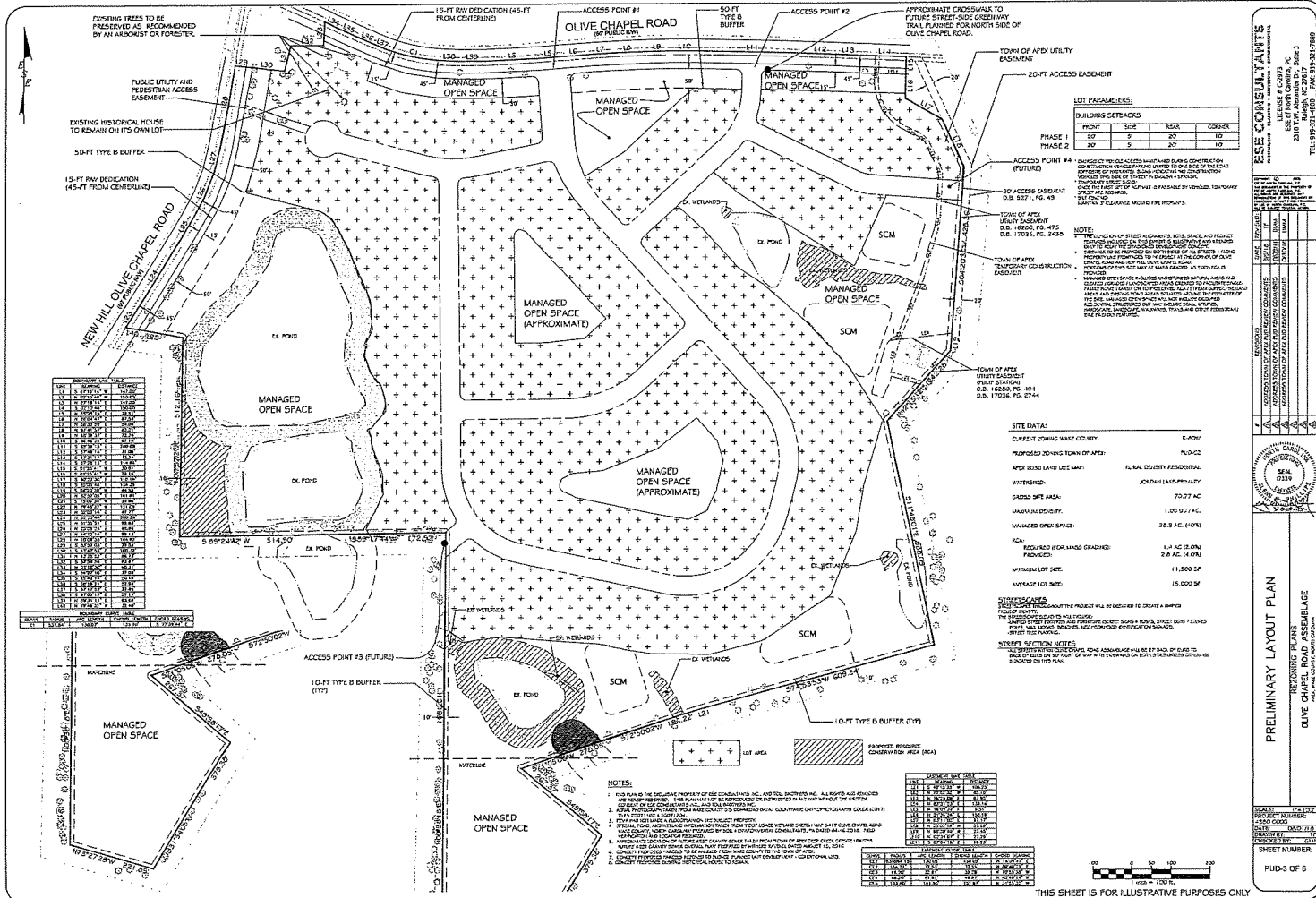
ESE CONSULTANTS
 2325 W. WILSON ROAD, SUITE 200
 RALEIGH, NC 27617
 TEL: 919.232.2222 FAX: 919.232.2222

NO.	DATE	DESCRIPTION
1	07/28/16	ALTA SURVEY
2	07/28/16	PHOTOGRAMMETRY
3	07/28/16	WETLAND SURVEY
4	07/28/16	VEGETATION SURVEY
5	07/28/16	SOIL SAMPLING
6	07/28/16	WETLAND DELINEATION
7	07/28/16	WETLAND CLASSIFICATION
8	07/28/16	WETLAND BUFFER CALLS
9	07/28/16	WETLAND REPORT
10	07/28/16	WETLAND MAP
11	07/28/16	WETLAND PHOTOGRAPHS
12	07/28/16	WETLAND VIDEO
13	07/28/16	WETLAND DATA
14	07/28/16	WETLAND RECORDS
15	07/28/16	WETLAND ARCHIVES
16	07/28/16	WETLAND BACKUP
17	07/28/16	WETLAND RESTORE
18	07/28/16	WETLAND REPAIR
19	07/28/16	WETLAND MAINTENANCE
20	07/28/16	WETLAND MONITORING
21	07/28/16	WETLAND EVALUATION
22	07/28/16	WETLAND IMPROVEMENT
23	07/28/16	WETLAND PROTECTION
24	07/28/16	WETLAND RESTORATION
25	07/28/16	WETLAND RECONSTRUCTION
26	07/28/16	WETLAND REPAIR AND MAINTENANCE
27	07/28/16	WETLAND RESTORATION AND RECONSTRUCTION
28	07/28/16	WETLAND PROTECTION AND RESTORATION
29	07/28/16	WETLAND IMPROVEMENT AND RESTORATION
30	07/28/16	WETLAND MONITORING AND EVALUATION



EXISTING CONDITIONS
 REVISIONS PLANS
 OLIVE CHAPEL ROAD ASSEMBLAGE
 SHEET NUMBER
 PUD-2 OF 6

NO.	DATE	DESCRIPTION
1	07/28/16	ALTA SURVEY
2	07/28/16	PHOTOGRAMMETRY
3	07/28/16	WETLAND SURVEY
4	07/28/16	VEGETATION SURVEY
5	07/28/16	SOIL SAMPLING
6	07/28/16	WETLAND DELINEATION
7	07/28/16	WETLAND CLASSIFICATION
8	07/28/16	WETLAND BUFFER CALLS
9	07/28/16	WETLAND REPORT
10	07/28/16	WETLAND MAP
11	07/28/16	WETLAND PHOTOGRAPHS
12	07/28/16	WETLAND VIDEO
13	07/28/16	WETLAND DATA
14	07/28/16	WETLAND RECORDS
15	07/28/16	WETLAND ARCHIVES
16	07/28/16	WETLAND BACKUP
17	07/28/16	WETLAND RESTORE
18	07/28/16	WETLAND REPAIR
19	07/28/16	WETLAND MAINTENANCE
20	07/28/16	WETLAND MONITORING
21	07/28/16	WETLAND EVALUATION
22	07/28/16	WETLAND IMPROVEMENT
23	07/28/16	WETLAND PROTECTION
24	07/28/16	WETLAND RESTORATION
25	07/28/16	WETLAND RECONSTRUCTION
26	07/28/16	WETLAND REPAIR AND MAINTENANCE
27	07/28/16	WETLAND RESTORATION AND RECONSTRUCTION
28	07/28/16	WETLAND PROTECTION AND RESTORATION
29	07/28/16	WETLAND IMPROVEMENT AND RESTORATION
30	07/28/16	WETLAND MONITORING AND EVALUATION



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	MANAGED OPEN SPACE	150,000	15.00
2	MANAGED OPEN SPACE	150,000	15.00
3	MANAGED OPEN SPACE	150,000	15.00
4	MANAGED OPEN SPACE	150,000	15.00
5	MANAGED OPEN SPACE	150,000	15.00
6	MANAGED OPEN SPACE	150,000	15.00
7	MANAGED OPEN SPACE	150,000	15.00
8	MANAGED OPEN SPACE	150,000	15.00
9	MANAGED OPEN SPACE	150,000	15.00
10	MANAGED OPEN SPACE	150,000	15.00
11	MANAGED OPEN SPACE	150,000	15.00
12	MANAGED OPEN SPACE	150,000	15.00
13	MANAGED OPEN SPACE	150,000	15.00
14	MANAGED OPEN SPACE	150,000	15.00
15	MANAGED OPEN SPACE	150,000	15.00
16	MANAGED OPEN SPACE	150,000	15.00
17	MANAGED OPEN SPACE	150,000	15.00
18	MANAGED OPEN SPACE	150,000	15.00
19	MANAGED OPEN SPACE	150,000	15.00
20	MANAGED OPEN SPACE	150,000	15.00
21	MANAGED OPEN SPACE	150,000	15.00
22	MANAGED OPEN SPACE	150,000	15.00
23	MANAGED OPEN SPACE	150,000	15.00
24	MANAGED OPEN SPACE	150,000	15.00
25	MANAGED OPEN SPACE	150,000	15.00
26	MANAGED OPEN SPACE	150,000	15.00
27	MANAGED OPEN SPACE	150,000	15.00
28	MANAGED OPEN SPACE	150,000	15.00
29	MANAGED OPEN SPACE	150,000	15.00
30	MANAGED OPEN SPACE	150,000	15.00
31	MANAGED OPEN SPACE	150,000	15.00
32	MANAGED OPEN SPACE	150,000	15.00
33	MANAGED OPEN SPACE	150,000	15.00
34	MANAGED OPEN SPACE	150,000	15.00
35	MANAGED OPEN SPACE	150,000	15.00
36	MANAGED OPEN SPACE	150,000	15.00
37	MANAGED OPEN SPACE	150,000	15.00
38	MANAGED OPEN SPACE	150,000	15.00
39	MANAGED OPEN SPACE	150,000	15.00
40	MANAGED OPEN SPACE	150,000	15.00
41	MANAGED OPEN SPACE	150,000	15.00
42	MANAGED OPEN SPACE	150,000	15.00
43	MANAGED OPEN SPACE	150,000	15.00
44	MANAGED OPEN SPACE	150,000	15.00
45	MANAGED OPEN SPACE	150,000	15.00
46	MANAGED OPEN SPACE	150,000	15.00
47	MANAGED OPEN SPACE	150,000	15.00
48	MANAGED OPEN SPACE	150,000	15.00
49	MANAGED OPEN SPACE	150,000	15.00
50	MANAGED OPEN SPACE	150,000	15.00
51	MANAGED OPEN SPACE	150,000	15.00
52	MANAGED OPEN SPACE	150,000	15.00
53	MANAGED OPEN SPACE	150,000	15.00
54	MANAGED OPEN SPACE	150,000	15.00
55	MANAGED OPEN SPACE	150,000	15.00
56	MANAGED OPEN SPACE	150,000	15.00
57	MANAGED OPEN SPACE	150,000	15.00
58	MANAGED OPEN SPACE	150,000	15.00
59	MANAGED OPEN SPACE	150,000	15.00
60	MANAGED OPEN SPACE	150,000	15.00
61	MANAGED OPEN SPACE	150,000	15.00
62	MANAGED OPEN SPACE	150,000	15.00
63	MANAGED OPEN SPACE	150,000	15.00
64	MANAGED OPEN SPACE	150,000	15.00
65	MANAGED OPEN SPACE	150,000	15.00
66	MANAGED OPEN SPACE	150,000	15.00
67	MANAGED OPEN SPACE	150,000	15.00
68	MANAGED OPEN SPACE	150,000	15.00
69	MANAGED OPEN SPACE	150,000	15.00
70	MANAGED OPEN SPACE	150,000	15.00
71	MANAGED OPEN SPACE	150,000	15.00
72	MANAGED OPEN SPACE	150,000	15.00
73	MANAGED OPEN SPACE	150,000	15.00
74	MANAGED OPEN SPACE	150,000	15.00
75	MANAGED OPEN SPACE	150,000	15.00
76	MANAGED OPEN SPACE	150,000	15.00
77	MANAGED OPEN SPACE	150,000	15.00
78	MANAGED OPEN SPACE	150,000	15.00
79	MANAGED OPEN SPACE	150,000	15.00
80	MANAGED OPEN SPACE	150,000	15.00
81	MANAGED OPEN SPACE	150,000	15.00
82	MANAGED OPEN SPACE	150,000	15.00
83	MANAGED OPEN SPACE	150,000	15.00
84	MANAGED OPEN SPACE	150,000	15.00
85	MANAGED OPEN SPACE	150,000	15.00
86	MANAGED OPEN SPACE	150,000	15.00
87	MANAGED OPEN SPACE	150,000	15.00
88	MANAGED OPEN SPACE	150,000	15.00
89	MANAGED OPEN SPACE	150,000	15.00
90	MANAGED OPEN SPACE	150,000	15.00
91	MANAGED OPEN SPACE	150,000	15.00
92	MANAGED OPEN SPACE	150,000	15.00
93	MANAGED OPEN SPACE	150,000	15.00
94	MANAGED OPEN SPACE	150,000	15.00
95	MANAGED OPEN SPACE	150,000	15.00
96	MANAGED OPEN SPACE	150,000	15.00
97	MANAGED OPEN SPACE	150,000	15.00
98	MANAGED OPEN SPACE	150,000	15.00
99	MANAGED OPEN SPACE	150,000	15.00
100	MANAGED OPEN SPACE	150,000	15.00

BUILDING SETBACKS			
PHASE	FRONT	SIDE	REAR
PHASE 1	5'	5'	5'
PHASE 2	5'	5'	5'

SITE DATA:	
CURRENT ZONING MAP COUNTY:	R-300
PROPOSED ZONING MAP COUNTY:	PUD-C2
APR 2020 LAND USE MAP:	FLORIDA COUNTY RESIDENTIAL
WATERBED:	JORDAN LAKE PONDWAY
GATED SITE AREA:	70.77 AC
MANUAL SITE AREA:	1,000 SQ. FT.
MANAGED OPEN SPACE:	20.9 AC (6.0%)
REQUIRED FOR LAND GRANTED:	1.7 AC (2.0%)
PROVIDED:	2.0 AC (4.0%)
INTERNAL LOT SIZE:	11,500 SF
AVERAGE LOT SIZE:	15,000 SF

STREET SECTION NOTES
 1. THE PROPOSED STREET SECTION IS SHOWN AS A 12-FOOT TYPE B BUFFER. THE STREET SECTION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF APEX UTILITY GASMAIN. THE STREET SECTION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF APEX UTILITY GASMAIN. THE STREET SECTION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF APEX UTILITY GASMAIN.

- NOTES**
1. THIS PLAN IS THE SOLE PROPERTY OF THE CONSULTANT, INC. AND THE CLIENT. ALL RIGHTS ARE RESERVED AND NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT, INC. AND THE CLIENT.
 2. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.
 3. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.
 4. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.
 5. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.
 6. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	MANAGED OPEN SPACE	150,000	15.00
2	MANAGED OPEN SPACE	150,000	15.00
3	MANAGED OPEN SPACE	150,000	15.00
4	MANAGED OPEN SPACE	150,000	15.00
5	MANAGED OPEN SPACE	150,000	15.00
6	MANAGED OPEN SPACE	150,000	15.00
7	MANAGED OPEN SPACE	150,000	15.00
8	MANAGED OPEN SPACE	150,000	15.00
9	MANAGED OPEN SPACE	150,000	15.00
10	MANAGED OPEN SPACE	150,000	15.00
11	MANAGED OPEN SPACE	150,000	15.00
12	MANAGED OPEN SPACE	150,000	15.00
13	MANAGED OPEN SPACE	150,000	15.00
14	MANAGED OPEN SPACE	150,000	15.00
15	MANAGED OPEN SPACE	150,000	15.00
16	MANAGED OPEN SPACE	150,000	15.00
17	MANAGED OPEN SPACE	150,000	15.00
18	MANAGED OPEN SPACE	150,000	15.00
19	MANAGED OPEN SPACE	150,000	15.00
20	MANAGED OPEN SPACE	150,000	15.00
21	MANAGED OPEN SPACE	150,000	15.00
22	MANAGED OPEN SPACE	150,000	15.00
23	MANAGED OPEN SPACE	150,000	15.00
24	MANAGED OPEN SPACE	150,000	15.00
25	MANAGED OPEN SPACE	150,000	15.00
26	MANAGED OPEN SPACE	150,000	15.00
27	MANAGED OPEN SPACE	150,000	15.00
28	MANAGED OPEN SPACE	150,000	15.00
29	MANAGED OPEN SPACE	150,000	15.00
30	MANAGED OPEN SPACE	150,000	15.00
31	MANAGED OPEN SPACE	150,000	15.00
32	MANAGED OPEN SPACE	150,000	15.00
33	MANAGED OPEN SPACE	150,000	15.00
34	MANAGED OPEN SPACE	150,000	15.00
35	MANAGED OPEN SPACE	150,000	15.00
36	MANAGED OPEN SPACE	150,000	15.00
37	MANAGED OPEN SPACE	150,000	15.00
38	MANAGED OPEN SPACE	150,000	15.00
39	MANAGED OPEN SPACE	150,000	15.00
40	MANAGED OPEN SPACE	150,000	15.00
41	MANAGED OPEN SPACE	150,000	15.00
42	MANAGED OPEN SPACE	150,000	15.00
43	MANAGED OPEN SPACE	150,000	15.00
44	MANAGED OPEN SPACE	150,000	15.00
45	MANAGED OPEN SPACE	150,000	15.00
46	MANAGED OPEN SPACE	150,000	15.00
47	MANAGED OPEN SPACE	150,000	15.00
48	MANAGED OPEN SPACE	150,000	15.00
49	MANAGED OPEN SPACE	150,000	15.00
50	MANAGED OPEN SPACE	150,000	15.00
51	MANAGED OPEN SPACE	150,000	15.00
52	MANAGED OPEN SPACE	150,000	15.00
53	MANAGED OPEN SPACE	150,000	15.00
54	MANAGED OPEN SPACE	150,000	15.00
55	MANAGED OPEN SPACE	150,000	15.00
56	MANAGED OPEN SPACE	150,000	15.00
57	MANAGED OPEN SPACE	150,000	15.00
58	MANAGED OPEN SPACE	150,000	15.00
59	MANAGED OPEN SPACE	150,000	15.00
60	MANAGED OPEN SPACE	150,000	15.00
61	MANAGED OPEN SPACE	150,000	15.00
62	MANAGED OPEN SPACE	150,000	15.00
63	MANAGED OPEN SPACE	150,000	15.00
64	MANAGED OPEN SPACE	150,000	15.00
65	MANAGED OPEN SPACE	150,000	15.00
66	MANAGED OPEN SPACE	150,000	15.00
67	MANAGED OPEN SPACE	150,000	15.00
68	MANAGED OPEN SPACE	150,000	15.00
69	MANAGED OPEN SPACE	150,000	15.00
70	MANAGED OPEN SPACE	150,000	15.00
71	MANAGED OPEN SPACE	150,000	15.00
72	MANAGED OPEN SPACE	150,000	15.00
73	MANAGED OPEN SPACE	150,000	15.00
74	MANAGED OPEN SPACE	150,000	15.00
75	MANAGED OPEN SPACE	150,000	15.00
76	MANAGED OPEN SPACE	150,000	15.00
77	MANAGED OPEN SPACE	150,000	15.00
78	MANAGED OPEN SPACE	150,000	15.00
79	MANAGED OPEN SPACE	150,000	15.00
80	MANAGED OPEN SPACE	150,000	15.00
81	MANAGED OPEN SPACE	150,000	15.00
82	MANAGED OPEN SPACE	150,000	15.00
83	MANAGED OPEN SPACE	150,000	15.00
84	MANAGED OPEN SPACE	150,000	15.00
85	MANAGED OPEN SPACE	150,000	15.00
86	MANAGED OPEN SPACE	150,000	15.00
87	MANAGED OPEN SPACE	150,000	15.00
88	MANAGED OPEN SPACE	150,000	15.00
89	MANAGED OPEN SPACE	150,000	15.00
90	MANAGED OPEN SPACE	150,000	15.00
91	MANAGED OPEN SPACE	150,000	15.00
92	MANAGED OPEN SPACE	150,000	15.00
93	MANAGED OPEN SPACE	150,000	15.00
94	MANAGED OPEN SPACE	150,000	15.00
95	MANAGED OPEN SPACE	150,000	15.00
96	MANAGED OPEN SPACE	150,000	15.00
97	MANAGED OPEN SPACE	150,000	15.00
98	MANAGED OPEN SPACE	150,000	15.00
99	MANAGED OPEN SPACE	150,000	15.00
100	MANAGED OPEN SPACE	150,000	15.00

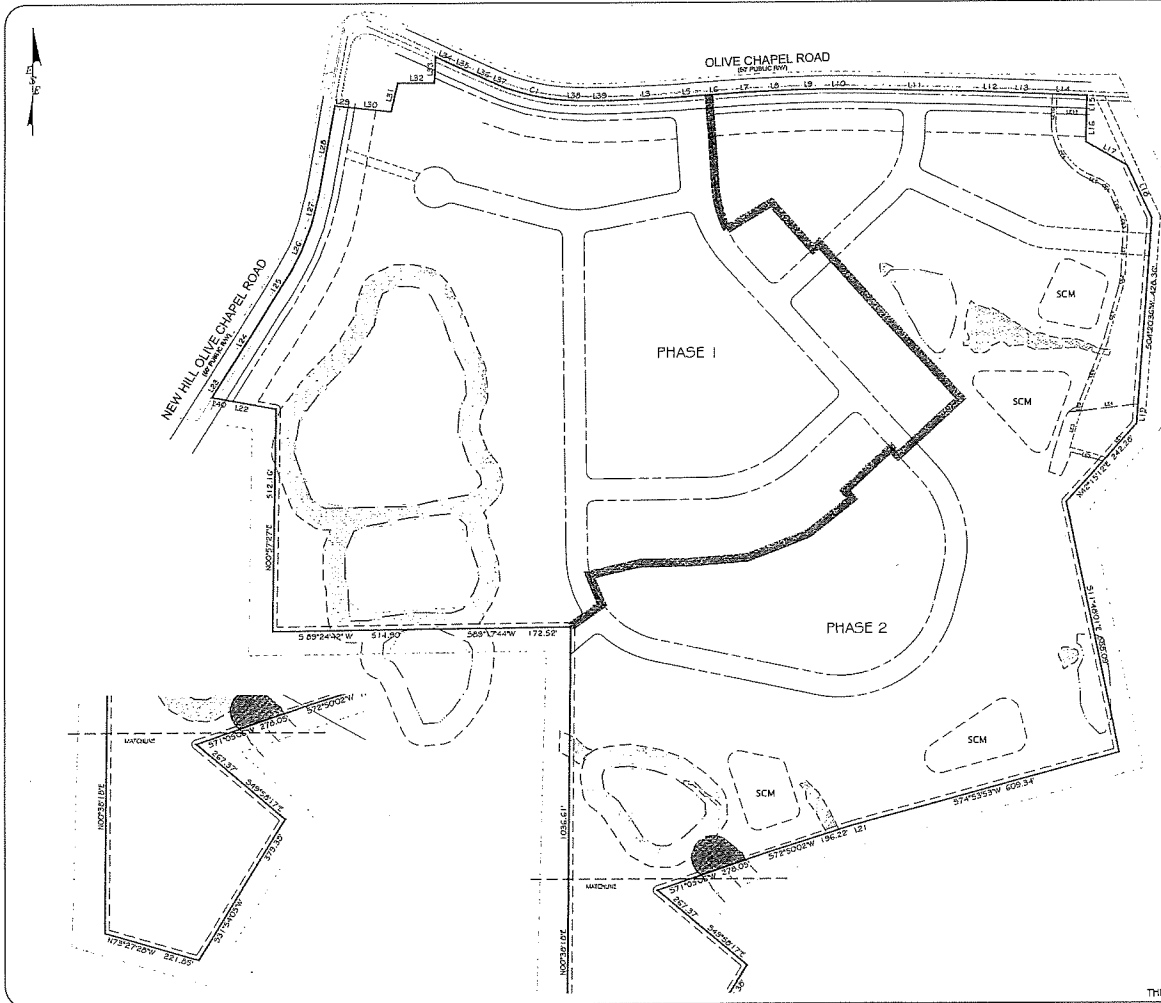
THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY LAYOUT PLAN

REZONING PLANS AND ZONING MAPS
 OLIVE CHAPEL ROAD PROJECT

CONSULTANTS
 JORDAN LAKE PONDWAY
 3310 W. AMHERST ST., SUITE 3
 RALEIGH, NC 27604
 TEL: 919.331.1800 FAX: 919.331.2899

DATE: 10/15/2020
PROJECT NUMBER: 2020-0001
SCALE: 1" = 100'
SHEET NUMBER: PUD-3 OF 6



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PHASING PLAN	10/15/10	...
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	DATE	BY
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	DATE	BY
1
2
3
4
5
6
7
8
9
10

NOTE: IN THE COURSE OF DESIGN IT IS POSSIBLE THAT THE LOCATION OF THE PHASE LINE AND/OR DIMENSION OF PHASES MAY NEED TO CHANGE. PHASING WILL BE DETERMINED AS PART OF THE MASTER SUBDIVISION REVIEW PROCESS.



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

ESE CONSULTANTS
 6500 W. UNIVERSITY BLVD., SUITE 100
 DENVER, CO 80234
 TEL: 303.733.1200 FAX: 303.733.1205

PROJECT INFORMATION

PROJECT NO.	1000000000
DATE	10/15/10
PROJECT NAME	OLIVE CHAPEL ROAD ASSEMBLAGE
CLIENT	...
DESIGNER	...
CHECKED BY	...
DATE	...

PRELIMINARY PHASING PLAN
 OLIVE CHAPEL ROAD ASSEMBLAGE

SCALE 1"=100'
PROJECT NUMBER 1000000000
DATE 10/15/10
PROJECT OLIVE CHAPEL ROAD ASSEMBLAGE
DESIGNER ESE CONSULTANTS
CHECKED BY ...
DATE ...

SHEET NUMBER: PUD-4 OF 5

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): Toll Southeast LP Company INC

Applicant(s): Property Owner listed above

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

Meeting Address: Virtual

Date of meeting: 12/29/2020 Time of meeting: 5:30 PM to 7:30 PM

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:

There were no attendees at the meeting

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, Jason Barron, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually (location/address)
on 12/29/2020 (date) from 5:30 PM (start time) to 7:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

1/4/2021
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Pamela J. Weber, a Notary Public for the above State and County, on this the 4th day of January, 2021.

SEAL

Pamela J. Weber
Notary Public
Pamela J. Weber
Print Name

My Commission Expires: 6-27-2021

