

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 #: 2021-03 21CZ04
Fee Paid: \$ 3119.19

Submittal Date: 3-1-2021
Check #: Charge

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Williams Farm
Address(es): 4525 Green Level West Rd
PIN(s): P/O 0713943738

Acreage: 61.919

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Low Density Residential

Requested 2045 LUM Designation: Low 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: N/A

Area proposed as non-residential development: Acreage: N/A

Percent of mixed use area proposed as non-residential: Percent: N/A

Applicant Information

Name: Jessie Hardesty
Address: 2905 Meridian Parkway
City: Durham State: NC Zip: 27713
Phone: 919-361-5000 E-mail: hardesty@mcadamsco.com

Owner Information

Name: Eliza C Williams
Address: 4525 Green Level West Rd
City: Apex State: NC Zip: 27523
Phone: _____ E-mail: _____

Agent Information

Name: Alliance Group of NC (developer/real estate consultant)
Address: 7208 Falls of the Neuse Rd Suite 101
City: Raleigh State: NC Zip: 27615
Phone: 919-475-7314 E-mail: zumwalt@alliancegroupnc.com

Other contacts: Bob Zumwalt

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 21CZ04

Submittal Date: 03/01/2021

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 list of owners within 300' of the subject property.	
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____

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

Date: 02/25/2021

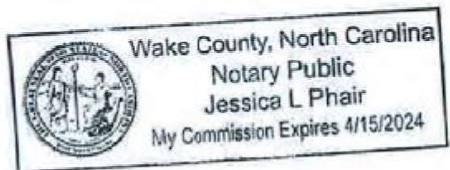
By: Jessie Hardesty

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Jessica L Phair, a Notary Public for the above State and County, on this the 25th day of February, 2021.

Jessica L Phair
Notary Public
Jessica L. Phair
Print Name

SEAL



My Commission Expires: 4/15/24

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
713825716	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	
713933017	MOWLANEJAD, SOPHIA ALEXANDER, JOHN LEE	414 GRAND HIGHCLERE WAY	APEX NC 27523-9609	
713933167	ASHTON RALEIGH RESIDENTIAL LLC	5711 SIX FORKS RD STE 300	RALEIGH NC 27609-3888	
713935033	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	PO BOX 97243	RALEIGH NC 27624-7243
713935328	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119	
713936103	ASHTON RALEIGH RESIDENTIAL LLC	5711 SIX FORKS RD STE 300	RALEIGH NC 27609-3888	
713936189	ASHTON RALEIGH RESIDENTIAL LLC	5711 SIX FORKS RD STE 300	RALEIGH NC 27609-3888	
713937383	HARNEY, KEITH T. PENDRAK, PAMELA	395 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
713937588	NOVELLI, MARIBEL S NOVELLI, DANILO	390 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
713938460	CUMMINGS, HEATHER CUMMINGS, MICHAEL	391 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
713938663	LEE, GENE TRUSTEE BARTO, AMY E TRUSTEE	386 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
713939446	AGSTER, BRIAN AGSTER, MISCHA	387 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
713939659	HALL, JAMES F HALL, KAVITA K	382 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
713939905	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	PO BOX 97243	RALEIGH NC 27624-7243
713943738	WILLIAMS, ELIZA C	4525 GREEN LEVEL WEST RD	APEX NC 27523-7516	
713947388	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
713947691	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
713948472	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
713948708	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
713949448	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
713949656	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	PO BOX 97243	RALEIGH NC 27624-7243

713949804	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
713959207	JOHNSON, FREEMAN R	4501 GREEN LEVEL WEST RD	APEX NC 27523-7516	
713961359	HELTON, ROBERT D HELTON, LAURA S	1025 BATCHELOR RD	APEX NC 27523-5718	
713963564	HILLIARD, DOUGLAS R HILLIARD, DOROTHY A	1029 BATCHELOR RD	APEX NC 27523-5718	
713965333	POLKA, ESTHER POLKA, JAMES	1017 BATCHELOR RD	APEX NC 27523-5718	
723030521	SIVAKUMAR, MAHESH VEMULA, SUDHEERA	383 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
723030734	ROBBINS, JONATHAN W ROBBINS, STEPHANIE H	378 GRAND HIGHCLERE WAY	APEX NC 27523-9608	
723040524	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
723040769	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
723041509	TOLL SOUTHEAST LP COMPANY INC	250 GIBRALTAR RD	HORSHAM PA 19044-2323	
723042327	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	PO BOX 97243	RALEIGH NC 27624-7243
723050996	LEE, GREGORY LEE, REGINA	109 TURNSTONE DR	DURHAM NC 27703-8375	
723051332	GREENWELL, LINDA P TRUSTEE TRUSTEE OF LINDA J HALE LIVING TRUST	PO BOX 250	TERRELL NC 28682-0250	
723064572	SRN PROPERTIES LLC	123 PRESTON GRANDE WAY	MORRISVILLE NC 27560-7073	
18017	WILLIAMS ELIZA C	4525 GREEN LEVEL WEST RD	APEX NC 27523-7516	
76469	RAGLAND DIANE SEARS	1576 LUTHER RD	APEX NC 27502	
18057	SEARS BILLY L & JULIA N	1578 LUTHER RD	APEX NC 27523	
76468	CUMMINGS HEATH PHILLIP	315 SEARS PLACE DR	APEX NC 27523-5753	
18039	HILLIARD DOUGLAS R ETUX DOROTHY A	1029 BATCHELOR RD	APEX NC 27523	
18040	EVANGELIST WILLIAM J	1117 BATCHELOR RD	APEX NC 27502	
	TOWN OF APEX PLANNING DEPARTMENT	PO BOX 250	APEX NC 27502	

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 21CZ04

Submittal Date: 03/01/2021

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 #: 21CZ04

Submittal Date: 03/01/2021

Proposed Subdivision/Development Information

Description of location: 4525 Green Level West Rd, Apex NC

Nearest intersecting roads: Green Level West Rd and Batchelor Rd

Wake County PIN(s): 0713943738

Township: White Oak

Contact Information (as appropriate)

Contact person: Bob Zumwalt

Phone number: 919-475-7314 Fax number: _____

Address: 7208 Falls of the Neuse Rd Suite 101 Raleigh, NC

E-mail address: zumwalt@alliancegroupnc.com

Owner: Eliza C Williams

Phone number: _____ Fax number: _____

Address: 4525 Green Level West Rd Apex, NC

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: Williams Farm

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 21CZ04

Submission Date: 03/01/2021

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Williams Property PUD

(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.

Stanley Martin Homes, 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: Stanley Martin Homes

TOWN OF APEX

BY: 
Authorized Agent

BY: _____
Authorized Agent

DATE: 2/22/2021

DATE: _____

AGENT AUTHORIZATION FORM

Application #: 21CZ04

Submission Date: 03/01/2021

Eliza C Williams 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: 4525 Green Level West Rd Apex, NC 27523

The agent for this project is: Alliance Group of NC

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

Agent Name: Jacob Anderson

Address: 7208 Falls of the Neuse Rd Suite 101 Raleigh, NC

Telephone Number: 919-239-9486

E-Mail Address: jacob@alliancegroupnc.com

Signature(s) of Owner(s)*

Eliza C Williams

Eliza C Williams
Type or print name

2-20-21
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 #: 21CZ04

Submittal Date: 03/01/2021

The undersigned, Eliza C. Williams (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 4525 Green Level West Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 12-3-13, and recorded in the Wake County Register of Deeds Office on 12-3-13, in Book 14-E Page 362.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 12-3-13, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 12-3-13, 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 17 day of February, 2021.

Eliza C. Williams (seal)
Eliza C. Williams
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that ELIZA C WILLIAMS, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Mary Jane Poore
 NOTARY PUBLIC
 WAKE COUNTY, NORTH CAROLINA
 My Commission Expires 10-12-21

[NOTARY SEAL]

Mary Jane Poore
 Notary Public
 State of North Carolina
 My Commission Expires: 10-12-21

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 21CZ04

Submittal Date: 03/01/2021

Insert legal description below.

WILLIAMS TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 01°32'22" WEST 672.98 FEET TO AN IRON PIPE; THENCE SOUTH 01°31'22" WEST 1361.14 FEET TO A STAKE; THENCE SOUTH 56°33'17" WEST 368.90 FEET TO AN IRON PIPE; THENCE SOUTH 88°32'13" WEST 421.25 FEET TO AN IRON PIPE; THENCE SOUTH 66°10'21" WEST 554.69 FEET TO AN IRON PIPE; THENCE NORTH 10°48'22" WEST 715.81 FEET TO A POINT IN THE COUNTY LINE BETWEEN CHATHAM AND WAKE COUNTY; THENCE SAID COUNTY LINE NORTH 15°51'13" EAST 2040.73 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 73.21 FEET, WITH A RADIUS OF 630.00 FEET, WITH A CHORD BEARING OF SOUTH 51°48'57" EAST, WITH A CHORD LENGTH OF 73.17 FEET TO A POINT; THENCE SOUTH 48°29'13" EAST 203.90 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 272.48 FEET, WITH A RADIUS OF 320.00 FEET, WITH A CHORD BEARING OF SOUTH 72°52'50" EAST, WITH A CHORD LENGTH OF 264.32 FEET TO A POINT; THENCE NORTH 82°43'32" EAST 98.78 FEET TO A POINT; THENCE NORTH 80°33'13" EAST 310.74 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2,697,206 SQUARE FEET, 61.919 ACRES.

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to: studentassignment-gis-group@wcpss.net

Developer Company Information	
Company Name	Stanley Martin Homes
Company Phone Number	919-977-8760
Developer Representative Name	Brian Ketchem
Developer Representative Phone Number	919-724-0624
Developer Representative Email	KetchemBK@stanleymartin.com

New Residential Subdivision Information	
Date of Application for Subdivision	August 2021
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Williams Property PUD
Address of Subdivision (if unknown enter nearest cross streets)	Green Level West Rd and Batchelor Rd.
REID(s)	0077518
PIN(s)	0713943738

Projected Dates Information

Subdivision Completion Date	January 2022
Subdivision Projected First Occupancy Date	November 2023

Lot by Lot Development Information

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	166					166		2,800	3,500	\$550K	\$750K	2023	50	2024	58	2025	58
Townhomes	10				10			1,800	2,400	\$250K	\$320K	2023	0	2024	10	2025	
Condos																	
Apartments																	
Other																	

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.

January 27, 2021

Date

Dear Neighbor:

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

4525 GREEN LEVEL WEST RD

0713943738

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) PUD-CZ	Town Council
<input type="checkbox"/> Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/> Special Use Permit	Town Council (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

The attached maps and plan illustrate the proposal for a rezoning located on Green Level West Road for a new residential development. The proposed project area is about 62 acres, and is located on the border of Wake County and Chatham County.

Estimated submittal date: March 1, 2021

MEETING INFORMATION:

Property Owner(s) name(s): Eliza C Williams

Applicant(s): McAdams

Contact information (email/phone): hardesty@mcadamsco.com / 540-958-9098

Electronic Meeting invitation/call in info: Please see attached sheet for Zoom meeting information

Date of meeting**: February 11, 2021

Time of meeting**: 6:00 pm - 8:00 pm

MEETING AGENDA TIMES:

Welcome: 6:00-6:05 Project Presentation: 6:05-6:20 Question & Answer: 6:20-8:00

**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>.

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Williams Property Zoning: PUD-CZ
 Location: 4525 Green Level West Rd
 Property PIN(s): 0713943738 Acreage/Square Feet: Total: 73.10 Project Area:61.83

Property Owner: Eliza C Williams
 Address: 4525 Green Level West Rd
 City: Apex State: NC Zip: 27523
 Phone: _____ Email: _____

Developer: Alliance Group of NC
 Address: 7208 Falls of the Neuse Rd Suite 101
 City: Raleigh State: NC Zip: 27615
 Phone: 919-475-7314 Fax: _____ Email: zumwalt@alliancegroupnc.com

Engineer: McAdams
 Address: 2905 Meridian Parkway
 City: Durham State: NC Zip: 27713
 Phone: 919-624-3672 Fax: _____ Email: jfinch@mcadamsco.com

Builder (if known): _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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
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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
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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
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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
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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
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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 Danny Smith	919-372-7470 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
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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
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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
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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
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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
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.

January 27, 2021

RE: Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

Due to the current circumstances of COVID-19, we will be hosting a virtual neighborhood meeting via Zoom Webinar. The meeting will be held on February 11th and begin at 6:00 PM Eastern Time.

- > To attend the meeting via computer, type in the following link in your internet browser:
<https://mcadamsco.zoom.us/j/94170532762?pwd=cGZjUktWS3lZT0pGNXp6Vi81enFmZz09>

Passcode: **415490**

- > To attend the meeting via phone, you may dial in by your location:
US: +1 646 876 9923 or
+1 301 715 8592 or
877 853 5247 (Toll Free)

When prompted, enter the Meeting ID: **941 7053 2762**

Sincerely,
MCADAMS



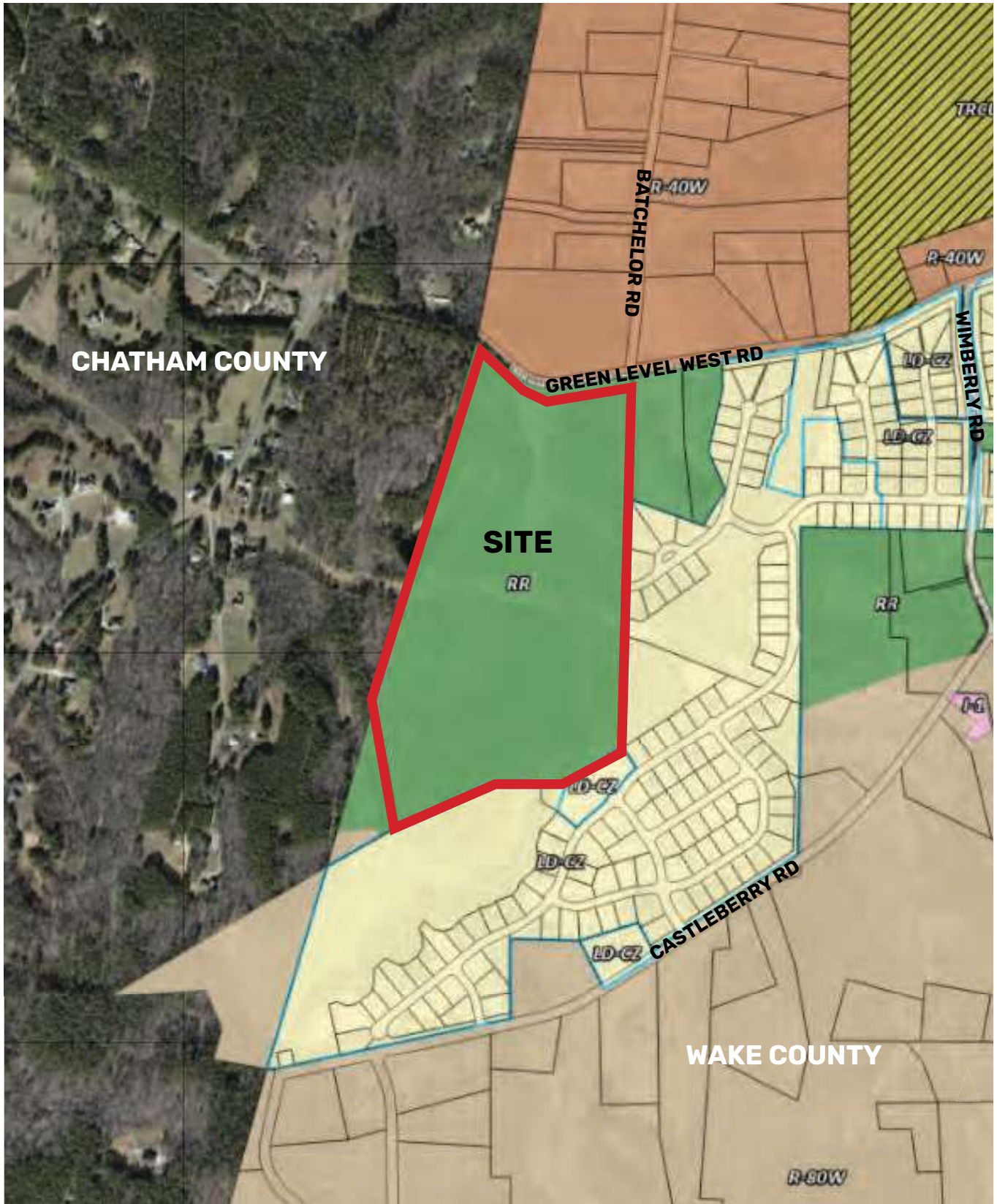
**WILLIAMS PROPERTY
REZONING**

**4525 GREEN LEVEL
WEST RD
APEX, NC**

VICINITY MAP

FEB 2021





CHATHAM COUNTY

SITE

RR

GREEN LEVEL WEST RD

BATCHELOR RD

CASTLEBERRY RD

WIMBERLY RD

WAKE COUNTY

**WILLIAMS PROPERTY
REZONING**

**4525 GREEN LEVEL
WEST RD
APEX, NC**

**EXISTING
ZONING MAP**

FEB 2021



WILLIAMS PROPERTY



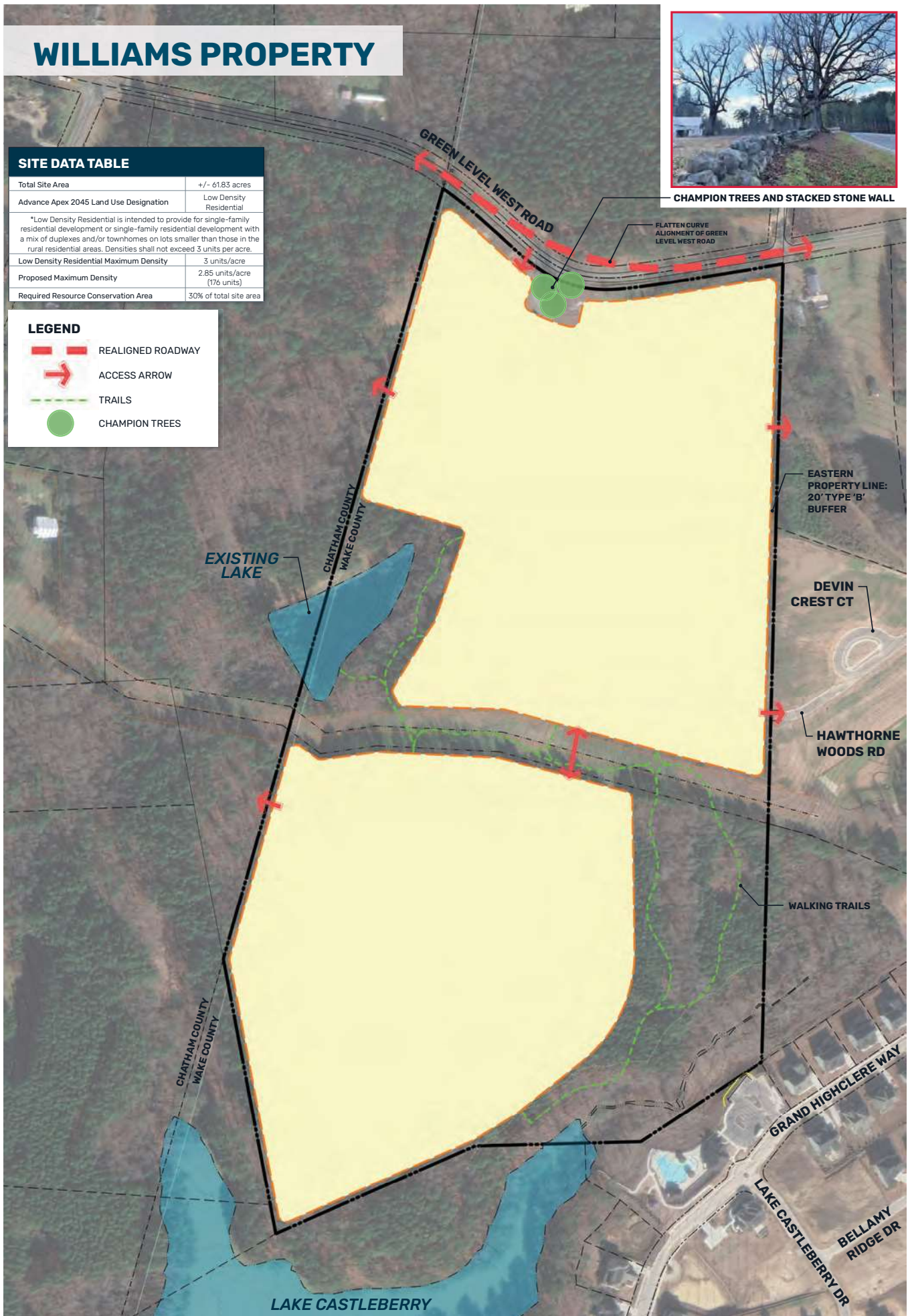
CHAMPION TREES AND STACKED STONE WALL

SITE DATA TABLE

Total Site Area	+/- 61.83 acres
Advance Apex 2045 Land Use Designation	Low Density Residential
*Low Density Residential is intended to provide for single-family residential development or single-family residential development with a mix of duplexes and/or townhomes on lots smaller than those in the rural residential areas. Densities shall not exceed 3 units per acre.	
Low Density Residential Maximum Density	3 units/acre
Proposed Maximum Density	2.85 units/acre (176 units)
Required Resource Conservation Area	30% of total site area

LEGEND

- REALIGNED ROADWAY
- ACCESS ARROW
- TRAILS
- CHAMPION TREES



ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE 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 Format: Zoom
 Date of meeting: February 11, 2021 Time of meeting: 6:00pm-8:00pm
 Property Owner(s) name(s): Eliza C. Williams
 Applicant(s): McAdams & Alliance Group of NC

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Rehab Hamad				
2.	Stephanie Hedrick				
3.	Maribel Novelli	390 Grand Highclere Way, Apex 27523			
4.	Billy L. Sears	225 Sears Place Drive			
5.	Pam Pendrak & Keith Harney	395 Grand Highclere Way			
6.	Sumanth Kota & Ramya Kota	3212 Devon Crest CT, Apex, NC 27523			
7.	Warren A Sears	305 Averroe Drive			
8.	Joni and David Klem	316 Grand Highclere Way, Apex,			
9.	Shirley and Scott Diefenbach				
10.	John Hamilton	434 Grand Highclere Way, Apex			
11.	Zoe Stamataros	221 Glenvale Street, Lake Castleberry			
12.	Elsie and Joe Florio				
13.	Ed Paiewonsky	3260 Bellamy Ridge Drive			
14.	Vasanth Baliga				

Use additional sheets, if necessary.

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE 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 Format: Zoom
 Date of meeting: February 11, 2021 Time of meeting: 6:00pm-8:00pm
 Property Owner(s) name(s): Eliza C. Williams
 Applicant(s): McAdams & Alliance Group of NC

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Kenneth and Dianne Ragland	186 Sears Place Drive Apex Nc			
2.	Jamie Hinckley	363 Grand Highclere Way			
3.	Gene Lee & Amy Barto	386 Grand Highclere Way			
4.	Meena and Vasanth Baliga	3200 Devon Crest Ct			
5.	Deepak Dhar	214 Glenvale St, Apex NC 27523			
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE 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.

Property Owner(s) name(s): Eliza Williams

Applicant(s): McAdams

Contact information (email/phone): hardesty@mcadamsco.com / 540-958-9098

Meeting Format: Zoom

Date of meeting: 02/11/2021 Time of meeting: 6:00pm-8:00pm

Please summarize the questions/comments and your response from the Electronic 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:

Will this community connect to Hawthorne Woods Rd?

Applicant's Response:

Yes, this connection will be required by the Town of Apex.

Question/Concern #2:

Can you further explain the purple areas on the eastern side?

Applicant's Response:

We are required to collect all water and detain and treat it. Those areas are conceptual stormwater collection areas. They will look like wetland areas with plants.

Question/Concern #3:

Will anything be done to decrease traffic?

Applicant's Response:

Our traffic engineer is currently preparing a traffic study and if there are issues that arise, those will be commitments in our application.

Question/Concern #4:

Will the neighborhood have a pool or other amenities?

Applicant's Response:

There won't be a pool or clubhouse like Castleberry. Our amenities would look more like small pocket parks throughout the development with things like a gazebo, picnic shelter, law areas, etc.

Question/Concern #5: How many single family units will there be?

Applicant Response: We will have a maximum of 176 units total.

Question/Concern #6: How much of a buffer will there be on the eastern side by Devon Crest Ct?

A: There will be at least a 20' buffer or more on the eastern property line.

Question/Concern #7: How will you prevent drainage from going into Lake Castleberry?

Applicant Response: Ultimately the water will drain to this lake, but it will be treated. (gave details of how)

Question/Concern #8: Is it possible to ensure that townhomes won't be close to Lake Castleberry?

Applicant Response: If there are any townhomes, we will make sure there are conditions so they are not close to the lake and adjacent neighborhood. We appreciate that feedback and we imagine if there are townhomes they would be closer to Green Level West Rd.

Question/Concern #9: What kind of tree screens will there be? Will we see homes in the new development?

Applicant Response: We will have a Type B buffer that requires a certain mix of trees and shrubs. The vast majority of the interface between the two neighborhoods will have about 200 feet of preserved wetland buffer so there won't be many areas where you can see the neighborhood.

Question/Concern #10: Is the Castleberry Lake considered to be a part of this property?

Applicant Response: There is a very small piece of the lake that crosses the property line. We might have a trail that goes to this area, but we aren't proposing new trails to go all the way around the lake outside of our property.

Question/Concern #11: What will the stormwater treatment areas look like?

Applicant Response: These will likely look similar to the wet ponds that exist in Lake Castleberry neighborhood with vegetation/plantings around the perimeter.

Question/Concern #12: Do you have plans from the creek sections? We have trees that are falling because their roots are wet from extra water from houses.

Applicant Response: We are not allowed to disturb anything in the creeks and the buffer areas remain untouched unless we have to remove a tree because it is sick/unhealthy.

Question/Concern #13: There is a big concern about traffic with the future neighborhood cutting through Lake Castleberry to get to Wimberly.

Applicant Response: We imagine it will actually be easier for residents in the new neighborhood to drive straight out to Green Level West. The traffic study will also take note of things like this and we will note your concern.

Question/Concern #14: What additional buffers will be provided by Lake Castleberry?

Applicant Response: There will already be 200+ feet of buffers, so nothing in addition to that.

Question/Concern #15: What will be across from the lake?

Applicant Response: We won't touch buffer areas across from the lake, and any homes that are across from the lake will be single family.

Question/Concern #16: How many single family versus townhomes?

Applicant Response: It is too early to tell, but we wouldn't have more than 20-25 townhomes if we have any. This is part of why we are here tonight is to hear your feedback on that.

Question/Concern #17: Are there any similar neighborhoods to this development that are in the area?

Applicant Response: None exactly like this from Stanley Martin. Yates Mill and Buffalo Trace is probably not too far off as far as product.

Question/Concern #18: We would prefer just single family homes instead of townhomes.

Applicant Response: Thanks for your feedback.

Question/Concern #19: Concern about removing trees near Devin Crest Ct – is there anything else that can be done?

Applicant Response: Maybe we can walk the property line with you so we can come up with creative solutions and work on it together. It is a little early for us to understand what would be stormwater related behind your home. We are happy to work with you and talk through it.

Question/Concern #20: Are there any buffers on the western side of the property?

Applicant Response: We will probably be providing buffers similar to the eastern side of the property. It is the same owner as our property.

Question/Concern #21: Our property is lower than your property next door. Concerned about erosion and water.

Applicant Response: There will be significant natural area between new homes and your property. We can coordinate with you more to as the design develops to communicate everything.

Question/Concern #22: What is build out time?

Applicant Response: Development wouldn't happen for at least another two years.

Question/Concern #23: Will you be purchasing the property to the west.

Applicant Response: No plans to pursue the property at this time. Being in Chatham County provides some complications.

Question/Concern #24: I noticed surveyors using the Lake Castleberry parking lot next to my property. Will this be happening in the future?

Applicant Response: Our surveyors used this parking lot to access the southern property line, but their work has been completed. We can give notice if for some reason they need to come back out to the property. The only other thing you might see on site is that there are soil borings in the next couple of weeks.

Question/Concern #25: Why are you are connecting to Hawthorne Woods Rd?

Applicant Response: Apex has connection and access point requirements, and we are required to make this connection. We will also have traffic calming throughout the development.

Question/Concern #26: Who is the builder?

Applicant Response: Stanley Martin Homes.

Question/Concern #27: What is the first red arrow above Hawthorne Woods Road?

Applicant Response: This is a road stub. The adjacent property could develop in the future and would connect to our property through that stub.

Question/Concern #28: What is the pricing range on homes going in here?

Applicant Response: We really aren't sure yet, it will depend on the market. They will be nice homes.

Question/Concern #29: Will this neighborhood be zoned for White Oak Elementary and Mills Park Middle?

Applicant Response: Yes, it is.

Question/Concern #30: Will there be a follow up call in the future?

Applicant Response: We definitely want to meet up with Shirley and Sumanth at the site to walk through some things and then have a follow up meeting to begin to paint the picture more for everyone in 3 to 4 weeks.

At approximately 7:05pm there were no more questions. The zoom meeting stayed open until 8:00pm in case anyone joined in late, but there were no more attendees.

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, Jessie Hardesty, 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 Zoom Webinar (location/address) on February 11, 2021 (date) from 6:00pm (start time) to 8:00pm (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.

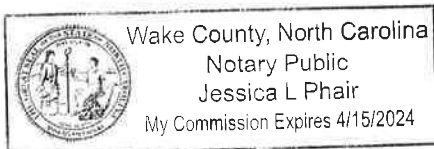
02/25/2021
Date

By: Jessie Hardesty

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jessica L Phair, a Notary Public for the above State and County, on this the 25th day of February, 20 21.

SEAL



Jessica L Phair
Notary Public
Jessica L. Phair
Print Name

My Commission Expires: 4/15/24



WILLIAMS FARM PLANNED UNIT DEVELOPMENT

4525 GREEN LEVEL WEST RD
APEX, NORTH CAROLINA | PD PLAN



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13. PARKS AND RECREATION
14. PRIVATE AMENITIES
15. PUBLIC FACILITIES
16. PHASING PLAN
17. CONSISTENCY WITH LAND USE PLAN
18. COMPLIANCE WITH UDO
19. TRANSPORTATION IMPROVEMENTS

WILLIAMS FARM

Planned Unit Development
Prepared for The Town of Apex, North Carolina

Submittal Dates

First Submittal: March 1, 2021
Second Submittal: April 9, 2021
Third Submittal: May 15, 2021
Fourth Submittal: May

Real Estate Consultant

Alliance Group of NC
7208 Falls of Neuse Rd Suite 101
Raleigh NC 27615

Builder

Stanley Martin Homes
4020 Westchase Blvd, Suite 470,
Raleigh, NC 27607

Planner, Engineer, Landscape Architect, Surveyor

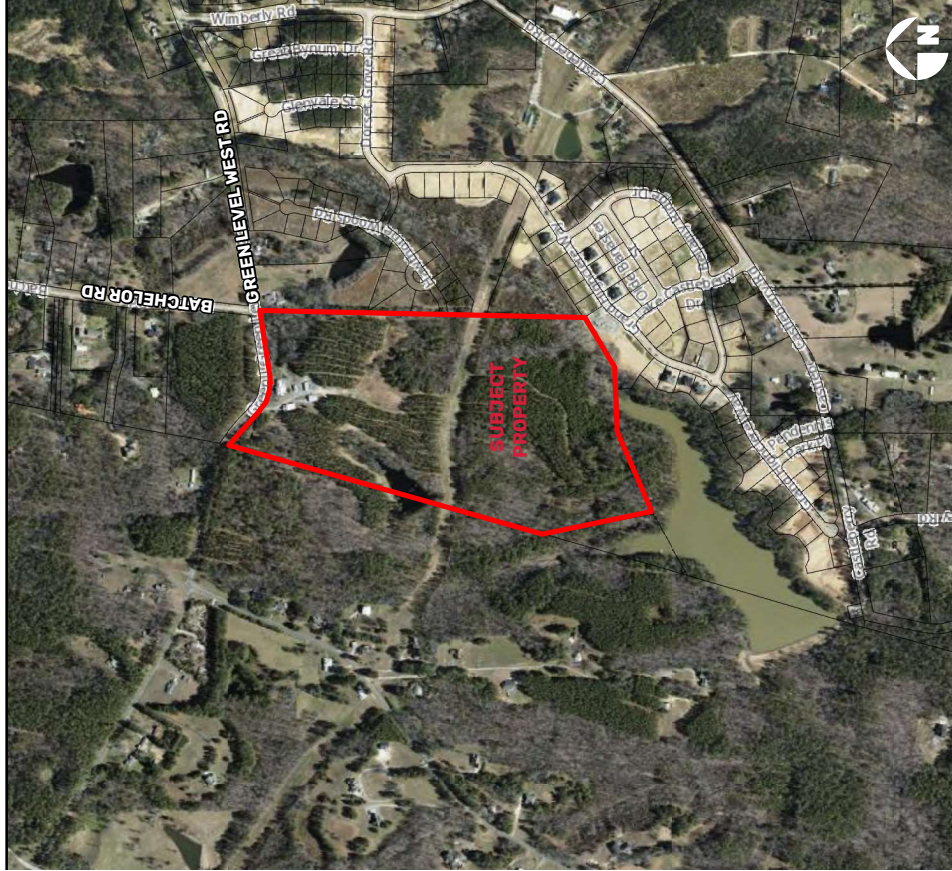
McAdams
2905 Meridian Parkway
Durham NC 27113

Environmental Consultant

S&EC
8412 Falls of Neuse Road, Suite 104
Raleigh, NC 27615



VICINITY MAP



PROJECT DATA

Name of Project: Williams Farm

Applicant/ Real Estate Consultant: Alliance Group of NC
7208 Falls of Neuse Rd Suite 101
Raleigh NC 27615
919-475-7314

Prepared By: McAdams
2905 Meridian Parkway
Durham, NC 27713
919-361-5000

Current Zoning Designation: RR

Proposed Zoning Designation: PUD-CZ

Current 2045 Land Use Map Designation: Low Density Residential

Proposed 2045 Land Use Map Designation: Low Density Residential

Size of Project: Approximately 61,919 acres
(Acreage may vary based on final alignment of Green Level West Road)

Property Identification Number: P/O 0713943738

PURPOSE STATEMENT

The Williams Farm PUD will be a residential development consisting of single family homes.

The proposed development will set aside required resource conservation areas throughout the 61.979-acre property. Williams Farm's 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. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance. The Williams Farm PUD is in accordance with the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
- » **The uses permitted within the Williams Farm PUD are permitted per §4.2.2 of the Town of Apex UDO.**
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*
- » **Williams Farm is an entirely residential development including a maximum of 176 units.**
- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*
- » **The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.**
- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*
- » **Public sidewalks will be constructed along the both sides of all streets as well as along the entire frontage of Green Level West Road, per Town of Apex UDO standards. To encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting residential areas to open space amenities located throughout the development. In addition, the site is located within a half mile of the American Tobacco Trail which may be accessed via public sidewalk connections through the Lake Castleberry neighborhood and ultimately along Green Level West Road.**

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
- » **Williams Farm will create a walkable residential community connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.**

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

- » **Williams Farm PUD-CZ is consistent with The Town of Apex's Future Land Use Map and compatible with the surrounding land uses. The parcel is designated as Low Density Residential on the 2045 Land Use Map as are the surrounding properties. Current zoning surrounding the development includes Apex RR and LD-CZ on the eastern side, Wake County R-40W on the northern side, and Chatham County R-1 zoning on the western side of the property. It is important to note that the western boundary of the proposed PUD coincides with the Chatham County line. In addition, land located immediately north is within the Town of Cary's ETJ.**

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

- » **All single-family homes will be of a higher quality construction than the typical residential development. Architectural controls and sample elevations illustrating the high-quality appearance of single-family homes are included with the PUD-CZ application.**

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts. The proposed PUD will provide a development density consistent with the 2045 Land Use Plan designation of Low Density Residential. The Advance Apex Plan describes Low Density Residential as "intended to provide for single-family residential development or single-family residential development with a mix of duplexes and/or townhomes on lots smaller than those in the rural residential areas...Densities shall not exceed 3 units per acre." The proposed density of this development is 2.89 units per acre.

The proposed development aims to incorporate the history of the site into the design, preserving notable elements such as the stacked stone walls along Green Level West Rd, the champion trees at the entry to the neighborhood, and the old farm pond on the western boundary. The site will dedicate at least 30% of the land for resource conservation areas with an emphasis on protecting the wetlands located heavily on the eastern property boundary. The site is divided by an existing gas easement, but walking trails will wind through the development connecting residential areas, open space, pocket parks, and forested land throughout.

PERMITTED USES

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below.

Permitted uses include:

Residential
Single-Family
Accessory apartment*
Utilities
Utility, minor
Recreational Uses
Greenway
Park, Active
Park, Passive
Recreation Facility, private

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

AFFORDABLE HOUSING

The project is committed to helping the Town of Apex advance their Affordable Housing Plan to welcome and attract a diverse population with moderate to low incomes and of different age groups. As such, the developer will contribute \$284.10 per lot to the Apex Affordable Housing Fund, to be paid at plat. Based on 176 lots, the total fee should be \$50,000.

DESIGN CONTROLS

Total Project Area:

61,919 acres

Overall Density Limitations (across 61,919-acre site):

- Maximum number of units (single-family homes): 176

Residential Design Controls

Single-Family

- Minimum Lot Size: 5,000 square feet
- Minimum Lot Width: 40 feet
- Minimum Lot Depth: 100 feet
- Maximum Building Height: 45 feet
- Building Setbacks
 - » Front: 20 feet to garage; 8 feet to building façade
 - » Side: 5 feet
 - » Rear: 20 feet
 - » Alley: 5 feet
 - » Corner: 8 feet

ARCHITECTURAL STANDARDS

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. Elevations included are limited examples of multiple options available. 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 Residential Master Subdivision Plan or Site Plan submittal.

Residential areas envisioned for the Williams PUD will be comprised of single-family homes. In order to create rich architectural character along the streetscapes, the project will offer a variety of distinct residential elevations - see examples at the end of this document. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, several common threads will create consistency within the Williams PUD including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. open spaces, gazebos, stacked stone walls, and public art) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

Residential Design Guidelines (all product types):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front-facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
4. On single-family homes, the roof shall be pitched at 5:12 or greater (not to include porches, bay windows, etc.).
5. House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
6. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
7. Four of the following decorative elements 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.
8. A varied color palette shall be utilized on single family homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.
9. Solar conduit will be provided on all single-family homes to accommodate the future installation of solar panels.

Proposed Residential Materials and Styles

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

Vinyl siding is not permitted on the exterior of any single-family homes within the project.

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

PARKING AND LOADING

All parking for this PUD will comply with Section 8.3 Off-Street Parking and Loading, of the Town of Apex UDO.

SIGNAGE

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

LANDSCAPING

Minimum perimeter and streetscape landscape buffers are as follows (see PUD Plan Sheet C2.00 for details):

- 30-ft Type E streetscape buffer along Green Level West Rd
- 10-ft Type B perimeter buffer along western and southwestern property boundary
- 20-ft Type B perimeter buffer along southern property boundary
- 20-ft to 40-ft Type B perimeter buffer along eastern property boundary

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a native of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

This project is located within the Cape Fear River Basin. This project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

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 PUD will provide a minimum of 30% of the gross project area as a 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 RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway.

The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).

The existing farm pond shall be preserved, pending an evaluation of the dam. The dam is not located on this property, so the developer will work with the owner to evaluate it.

Educational signage shall be installed relating to wetlands or other on-site environmental features.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FRM Panel 372007300K, dated February 2, 2007.

Tree Canopy

Tree canopy areas on the Williams Farm are primarily concentrated around the wetland areas, stream features, perimeter buffers and champion trees which are to be preserved RCA area.

Where trees cannot be preserved, as part of the implementation of this community, the project will re-establish a new tree canopy with vegetated perimeter buffers, pocket parks, community gathering spaces and other open space areas.

Historic Structures

As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary. The JM Williams farmhouse was a Study List Entry in 2016, however, the home burned down on May 22, 2019.

While the farmhouse no longer exists, a number of significant champion trees as well as an iconic stacked stone wall remain as important historical remnants of the past. Pending evaluation of health and safety of the trees, both the trees and stacked stone walls will be preserved and incorporated into the landscape design of the community.

The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.

Environmental Commitments Summary

The following environmental commitments were discussed and approved by the Apex Environmental Advisory Board on February 18, 2021 to include in the Williams Farm development:

- The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).
- The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.
- Tree canopy preservation and replacement (30% of site)
- Two acres of open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.
- All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lane, trail head, greenway or pocket park.
- The project will construct a minimum 1,800 LF of soft surface or paved walking trails in addition to required sidewalks.
- Installation of educational signage related to wetlands or other on-site environmental features
- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- Increased perimeter buffers on the eastern property boundary (see PUD plan)
- Retention of the existing farm pond
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a native of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type installed on a single development site.
- Solar conduit in all single-family homes
- Full cutoff street lighting by Apex Electric

STORMWATER MANAGEMENT

This PUD shall go above the stormwater management requirements for quality and quantity treatment outlined 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 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

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

PARKS AND RECREATION

The Parks, Recreation and Cultural Resources Advisory Commission unanimously recommended a fee-in-lieu of dedication on March 31, 2021.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
176	Single-Family	\$3,495.24	\$615,162.24
Total	-	-	\$615,162.24

*Final unit count will be determined at the time of Master Subdivision.

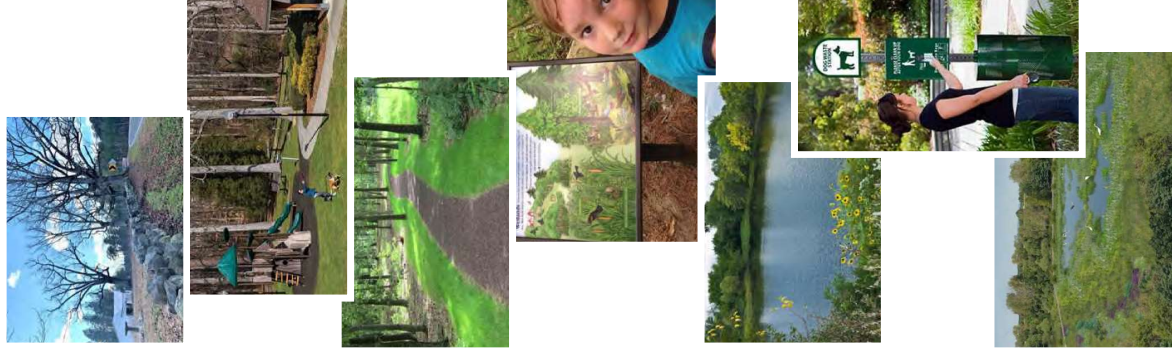
**Fees are based upon approval date and runs with project with exception of the increase in total unit count.

PRIVATE AMENITIES

Two acres of private open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.

All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lawn, trail head, greenway or pocket park.

The project will construct a minimum 1,800 LF of soft surface (mulch) or paved walking trails in addition to required sidewalks.



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. Road and utility infrastructure shall be as follows:

General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan.

Green Level West Road shall be realigned and widened along the frontage of the property in accordance with NCDOT and Town of Apex Transportation standards. Flattening of this curve will allow for safer entry and exit to and from the neighborhood. It will also improve sight distance and safety for motorists and bicyclists traveling along Green Level West Road. Details of this road realignment will be provided at Master Subdivision Plan.

Proposed access to Green Level West Road shall be located approximately 700 feet west of the intersection with Bachelor Road and include a westbound left turn lane with 50 feet of full width storage, 50 feet of full width deceleration, and a 100-foot taper.

Water and Sanitary Sewer

All lots within the project will be served by Town of Apex for water and sanitary sewer. A portion of the site will be serviced by an on-site pump station in accordance with Town of Apex standards. Preliminary approval for a pump station has been received by Town of Apex Public Utilities. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Williams Farm development:

- Five-foot wide public sidewalks along the south side of Green Level West Road through frontage of property.
- Five-foot wide public sidewalks along both sides of all streets
- Six-foot wide private walking trails throughout the development
- Crosswalks constructed at appropriate street intersections

Other Utilities and Facilities

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.

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context.

PHASING PLAN

This PUD will be completed in up to four phases.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019.

The Future Land Use Map designates this parcel as Low Density Residential, and the proposed land use will stay consistent with this designation allowing single-family homes under 3 dwelling units per acre.

COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

TRANSPORTATION IMPROVEMENTS

The following zoning condition represents the recommendations by Apex staff and NCDOT based on a review of the TIA prepared for the Williams Farm plan.

- Developer shall provide a westbound left turn lane with 50 feet of full width and appropriate deceleration length and taper on Green Level West Road at the location of the proposed public street accessing the subdivision, located approximately 700 feet west of Bachelor Road. No other new points of access are proposed along Green Level West Road. Developer is responsible for any necessary roadway improvements to meet or exceed required sight distance at the proposed access location, subject to NCDOT review and approval.

Additionally, at the time of master subdivision, the developer shall work with the Town of Apex and NCDOT to ensure adequate site distance at the Green Level West Road site access. This may require realignment of Green Level West Road and/or a site distance easement across the frontage of the parcel to the west.

Representative Residential Building Elevations











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REAL ESTATE CONSULTANT
ADVANCE GROUP OF NORTH CAROLINA
10000 WOODHOLLOW ROAD, SUITE 101
RALEIGH, NC 27615
CONTACT: BOB ZUMWALT



WILLIAMS FARM
PLANNED DEVELOPMENT PLAN FOR PUD-CZ
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1	04.02.2021	PER TOWN COMMENTS
2	05.14.2021	PER TOWN COMMENTS
3	05.27.2021	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	20201103-1
PREPARED BY	JAY
CHECKED BY	JAY
DRAWN BY	RU
SCALE	1"=100'
DATE	08.01.2021
SHEET	

EXISTING CONDITIONS

C1.00



PRELIMINARY DRAWING. NOT RELEASED FOR CONSTRUCTION



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WILLIAMS FARM
 PLANNED DEVELOPMENT PLAN FOR PUD-CZ
 4525 GREEN LEVEL ROAD
 APEX, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.02.2021	PER TOWN COMMENTS
2	05.14.2021	PER TOWN COMMENTS
3	05.17.2021	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	20201103E1
PERMITEE	20201103E1-S1
CHECKED BY	JVE
DRAWN BY	JRU
SCALE	1"=100'
DATE	08.01.2021

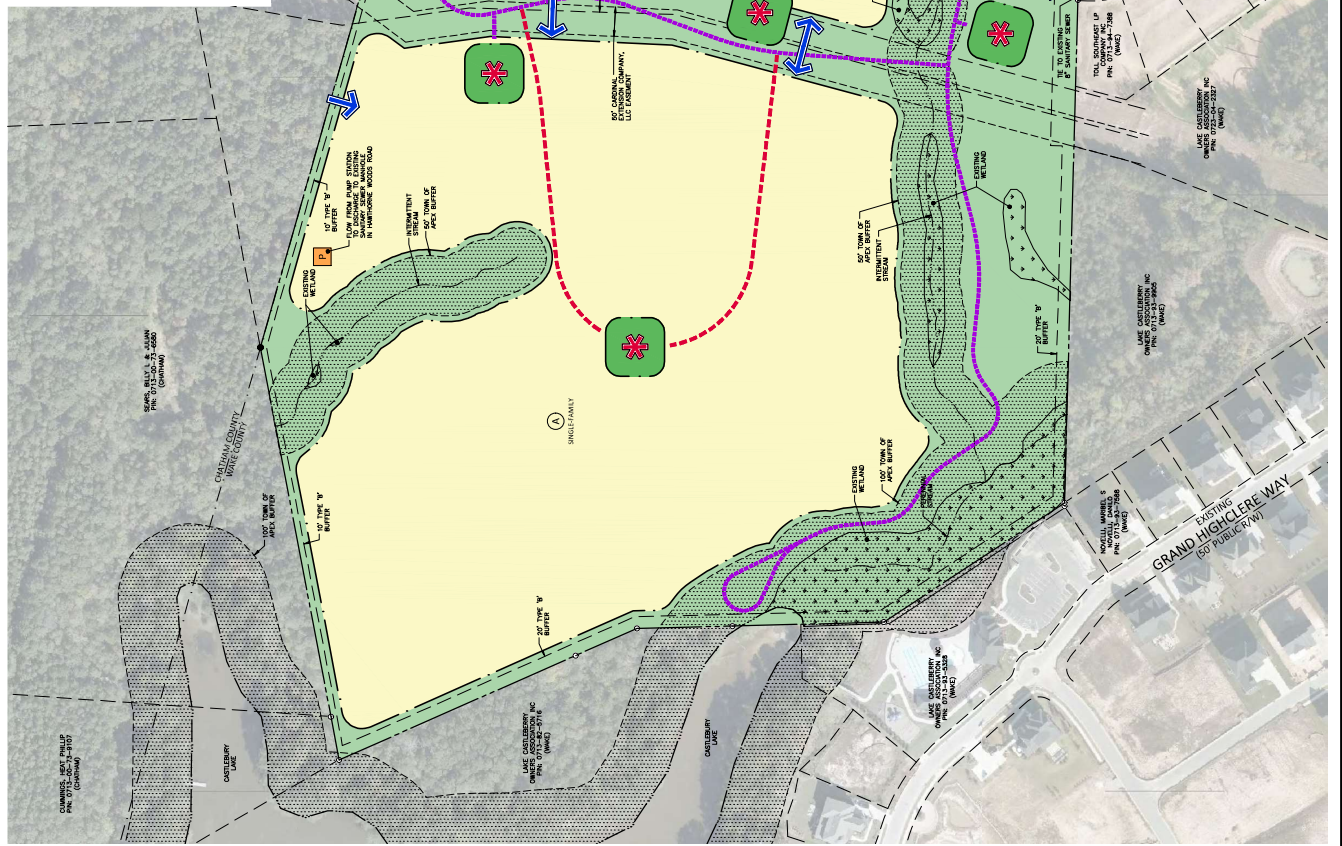
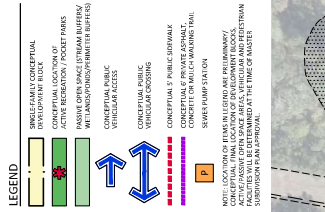
PRELIMINARY LAYOUT & UTILITY PLAN

C2.00



EXISTING CHAMPION TREES AND STACKED STONE WALL

- GENERAL NOTES**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE CITY OF APEX'S REVIEW AND APPROVAL.
 2. SITE ELEMENTS DESCRIBED TO BE FOR INFORMATIONAL PURPOSES ONLY. ITEMS TYPICALLY ASSOCIATED WITH THESE ELEMENTS, SUCH AS PERMITS, CONTRACTS, AND AGREEMENTS, ARE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE RESPONSIBILITY OF THE TOWN OF APEX.
 3. SITE ITEMS SUCH AS BUT NOT LIMITED TO: LIGHTING, LANDSCAPING, MECHANICAL, ELECTRICAL, AND PLUMBING, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE RESPONSIBILITY OF THE TOWN OF APEX.
 4. NO WORK SHALL BE PERFORMED ON THE PROJECT WITHOUT A FINAL APPROVAL FROM THE TOWN OF APEX. ALL WORK SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 5. EASEMENTS AND UTILITIES LOCATIONS TO BE PROVIDED AS A SUBDIVISION PLAN SHALL BE PROVIDED TO THE TOWN OF APEX.
 6. ALL EASEMENTS WITHIN THE TOWN OF APEX SHALL BE PROVIDED TO THE TOWN OF APEX.
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