

**STATEMENT OF THE APEX TOWN COUNCIL PURSUANT TO G.S. 160A-383  
ADDRESSING ACTION ON ZONING PETITION #18CZ02**

Stuart Jones, Jones & Cnossen Engineering, PLLC/ 1071 Classic Road, LLC; 3 Boys Capital, LLC; 3 Boys Capital, LLC & Music Row Investments, LLC; Kia & John Barbee Jr.; Carol & John Barbee Sr.; Cathel Scott Brown; Linda Walden Brown; Joyce Bunch & Sharon Shields; John & Patricia Butler; Mary L. Evans; Mary H. Evans; GH Harris Heirs; Ronnie Hunter; Elizabeth H. Olive; Bernard Richardson; Floya H Richardson Heirs; Darnell Scott; Carolyn O. Thompson; Willie R. Walden; Friendship Station Development, LLC, owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 2<sup>nd</sup> day of January 2018 (the "Application"). The proposed conditional zoning is designated #18CZ02.

The Planning Director for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #18CZ02 before the Planning Board held on the 12<sup>th</sup> day of March 2018.

Pursuant to G.S. §160A-384 and Sec. 2.2.11(E) of the Unified Development Ordinance, the Planning Director caused proper notice to be given (by publication and posting), of a public hearing on #18CZ02 before the Town Council on the 20<sup>th</sup> day of March 2018.

The Apex Planning Board held a public hearing on the 12<sup>th</sup> day of March 2018, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #18CZ02. A motion was made at the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #18CZ02.

The Apex Town Council held a public hearing on the 20<sup>th</sup> day of March 2018. Liz Loftin, Planner II presented the Planning Board's recommendation at the public hearing.

All persons who desired to present information relevant to the application for #18CZ02 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away.

The Town Council by a vote of 3 and 2 approved Application #18CZ02 rezoning the subject tract located at 3113, 3136, 3148, and 3232 Olive Farm Rd; 0, 0, 8004, 8025, 8109, 8105, 8129, 8132, 8021, and 8116 Humie Olive Road; 0, 0, 2804, 2816, 2908, and 2916 Richardson Road; 2705 and 2712 Butterfinger Lane; 0 Macintosh Wood Drive; and parts of 2800 Richardson Road from Planned Unit Development-Conditional Zoning (PUD-CZ #17CZ04) to Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ02).

The Apex Town Council finds that the approval of the rezoning is consistent with the 2030 Land Use Plan and other adopted plans in that: The 2030 Land Use Map designates this area as Mixed Use: High Density Residential/ Office Employment/ Commercial Services and Medium Density Residential. This designation on the 2030 Land Use Map includes the zoning district Planned Unit Development Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed

rezoning to Planned Unit Development Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2030 Land Use Map.

The Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that the amendment clarifies the timing of road improvements that were approved in the current PUD (#17CZ04) as Phase I and Phase II.

  
Lance Olive  
Mayor

ATTEST:  
  
Donna B. Hosch, MMC, NCCMC  
Town Clerk

11-14-18  
Date



**ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 203.7 ACRES LOCATED ON 3113, 3136, 3148, AND 3232 OLIVE FARM RD; 0, 0, 8004, 8025, 8109, 8105, 8129, 8132, 8021, AND 8116 HUMIE OLIVE ROAD; 0, 0, 2804, 2816, 2908, AND 2916 RICHARDSON ROAD; 2705 AND 2712 BUTTERFINGER LANE; 0 MACINTOSH WOOD DRIVE; AND PARTS OF 2800 RICHARDSON ROAD FROM PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING (17CZ04) TO PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING**

**#18CZ02**

**WHEREAS**, the application of Stuart Jones, Jones & Cnossen Engineering, PLLC/ 1071 Classic Road, LLC; 3 Boys Capital, LLC; 3 Boys Capital, LLC & Music Row Investments, LLC; Kia & John Barbee Jr.; Carol & John Barbee Sr.; Cathel Scott Brown; Linda Walden Brown; Joyce Bunch & Sharon Shields; John & Patricia Butler; Mary L. Evans; Mary H. Evans; GH Harris Heirs; Ronnie Hunter; Elizabeth H. Olive; Bernard Richardson; Floya H Richardson Heirs; Darnell Scott; Carolyn O. Thompson; Willie R. Walden; Friendship Station Development, LLC, petitioners, for the rezoning of lands hereinafter described was duly filed with the office of the Planning Director and thereafter a public hearing was held hereon on the 12<sup>th</sup> day of March 2018 before the Planning Board. Thereafter, the Planning Board submitted its final report to the Town Council recommending approval of said application for the rezoning of the lands hereinafter described, all in accordance with the requirements of the Town of Apex Unified Development Ordinance and the provisions of Chapter 160A, Article 19, of the North Carolina General Statutes. A public hearing was held on the 20<sup>th</sup> day of March 2018, before the Town Council. All public hearings were held pursuant to due notice mailed and published pursuant to G.S. § 160A-384; **NOW, THEREFORE,**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX**

**Section 1:** The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

**Section 2:** The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Planned Unit Development-Conditional Zoning (PUD-CZ #17CZ04) to Planned Unit Development-Conditional Zoning (PUD-CZ)) District, subject to the conditions stated herein.

**Section 3:** The Planning Director is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

**Section 4:** The "Rezoned Lands" are subject to the following conditions:

1. All single-family homes are to be pre-configured with conduit for a solar energy system.
2. Transportation requirements can be accelerated based on a revised traffic capacity analysis that shall be done at 200 units and included as a condition of Master Subdivision Plan approval.
3. All conditions in Attachment "B" which are imposed as part of this rezoning.

**Ordinance Amending the Official Zoning District Map #18CZ02**  
**Page Two**

**Section 5:** The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

**Section 6:** This ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member MOYER

Seconded by Council Member KILLINGSWORTH

With 5 Council Member(s) voting "aye."

With 0 Council Member(s) voting "no."

This the 3rd day of APRIL 2018.

**TOWN OF APEX**

Rance [Signature]  
Mayor

**ATTEST:**

Donna Hodach  
Town Clerk

**APPROVED AS TO FORM:**

[Signature]  
Town Attorney



Lying and being in the Buckhorn Township, Wake County, North Carolina, and described as follows more fully to wit;

BEGINNING at an existing iron pipe in Humie Olive Road (N.C.S.R. No. 1142) and being a southwestern corner of Parkside Development Group, LLC "Common Area"; thence with aforesaid Humie Olive Road, South  $80^{\circ}02'59''$  East, 38.87 feet to a point in Humie Olive Road; thence to and with the western property lines of Christian Chapel United Church Of Christ, the following four (4) courses and distances with Christian Chapel United Church Of Christ, South  $05^{\circ}01'44''$  West, 59.99 feet to an existing iron pipe, South  $07^{\circ}59'14''$  West, 692.03 feet to an existing iron pipe, South  $78^{\circ}01'41''$  East, 402.66 feet to an existing iron pipe, and South  $01^{\circ}08'21''$  West, 155.69 feet to an existing iron pipe, a corner with Wake County Board Of Education; thence the following two (2) with Wake County Board Of Education, South  $01^{\circ}18'53''$  West, 849.77 feet to an existing iron pipe and South  $01^{\circ}18'53''$  West, 232.72 feet to an existing iron pipe; thence another property line of Wake County Board Of Education, South  $01^{\circ}47'33''$  West, 413.56 feet to an existing railroad iron, being a corner in the line of William Pridgen; thence with the line of William Pridgen, North  $87^{\circ}59'19''$  West, 317.25 feet to an existing iron pipe, being a corner with Margaret R. Bland Heirs; thence with an eastern property line of Margaret R. Bland Heirs, North  $01^{\circ}11'51''$  East, 235.48 feet to an existing iron pipe being a corner with Margaret R. Bland Heirs; thence the following two (2) courses and distances with aforesaid Bland Heirs, North  $79^{\circ}08'21''$  West, 1032.11 feet to an existing iron pipe, and South  $17^{\circ}27'32''$  West, 475.38 feet to an existing railroad iron, being a corner with Elizabeth H. Olive; thence the following five (5) courses and distances with Elizabeth H. Olive, South  $86^{\circ}09'52''$  East, 90.00 feet to an existing iron pipe, South  $01^{\circ}39'57''$  East, 652.95 feet to an existing iron pipe, South  $78^{\circ}21'44''$  West, 535.32 feet to an existing iron pipe, South  $80^{\circ}54'27''$  West, 119.41 feet to an existing iron pipe, a corner with Elizabeth H. Olive; thence with an eastern property line of aforesaid Olive, South  $02^{\circ}29'50''$  West, 514.61 feet to an existing iron pipe, being the northwestern corner of Johnny L. Hinsley; thence with the western property line of aforesaid Hinsley, South  $02^{\circ}47'56''$  West, 450.90 feet to an existing iron pipe, a corner with Ronald D. Hinsley; thence with the western property line of aforesaid Hinsley, South  $02^{\circ}45'28''$  West, 356.09 feet to an existing railroad iron, being a northern corner of Michael G. Hauch; thence with a northern property line of aforesaid Hauch, North  $88^{\circ}11'01''$  West, 419.45 feet to an existing iron pipe; thence with the northern property line of Michael P. Cuales, North  $88^{\circ}11'01''$  West, 374.98 feet to an existing iron pipe, a corner of Linda Barbee Barker; thence with the northern property line of aforesaid Barker, North  $88^{\circ}13'19''$  West, 853.90 feet to an existing iron pipe, a corner with David G. Bristol; thence with the northern property line of aforesaid Bristol, South  $87^{\circ}50'57''$  West, 333.35 feet to an existing iron pipe, being a corner in the eastern property line of George Heelan, Trustee; thence with an eastern property line of aforesaid Heelan, North  $03^{\circ}53'45''$  East, 401.11 feet to an existing iron pipe, being a corner of Robert A. Olive; thence the following three (3) courses and distance with aforesaid Olive, South  $86^{\circ}03'25''$  East, 129.96 feet to a nail set at an existing iron pipe, North  $60^{\circ}28'08''$  East, 665.17 feet to an existing iron pipe, North  $03^{\circ}55'21''$  East, 1000.58 feet to a point in the centerline of Olive Farm Road (N.C.S.R. No. 1178), being a corner with Robert A. Olive; thence the

following three (3) courses and distances with the centerline of aforesaid Olive Farm Road, North 72°38'24" West, 18.46 feet to a point, North 72°08'09" West, 43.60 feet to a point, and North 06°51'16" East, 10.20 feet to an existing iron pipe, being a corner of Robert A. Olive within the right-of-way of Olive Farm Road (N.C.S.R. No. 1178) ; thence another property line of Robert A. Olive, North 82°02'30" West, 33.53 feet to a point in aforesaid road centerline, being a corner with George Heelan, Trustee; thence the following eight (8) courses and distance with the property lines of aforesaid Heelan in the centerline of Olive Farm Road, North 62°14'29" West, 52.89 feet to an existing iron pipe, North 37°22'59" West, 74.93 feet to an existing iron pipe, North 10°23'56" West, 99.91 feet to an existing iron pipe, North 00°11'51" West, 100.03 feet to an existing iron pipe, North 01°43'36" East, 99.99 feet to an existing iron pipe, North 03°43'43" East, 99.93 feet to an existing iron pipe, North 12°12'29" East, 100.17 feet to an existing iron pipe, and North 21°52'10" East, 100.10 feet to an existing iron pipe, being a corner with Robert L. Kelly; thence another property line with Robert L. Kelly, North 89°44'16" East, 33.66 feet to an existing railroad iron, being a corner of the Olive Cemetery; thence the following three (3) courses and distances with the Olive Cemetery, South 00°29'07" West, 148.51 feet to an existing iron pipe, South 87°21'06" East, 148.44 feet to an existing iron pipe, and North 01°45'58" East, 105.80 feet to an existing iron pipe, being a corner with Robert L. Kelly; thence the following ten (10) courses and distances with Robert L. Kelly, South 68°58'28" East, 661.98 feet to a point, North 23°00'22" East, 54.97 feet to a point, North 00°52'23" East, 85.65 feet to a point, North 47°08'03" East, 83.29 feet to a point, North 05°08'20" East, 120.59 feet to a point, North 12°09'29" East, 69.95 feet to a point, North 12°09'30" East, 92.68 feet to an existing iron pipe, North 07°54'55" East 120.66 feet to an existing iron pipe, North 50°50'30" East, 75.31 feet to an existing iron pipe, and North 86°23'50" East, 57.27 feet to a point in the centerline of a branch, being a corner of Buckingham Pines, LLC; thence with the western property lines of Buckingham Pines, LLC, up the run of a branch the following twenty-six (26) courses and distances, North 39°52'08" East, 7.69 feet to a point, North 22°31'18" East, 19.06 feet to a point, South 73°56'05" East, 18.17 feet to a point, North 28°33'04" East, 32.59 feet to a point, North 41°20'59" West, 25.18 feet to a point, North 00°31'32" West, 35.73 feet to a point, North 41°10'02" East, 24.16 feet to a point, North 01°10'20" East, 22.65 feet to a point, North 69°17'53" West, 16.25 feet to a point, North 01°37'49" East, 20.94 feet to a point, North 34°48'26" East, 64.42 feet to a point, North 47°33'34" West, 8.45 feet to a point, North 61°46'25" East, 34.01 feet to a point, North 33°29'35" East, 44.85 feet to a point, North 10°42'17" West, 12.69 feet to a point, North 26°32'34" East, 26.81 feet to a point, North 03°27'29" East, 14.11 feet to a point, North 23°05'48" West, 11.14 feet to a point, North 53°59'11" East, 22.01 feet to a point, North 22°38'26" East, 9.76 feet to a point, North 67°47'16" East, 18.52 feet to a point, North 12°44'34" West, 9.39 feet to a point, North 24°18'41" East, 11.43 feet to a point, North 22°57'23" West, 14.15 feet to a point, North 44°46'28" East, 18.03 feet to a point, and North 03°06'50" West, 35.45 feet to a point in aforesaid branch centerline, being a corner with Dianne O. Ellis; thence the following two (2) courses and distances with Dianne O. Ellis, South 89°42'42" East, 463.67 feet to an existing iron pipe, and North 00°53'35" West, 792.58 feet to an existing iron pipe, being a corner with Algird Stunzenas; thence with the western property line of aforesaid Stunzenas, North 00°58'34" East, 255.71 feet to a point in the centerline of Humie Olive Road (N.C.S.R. No. 1142); thence the following



three (3) courses and distances with the centerline of Humie Olive Road, North 55°45'08" East, 3.24 feet to a point, North 57°39'40" East, 76.55 feet to a point, North 59°10'23" East, 52.24 feet to an existing railroad spike, a corner of Arcadia West Development, LLC; thence the following two (2) courses and distances with Arcadia West Development, LLC, North 02°27'31" East, 624.71 feet to an existing iron pipe and North 05°56'20" East, 643.67 feet to an existing iron pipe, being the southwest corner of Mainer T. Holland; thence with the southern property line of Mainer T. Holland, South 89°03'38" East, 293.62 feet to an iron pipe set, a new corner with Cheryl Renee Walden Wright; thence a new line with aforesaid Wright, South 15°42'28" East, 251.24 feet to an iron pipe set, a new corner with Jean Holloway Walden; thence a new line with aforesaid Walden, South 15°33'16" West, 230.62 feet to an iron pipe set, a new corner with Linda Walden Brown; thence with the north line of aforesaid Brown, North 87°26'53" East, 51.01 feet to an existing iron pipe, being the northwest corner of Willie R. Walden; thence with aforesaid Walden, North 87°27'32" East, 477.01 feet to an iron pipe set; a new corner with Willie R. Walden; thence a new line with Willie R. Walden, South 04°23'59" East, 117.94 feet to an iron pipe set, a new corner with Willie R. Walden in a northern line of Linda Walden Brown; thence with aforesaid Brown, North 89°10'56" East, 196.68 feet to an existing railroad spike in the centerline of Richardson Road (N.C.S.R. No. 1145); thence the following three (3) courses and distances along the centerline of Richardson Road (N.C.S.R. No. 1145), South 07°03'30" West, 126.31 feet to a point, South 07°01'19" West, 190.32 feet to a point, and South 07°05'16" West, 134.67 feet to an existing railroad spike in the intersection of Richardson Road (N.C.S.R. No. 1145) and Humie Olive Road (N.C.S.R. No. 1142), being the southwestern corner for John D. Butler; thence with the southern property line of aforesaid Butler and with Humie Olive Road (N.C.S.R. No. 1142), South 80°02'59" East, 217.34 feet to the point and place of BEGINNING and containing 203.745 acres more or less. The above described tract of land being all of Wake County PIN's 0721.03-31-8016, 0721.03-41-1862, 0721.03-41-1467, 0721.03-40-7556, 0721.03-49-6990, 0720.01-49-3535, 0720.01-39-4893, 0720.01-39-3303, 0720.01-38-4594, 0720.01-28-6437, 0720.01-28-2995, 0721.03-41-2695, 0721.01-27-6714, 0720.01-17-7185, 0720.01-59-0123, 0721.03-41-4214, 0721.03-41-1163, 0721.03-40-3941, 0721.03-40-2685, 0721.03-40-0714, 0721.03-30-7565, 0721.03-41-5035, 0721.03-31-7510, 0721.03-31-9514, and a portion of Wake County PIN's, 0721.03-32-9353, 0721.03-30-4403, 0721.03-42-2066, and 0721.03-41-3974.

# PD PLAN

## FRIENDSHIP STATION A PLANNED UNIT DEVELOPMENT

APEX, NORTH CAROLINA

OWNER/DEVELOPER:

Friendship Station, LLC

ORIGINALLY APPROVED: July 18, 2017

Revised for Amendment: January 2, 2018

Revised for Amendment: February 13, 2018

Revised for Amendment: February 26, 2018

**Jones & Cnossen Engineering, PLLC**

221 N. Salem Street, Suite 001

P.O. Box 1062

Apex, NC 27502

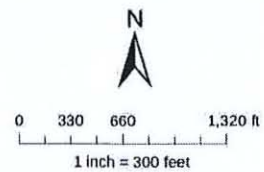
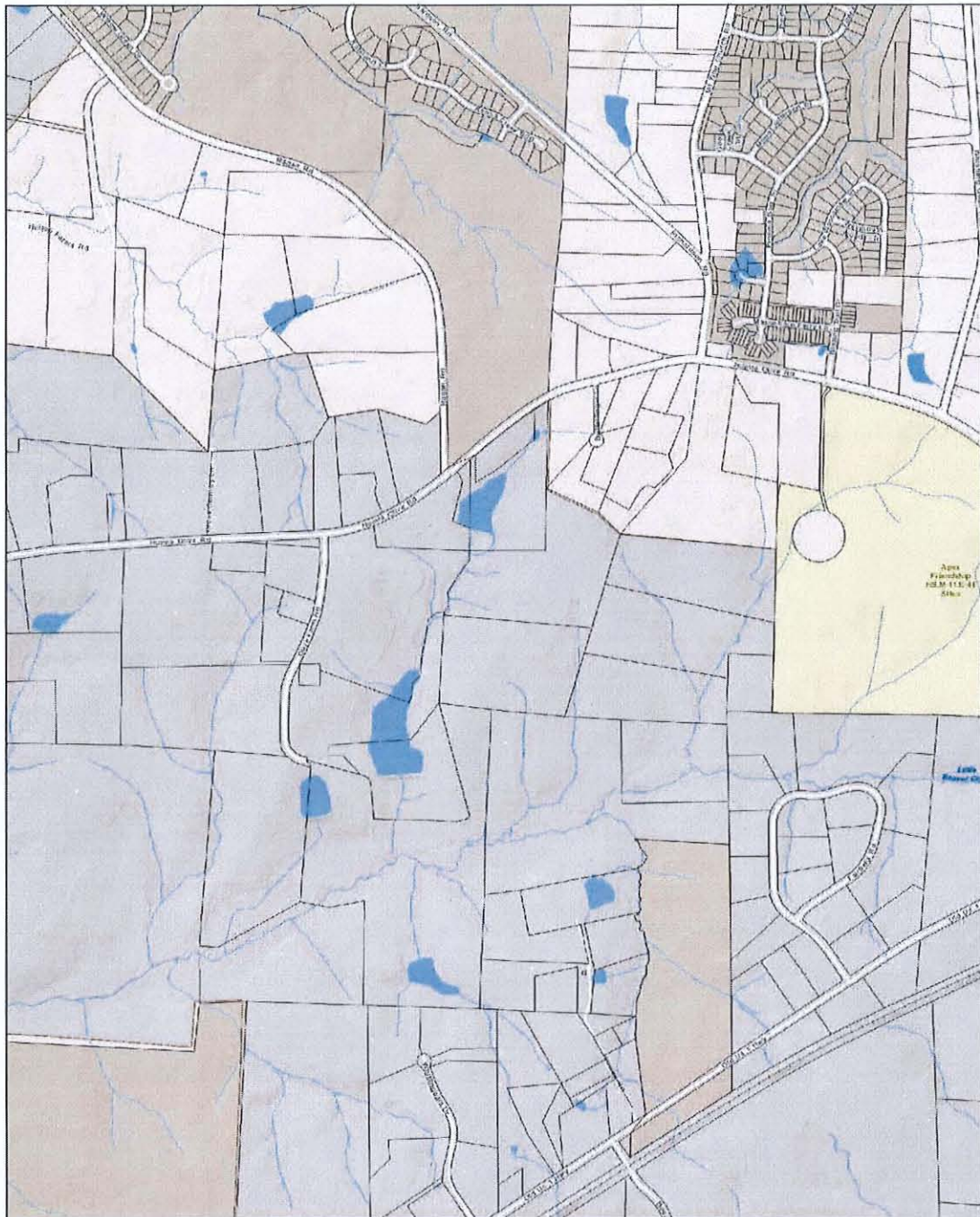
(919)387-1174



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## SECTION 2 – VICINITY MAP



**Disclaimer**  
Mapa makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation.



### SECTION 3 – PROJECT DATA

- A. Project name: Friendship Station PUD
- B. Owner/Developer Friendship Station, LLC  
PO Box 1720  
Cary, NC 27512
- C. Prepared by: Jones & Clossen Engineering, PLLC  
P.O. Box 1062, 221 N. Salem Street, Suite 001  
Apex, NC 27502  
(919) 387-1174
- D. Designated Single Point of Contact:  
Stuart M. Jones (Jones & Clossen Engineering, PLLC)
- E. Current and Proposed Zoning of the Property:  
Current zoning: PUD-CZ  
Proposed zoning: PUD-CZ
- F. Current and Proposed Land Uses:  
Current: Residential, Vacant  
Proposed: Residential, Office and Commercial
- G. Current and Proposed 2030 Land Use Designation.  
Current: Sections 1 and 3  
High Density Residential, Commercial Services, Office Employment  
Current: Sections 2 and 4-7  
Medium Density Residential  
Proposed: Sections 1 and 3  
High Density Residential, Commercial Services, Office Employment  
Proposed: Sections 2 and 4-7  
Medium Density Residential

#### H. List of Included Properties

Name	Property Address	Pin #
CAROLYN THOMPSON	3148 Olive Farm Rd	0720177185
ELIZABETH OLIVE	3136 Olive Farm Rd	0720276714
3 BOYS CAPITAL LLC	0 Olive Farm Rd	0720286437
3 BOYS CAPITAL LLC	3113 Olive Farm Rd	0720282995
ELIZABETH OLIVE	3232 Olive Farm Rd	0720384594
3 BOYS CAPITAL LLC	8004 Humie Olive Rd	0720393303
1071 CLASSIC ROAD, LLC	0 Humie Olive Rd	0721305060
JOYCE BUNCH & SHARON SHIELDS	8129 Humie Olive Rd	0721318016

		(partial)
3 BOYS CAPITAL LLC	0 Richardson Rd	0720493535
1071 CLASSIC ROAD, LLC	0 Richardson Rd	0720496990
1071 CLASSIC ROAD, LLC	8025 Humie Olive Rd	0721407556
JOHN & PATRICIA BUTLER	8116 Humie Olive Rd	0721411467
JOHN & PATRICIA BUTLER	2816 Richardson Rd	0721412695
LINDA WALDEN BROWN	2804 Richardson Rd	0721411862
JEAN HOLLOWAY WALDEN	0 Macintosh Woods Dr	0721328159
RONNIE HUNTER	8129 Humie Olive Rd	0721411163
FLOYA H RICHARDSON HEIRS	8105 HUMIE OLIVE RD	0721414214
CAROL & JOHN BARBEE SR	2908 RICHARDSON RD	0721415035
BERNARD RICHARDSON	8109 HUMIE OLIVE RD	0721403941
KIA & JOHN BARBEE JR	2916 RICHARDSON RD	0721402685
MARY H. EVANS	2705 BUTTERFINGER LN	0721400714
MARY EVANS	2712 BUTTERFINGER LN	0721307565
G H HARRIS HEIRS	0 Humie Olive Rd	0720590123
		0721413974
WILLIE WALDEN	2800 RICHARDSON RD	(partial)
CATHEL SCOTT BROWN	8132 HUMIE OLIVE RD	0721317510
DARNELL SCOTT	8021 Humie Olive Rd	0721319514

#### SECTION 4 – PURPOSE STATEMENT

Friendship Station PUD is a proposed mixed use residential and commercial project to be developed under the Town of Apex ordinance as a Planned Unit Development (PUD). The project contains several parcels either owned or under contract by Friendship Station, LLC. The PUD also includes several parcels owned by individuals who have joined the rezoning application. The project is located along Humie Olive Road and includes a substantial extension of Richardson Road south of Humie Olive Road. The proposed PUD includes parcels that have been used as farm land and also includes a conservation easement area along Little Beaver Creek.

Friendship Station will provide a mix of non-residential and residential uses in the PUD. There are also planned buildings along Richardson Road extension that will have approximately 50,000 square feet of commercial and/or office space on the ground floor with residential flats above. There is also a large commercial section of the PUD that may allow for more buildings with a mix of non-residential and residential uses. There will be a wide variety of residential housing options including residential flats above commercial space, apartments, townhomes with front entry garages, townhomes with rear alley loaded garages, townhomes with private parking areas, single family detached homes with alley access, standard front entry garage single family homes and ranch style homes targeting the over 55 population. The wide variety of residential homes will allow a mix of residents with different ages and income levels.



The developers are submitting this PUD amendment to clarify the timing of the road improvements that are associated with the Friendship Station project.

## SECTION 5 – PERMITTED USES

The Town of Apex UDO allows a mixture of uses in the PUD zoning district and the owners have chosen to further restrict the allowable uses as listed below:

### PARCEL SECTION 1

(More than 30% of Sections 1 and 3 combined will be non-residential)

#### Residential Uses

Condominium  
Multi-family or apartment  
Townhouse  
Townhouse detached

#### Public and Civic Uses

Assembly hall, nonprofit  
Assembly hall, for-profit  
Government service  
Veterinary clinic or hospital

#### Utilities

Utility, minor

#### Recreational Uses

Greenway  
Park, active  
Park, passive  
Recreational facility, private

#### Food and Beverage Service

Restaurant, general

#### Office and Research

Medical or dental clinic or office  
Medical or dental laboratory  
Office, business or professional  
Research facility

#### Retail Sales and Service

Artisan studio  
Barber and beauty shop  
Book store  
Convenience store

Dry cleaners and laundry service  
Financial institution  
Floral Shop  
Grocery, specialty  
Health/fitness center or spa  
Newsstand or gift shop  
Personal service  
Pharmacy (no drive-through)  
Printing and copying service  
Real estate sales  
Retail sales, general  
Studio for art  
Tailor shop  
Pet services

### PARCEL SECTION 3

(More than 30% of Sections 1 and 3 combined will be non-residential)

#### Residential Uses

Condominium  
Congregate Living Facility  
Accessory apartment

#### Public and Civic Uses

Ambulatory Health-care Facility with Emergency Dept.  
Assembly Hall, nonprofit  
Assembly Hall, for profit  
Church or place of worship (P/S)  
Government service  
Veterinary clinic or hospital

#### Utilities

Utility, minor

#### Recreational Uses

Entertainment, indoor

#### Commercial Uses Adult Use

Bar or nightclub (S)

#### Food and Beverage Service

Restaurant, drive through  
Restaurant, general

#### Office and Research

Medical or dental clinic or office



Medical or dental laboratory  
Office, business or professional  
Research facility

Public Accommodation  
Hotel or motel

Retail Sales and Service  
Artisan studio  
Barber and beauty shop  
Book store  
Convenience store  
Convenience store with gas sales  
Dry cleaners and laundry service  
Farmer's market  
Financial institution  
Floral shop  
Grocery, general  
Grocery, specialty  
Health/fitness center or spa  
Kennel, indoor  
Newsstand or gift shop  
Personal service  
Pharmacy  
Printing and copying service  
Real estate sales  
Retail sales, general  
Studio for art  
Tailor shop  
Theater  
Pet services

Vehicle repair and service  
Vehicle inspection center

Production  
Microbrewery  
Microdistillery

PARCEL SECTIONS 2, 4 and 7

Residential Uses Only  
Single family (Minimum lot size – 4,000 sf, average lot size – 5,000 sf)  
Townhouse  
Townhouse detached

Utilities

Utility, minor

PARCEL SECTION 5

Residential Uses Only

Single Family (Minimum lot size – 4,500 sf, average lot size – 5,500 sf)

Utilities

Utility, minor

PARCEL SECTION 6

Residential Uses Only

Single Family (Minimum lot size – 6,000 sf, average lot size – 10,000 sf)

Utilities

Utility, minor

SECTION 6 – DESIGN CONTROLS

A. Maximum Densities

Maximum residential density for the project is 5 units per gross acre.

Maximum number of apartment units is 200 and at least 50% of the apartment units shall be located above non-residential uses in the same building.

Section 1 may have up to 50,000 square feet of commercial uses, may have up to 220,000 square feet of office space, may have up to 320 residential units or any combination of these uses.

There is no limit on the total square footage of commercial buildings for the project.

B. Proposed Maximum Height of the Buildings and Number of Stories

Section 1: Maximum height – 54'	Maximum stories – 4
Section 3: Maximum height – 42'	Maximum stories – 3
Sections 2, 4 & 7: Maximum height – 42'	Maximum stories – 3
Sections 5 & 6: Maximum height – 36'	Maximum stories – 2

C. Proposed Minimum Building Setbacks

Residential Single Family Detached

From Buffer or RCA – 10'

Front Yard – 10' Minimum

Side Yard – 5' Minimum (no aggregate)

Rear Yard – 10' Minimum

Driveways from back of sidewalk to garage – 20'



#### Townhouse

From Buffer or RCA – 10'

Front – 15'

Driveways from back of sidewalk to garage – 20'

Rear – 15'

Side (end units) – 5'

Side (corner) – 10'

#### Commercial or Multi-family Buildings

From Buffer or RCA – 10'

From Public Right-of-Way – 20'

Building to Building – 20'

#### D. Percentage of Built upon Area

The UDO allows for a maximum 70 percent of built upon area in a PUD project and the Friendship Station PUD will not exceed that amount.

#### E. Perimeter Buffers

The PD plans show buffers around the site to provide visual breaks between uses and public roads. In Section 1 and 3 we are proposing a 15 foot Type E buffer along Richardson Road adjacent to the mixed use areas to provide plantings but still allow visibility for retail uses. Generally speaking, the buffers shown are consistent with the current UDO with 10 foot Type B buffers around residential and 20' Type B buffers around commercial areas.

Adjacent residents who asked for additional buffering next to Sections 5 and 6 prompted larger buffer widths and/or buffer density in these sections. The southern and eastern property lines adjacent to Phase 6 will have a minimum 15 foot Type B buffer with an average buffer width of 25 feet. The buffer along the northern property line of Section 5 has been increased to a 20 foot Type A buffer.

#### F. Percentage of Resource Conservation Area

The Friendship Station PUD is providing at least 25% of the total area for Resource Conservation Area and landscape buffers. If any section of residential single family detached lots is mass graded, then that section shall dedicate an additional 2% RCA.

### SECTION 7 – ARCHITECTURAL STANDARDS

#### Single Family Detached Residential Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

2. Most single family residential detached units shall have a crawl space or a raised slab with a finished floor elevation at least 20 inches above the average grade across the front of the house at the front door. A maximum of 30% of the homes may be at grade ranch homes designed for easier access and these lots will be identified at the time of master plan approval.
3. Garage doors must contain windows, decorative details or carriage-style adornments.
4. House entrances for homes with front facing single-car garages must have a covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than one foot out from the front façade or front porch unless it is a side entry garage.
6. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows
  - Bay window
  - Recessed window
  - Decorative window
  - Trim around the windows
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick/stone
  - Decorative trim
  - Decorative shake
  - Decorative air vents on gable
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer
7. All windows on a side elevation shall have decorative trim, shutters or shall be a bay window.
8. Front porches shall be a minimum of 6 feet deep.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of five color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. Eaves shall project at least 12 inches from the wall of the structure.
11. The roof shall be pitched at 5:12 or greater for 25% of the building designs.

#### Townhome Residential Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. All townhomes shall have a crawl space or have a raised foundation which at a minimum rises at least 12 inches from average grade across the front of the house to the finished floor level at the front door.
3. Garage doors must contain windows, decorative details or carriage-style adornments.
4. House entrances for homes with front facing single-car garages must have a covered

porch/stoop area leading to the front door.

5. The garage cannot protrude more than one foot out from the front façade or front porch unless it is a side entry garage.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows
  - Bay window
  - Recessed window
  - Decorative window
  - Trim around the windows
  - Wrap around porch or side porch
  - Two or more building materials
  - Decorative brick/stone
  - Decorative trim
  - Decorative shake
  - Decorative air vents on gable
  - Decorative gable
  - Decorative cornice
  - Column
  - Portico
  - Balcony
  - Dormer
7. All windows on a side elevation shall have decorative trim, shutters or shall be a bay window.
8. Roofline cannot be a single mass; it must be broken up either horizontally or vertically between every other unit.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. Guest parking shall be distributed so that there is at least one guest parking space within 200' of each townhome lot.

#### Apartment Residential Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Siding materials shall be varied in type and/or color on 30% of each façade on each building.
3. Windows must vary in size and/or type.
4. Windows that are not recessed must be trimmed.
5. Recesses and projections shall be provided for at least 50% of each façade on each building.
6. Rooflines cannot be a single mass; they must be varied with the use of gables or parapets.
7. Garage doors must have windows, decorative details or carriage-style adornments on them.
8. At least three of the following decorative features shall be used on each building:
  - Decorative shake



- Board and batten
- Decorative porch railing/posts
- Shutters
- Decorative/functional air vents on roof or foundation
- Recessed windows
- Decorative windows
- Decorative brick/stone
- Decorative gables
- Decorative cornices
- Tin/metal roof

## Commercial Standards

### 1. Building Hierarchy

Buildings to be located on the subject property shall be architecturally compatible by way of colors and use of materials. Buildings shall be consistent in scale, massing, relationship to the street, and style. Corner buildings shall match or exceed the height of adjacent buildings.

### 2. Setbacks

The buildings shall be placed to maintain a consistent street edge. The relationship of the building to the street edge shall emphasize pedestrian circulation. Pedestrian spaces such as sidewalk dining or shaded seating are encouraged. Whenever possible, required parking and open space shall be maintained in the rear or sides of a building.

The orientation of drive thru- lanes, pick-up windows, and other utilitarian building functions should not be oriented toward or located adjacent the street. If drive-thru lanes must be located adjacent to a street, they shall be screened through the use of low walls and/or landscaping. Pick-up windows shall be de-emphasized through screening and/or architectural elements.

### 3. Building Tenant Size

Buildings shall not have a single tenant which exceeds thirty-five thousand (35,000) square feet.

### 4. Massing and Proportion

Buildings shall have vertical proportions. Segments shall be no more than sixty (60) feet in width and each section taller than it is wide. Windows and storefront glazing shall be divided to be either square or vertical in proportion so that each section is taller than it is wide. Permitted setbacks can be used to articulate bays of a building to break up its width. Architectural features such as but not limited to columns, piers, rooflines, and brick patterns can be used to divide and create vertical orientation on building facades.

## 5. Building Height and Roof Type

Simple parapet roof edges with varying coping and cornice may be used. The rooflines shall vary from building to building as well as within buildings with wide street frontage. The varying heights shall follow logical building massing and shall correspond to building organization.

## 6. Façade

Each façade shall have a rhythm that is repeated through the pattern of wall and openings. The building façade shall have an identifiable base, body, and cap with horizontal elements separating these components. The body of the building shall constitute a minimum of fifty (50%) percent of the total building height. Buildings shall not have blank side walls creating a false front appearance. In addition, corner buildings shall have two facades which maintain a relationship to each other although they do not need to be identical.

## 7. Façade at Street Level

The street level of the facades shall provide human scaled entries including but not limited to recessed entries, sheltering elements and adjacent storefront windows. Facades shall incorporate a minimum of two (2) continuous details refined to the scale of twelve (12) inches or less within the first ten (10) feet of the building wall, measured vertically at street level. Recessed arcades, entries flush with the building face and small entries without adjacent windows shall be avoided.

## 8. Windows

Windows shall be vertically oriented. The highest percentage of glazing shall be provided at the street level. A minimum of fifty (50%) percent of the street level facade area shall be transparent. Upper floors shall have a minimum of thirty-five (35%) percent transparency for the façade area. Simple patterns shall be used to subdivide the windows creating additional character to the buildings. Overall vertical building proportions shall be expressed in the window proportions. Expanses of vertical windows which give the overall appearance of horizontal massing shall be avoided.

## 9. Materials

The exterior materials for nonresidential product include a combination of building materials. The primary (front) façade of the main buildings to be considered include:

- Brick masonry
- Decorative concrete block (either integrally colored or textured)
- Stone accents
- Aluminum storefronts with anodized or pre-finished colors.
- EIFS cornices, and parapet trim. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building facade.
- Precast concrete

## 10. Lighting

Only full cut-off lighting fixtures and external house side shields shall be allowed where non-residential properties are adjacent to residential properties.

## SECTION 8 – PARKING AND LOADING

Parking and loading requirements for the commercial and residential areas shall conform to the parking standards listed in the Town of Apex UDO Section 8.3.

## SECTION 9– SIGNS

Signage for this project will comply with UDO section 8.7. The developer shall submit a master sign plan that shows signage locations and details of signage patterns throughout the development.

## SECTION 10 – NATURAL RESOURCE AND ENVIRONMENTAL DATA:

- A. This project is located in the Little Beaver Creek drainage basin which is in the Cape Fear Basin. This project currently falls within the secondary watershed protection overlay district as shown on Town of Apex watershed maps.
- B. There is a FEMA mapped floodplain along Little Beaver Creek as shown on FEMA FIRM Map Number 3720072100J, dated May 2, 2006.
- C. There are no known historic structures on this project.
- D. The PUD will provide buffers along Humie Olive and Richardson Roads which will be used for decorative plantings and aesthetic appeal. Individual sections within the development may also have additional landscape areas located on the site based upon their specific site or subdivision plan. The PUD will dedicate at least 25% of the area of the PUD for Resource Conservation Area or buffer.

## SECTION 11 – STORMWATER MANAGEMENT

Friendship Station PUD will meet all applicable requirements and standards as described in section 6.1 of the Apex UDO. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

Friendship Station PUD will use approved devices to control the stormwater and sediment runoff. These devices may include detention ponds, retention ponds, bioretention areas or any other approved BMP stormwater control. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

## SECTION 12 – PARKS AND RECREATION

The project was reviewed by the PRCR Advisory Commission on Wednesday, April 26th. The Commission recommended a land dedication, credit for construction of Public Greenways to the Little Beaver Creek Greenway System and to Olive Farm Park and a fee-in-lieu for any



balance of Rec Sub Fees owed based on the number of units and types proposed at Master Subdivision Approval. The fee rate will be based on the rate of the current year when the PUD is approved by Town Council.

### SECTION 13 – PUBLIC FACILITIES

This project is located along Humie Olive Road and is adjacent to Richardson Road. The project will be building a significant portion of the Richardson Road extension to the south of Humie Olive Road. Friendship Station will include the extension of public streets into the site from Humie Olive Road and several connections to existing public streets as shown on the PUD Layout Plan. All public streets will have sidewalks on both sides of the street. The developer will extend a public sidewalk from the PUD boundary to the Friendship School campus within the existing public right-of-way of Humie Olive Road. The Transportation Plan and Parks, Recreation, and Greenways Master Plan identify a 10' multi-use path in this location. The multi-use path will be constructed along the PUD frontage on Humie Olive Road but will transition to a 5' sidewalk to provide an off-site pedestrian connection while avoiding impacts to uses on adjacent parcels including a cemetery. The transportation network for Friendship Station will be consistent with the Town of Apex Transportation Plan and associated requirements of the UDO. The project will build a section of the Richardson Road extension from Humie Olive Road to the property line with Charles & Theodore Walden. The PD Plan recognizes that the Town of Apex is in the process of preparing a conceptual design for future Richardson Road in the pursuit of a release of right-of-way for the Richardson Road extension through the Little Beaver Creek Conservation Easement. It is understood that the planned alignment of future Richardson Road between Humie Olive Road and Old US 1 Highway and the associated network of collector streets may be amended based on what an Interagency Review Team (IRT) consisting of the NC Department of Transportation, NC State Property Office, NC Department of Environment and Natural Resources, NC Department of Water Resources, and the US Army Corps of Engineers determines is allowable through the conservation easement. While the PUD layout proposes an alignment of Richardson Road and the associated Major Collector Street that is consistent with the current Transportation Plan, the layout will be revised if needed based on the determination of the IRT.

The developers of Friendship Station will work with the Town of Apex, Wake County Public Schools and other parties while a final location for Richardson Road is determined.

#### Transportation Conditions – Based Upon the TIA

All proposed roadway improvements on state maintained roadways and the design for the new extension of Richardson Road including all proposed points of access are subject to NCDOT review and approval.

**Humie Olive Road and New Hill Olive Chapel Road (to be completed during the Residential/Apartment phases prior to platting a combination of residential units and apartment units in Friendship Station totaling 400 dwelling units)**

- Developer shall extend the westbound left-turn lane on Humie Olive Road to provide 250 feet of storage and appropriate taper.

- Developer shall construct a southbound left-turn lane on New Hill Olive Chapel Road with 150 feet of storage and appropriate taper.

**Humie Olive Road and Olive Farm Road (to be completed during the Residential/Apartment phases prior to first plat of dwelling units in Friendship Station with access connecting along Olive Farm Road)**

- Developer shall construct a westbound left-turn lane on Humie Olive Road with 50 feet of storage and appropriate taper.

**Humie Olive Road and Richardson Road (to be completed during the Residential/Apartment phases prior to public dedication of the south leg of Richardson Road)**

- Developer shall construct the northbound Richardson Road approach with an exclusive left turn lane with a minimum of 75 feet storage and a shared through-right lane.
- Developer shall reconstruct the southbound Richardson Road approach with an exclusive left turn lane with a minimum of 250 feet storage and a shared through-right lane.
- Developer shall construct a westbound left-turn lane with a minimum of 100 feet of storage and appropriate taper.
- Developer shall construct an eastbound left-turn lane with a minimum of 100 feet of storage and appropriate taper.

**Humie Olive Road and Richardson Road Traffic Signal (to be completed during the Residential/Apartment phases or fee in lieu paid)**

- Developer shall install a traffic signal when warranted and permitted by NCDOT, subject to evaluation through a warrant study to be conducted by the developer when requested by Town staff. If not warranted prior to occupancy of a combination of residential units and apartment units in Friendship Station totaling 400 dwelling units, Developer shall pay a fee in lieu for the cost of design and installation.

**Richardson Road and Site Drive #1 (right-in/right-out only)**

- Prior to opening for access to the public, Developer shall construct stop-controlled right-in/right-out eastbound and westbound approaches with 1 lane of egress and 1 lane of ingress at this intersection and install a median on Richardson Road to prevent left turns. Site Drive #1 should be spaced far enough from adjacent intersections on Richardson Road to provide for future turn lane storage and transition when this road is ultimately widened to a 4-lane divided facility according to the Apex Transportation Plan.

**Richardson Road and Site Drive #2**

- Prior to opening for access to the public, Developer shall construct stop-controlled full movement eastbound and westbound approaches with 1 lane of egress and 1 lane of ingress



at this intersection. Site Drive #2 should be spaced at least 800 feet from adjacent full movement intersections on Richardson Road to provide for future turn lane storage and transition when this road is ultimately widened to a 4-lane divided facility according to the Apex Transportation Plan.

#### **Richardson Road and Site Drive #3**

- Prior to opening for access to the public, Developer shall construct a stop-controlled full movement eastbound approach with 1 lane of egress and 1 lane of ingress and an exclusive southbound right turn lane with 50 feet of storage and appropriate taper at this intersection. Site Drive #3 should be spaced at least 800 feet from adjacent full movement intersections on Richardson Road to provide for future turn lane storage and transition when this road is ultimately widened to a 4-lane divided facility according to the Apex Transportation Plan.

#### **Humie Olive Road and McKenzie Ridge/Site Drive #4**

- Prior to opening for access to the public, Developer shall construct a stop-controlled full movement northbound approach with 1 lane of egress and 1 lane of ingress across from the McKenzie Ridge subdivision entrance and construct eastbound and westbound left-turn lanes on Humie Olive Road both with 50 feet of storage and appropriate taper.

#### **Richardson Road and Site Drive #5**

- Prior to opening for access to the public, Developer shall construct a three-leg intersection during the Residential/Apartment phases, with a stop-controlled full movement westbound approach with 1 lane of egress and 1 lane of ingress and a southbound left-turn lane with 100 feet of storage and appropriate taper. Site Drive #5 should be spaced at least 800 feet from adjacent full movement intersections on Richardson Road to provide for future turn lane storage and transition when this road is ultimately widened to a 4-lane divided facility per Apex Transportation Plan.
- During the Commercial development phase, prior to opening for access to the public, Developer shall construct a stop-controlled full movement eastbound approach with 1 lane of egress and 1 lane of ingress, a southbound right-turn lane with 200 feet of storage and appropriate taper, and a northbound left-turn lane with 75 feet of storage and appropriate taper.

#### **Richardson Road and Site Drive #6 (right-in/right-out only)**

- Prior to opening for access to the public, Developer shall construct a stop-controlled right-in/right-out westbound approach with 1 lane of egress and 1 lane of ingress at this intersection and install a median on Richardson Road to prevent left turns. Site Drive #6 should be spaced far enough from adjacent full movement intersections on Richardson Road to provide for future



turn lane storage and transition when this road is ultimately widened to a 4-lane divided facility according to the Apex Transportation Plan.

**Humie Olive Road and Site Drive #7 (right-in/right-out only)**

- Prior to opening for access to the public, Developer shall construct a stop-controlled right-in/right-out northbound approach with 1 lane of egress and 1 lane of ingress at this location, including an eastbound right turn lane on Humie Olive Road with a minimum of 100 feet storage and appropriate taper. This access shall include a barrier according to NCDOT requirements on Humie Olive Road to prevent left turns and be located far enough from the intersection of Richardson Road to accommodate appropriate deceleration and storage length for the westbound left turn lane at Richardson Road.

**Humie Olive Road and Site Drive #8 (right-in/right-out only)**

- Prior to opening for access to the public, Developer shall construct a stop-controlled right-in/right-out southbound approach with 1 lane of egress and 1 lane of ingress during the Residential/Apartment phases. This access shall include a barrier according to NCDOT requirements on Humie Olive Road to prevent left turns.
- During the Commercial development phase, prior to opening for access to the public, Developer shall construct a stop-controlled right-in/right-out northbound approach with 1 lane of egress and 1 lane of ingress, and providing an eastbound right turn lane with a minimum of 100 feet storage and appropriate taper.

As shown on the PUD Utility Plans, the sanitary sewer connection will come by extending the Little Beaver Creek outfall from west to east through the project. Friendship Station will have to connect to the sewer outfall proposed as part of the Woodbury project and extend the outfall up to the site and then through the site. At this time the line size is shown as a sixteen inch sewer line on the Town sewer infrastructure plans. Water distribution service will be provided to this project by the extension of a twelve inch waterline along Humie Olive Road and into the site along the Richardson Road extension. There will be at least two other waterline connections for the project which will loop the waterlines through other development projects. Developer shall record a utility easement along existing Richardson Road for a waterline extension prior to the dedication of the additional right-of-way along Richardson Road. All utility designs and extensions shall comply with the Town of Apex Sewer and Water Master plans and the Town of Apex Standards and Specifications.

**SECTION 14 – PHASING**

The project shall be developed in at least eight phases. The residential development of Section 7 may be the first phase developed because of the current availability of sewer service and this process may begin in 2018. Other development will depend to a large amount on the schedule of the sewer outfall and the demand for residential rooftops, office

employment and commercial services.

#### SECTION 15 – CONSISTENCY WITH LAND USE PLAN

The proposed PUD amendment is consistent with the Town of Apex 2030 Land Use Map.

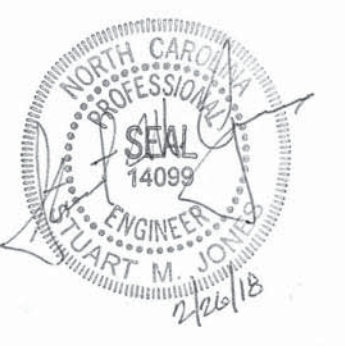
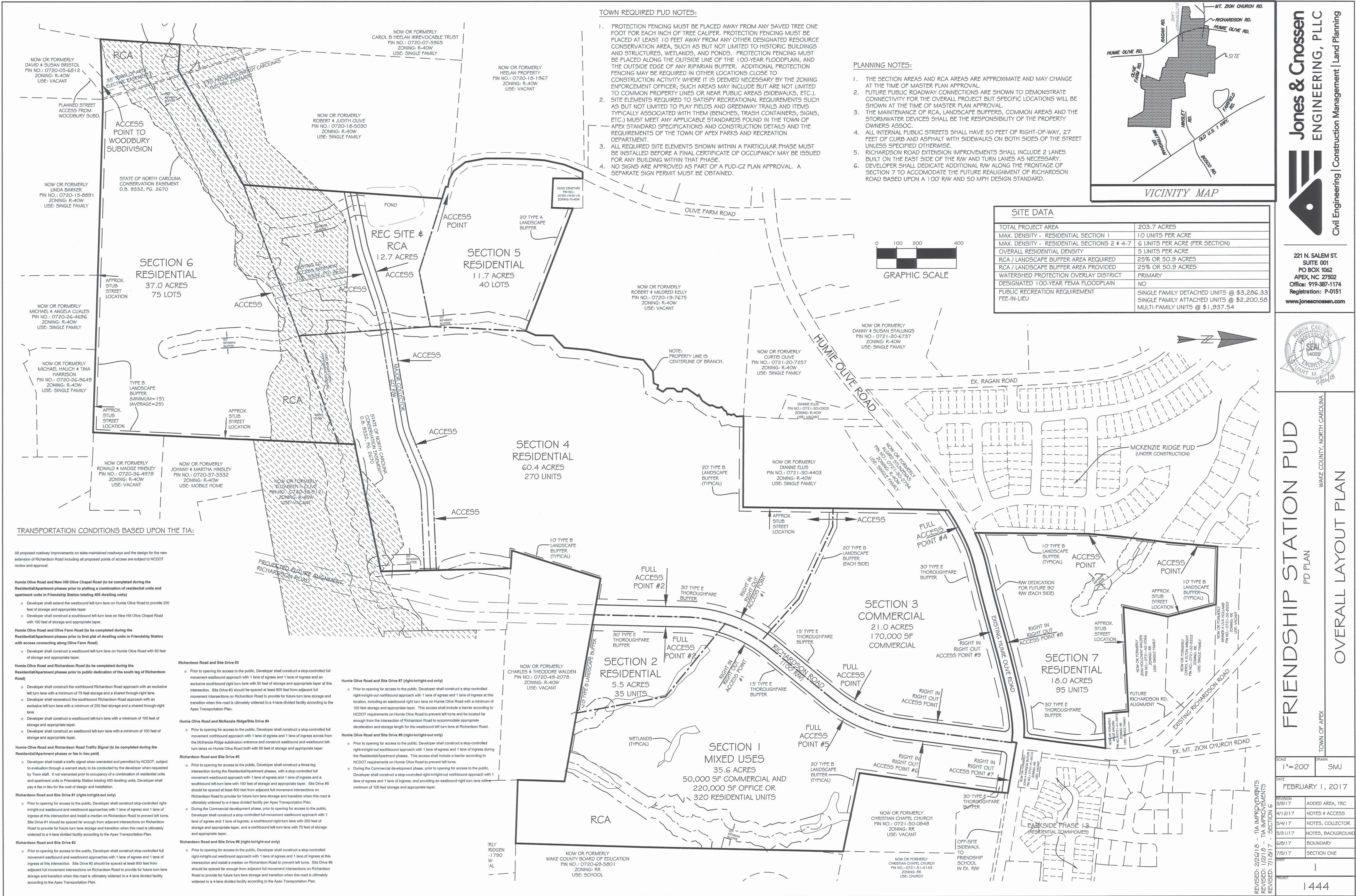
#### SECTION 16 – COMPLIANCE WITH THE UDO

The proposed plans for Friendship Station PUD are in compliance with the standards and allowances provided in the current approved version of the Town of Apex Unified Development Ordinance. Any variance from UDO requirements has been noted in this plan.

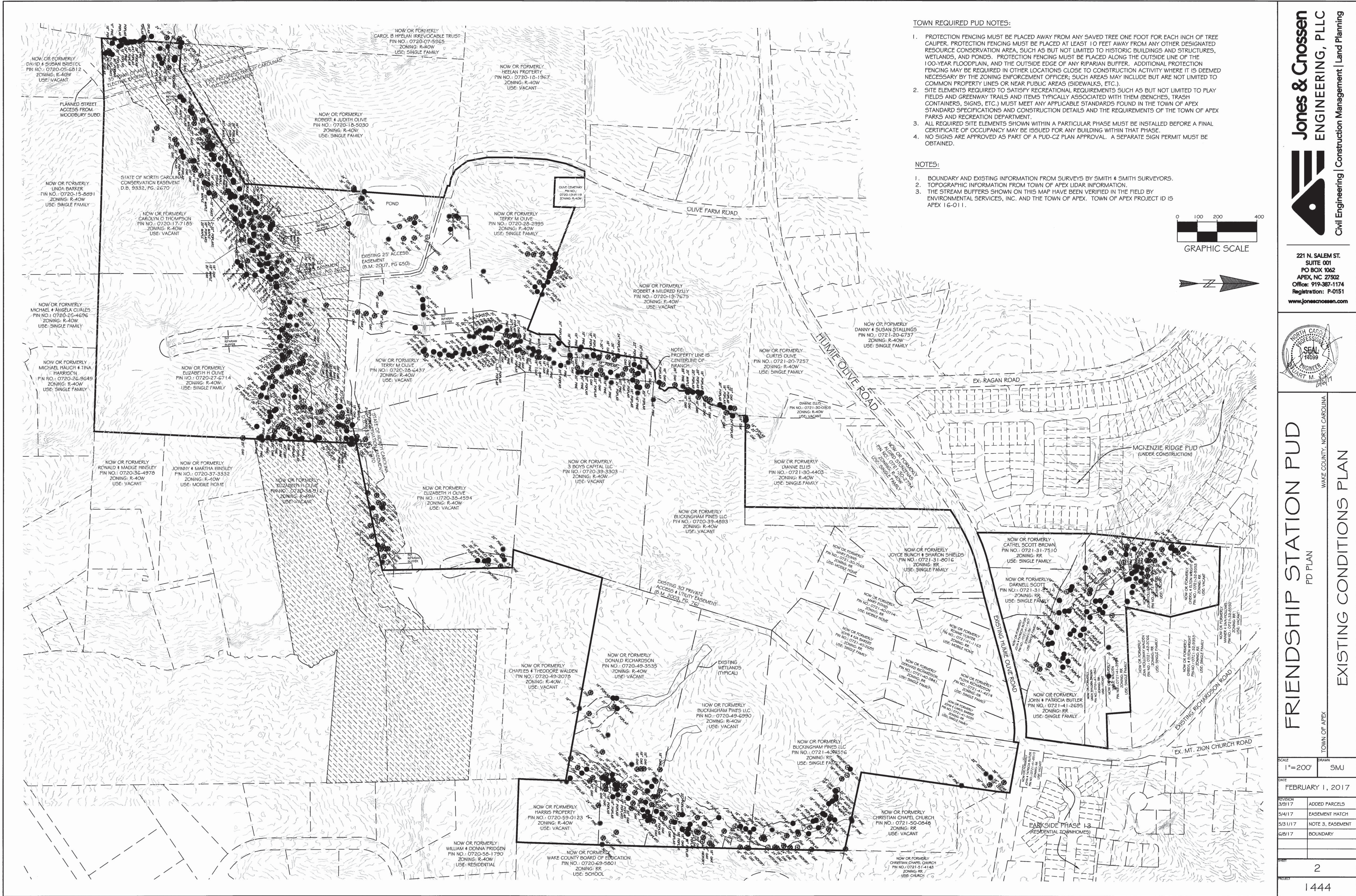
#### SECTION 17 – LAND USE NOTES

- A. This project will require the formation of at least one Property Owners Association which will handle the maintenance of common areas, buffers, RCA, stormwater devices, etc.
- B. The existing houses on the property will be either moved or removed from the site.







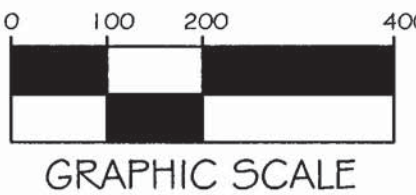


TOWN REQUIRED PUD NOTES:

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

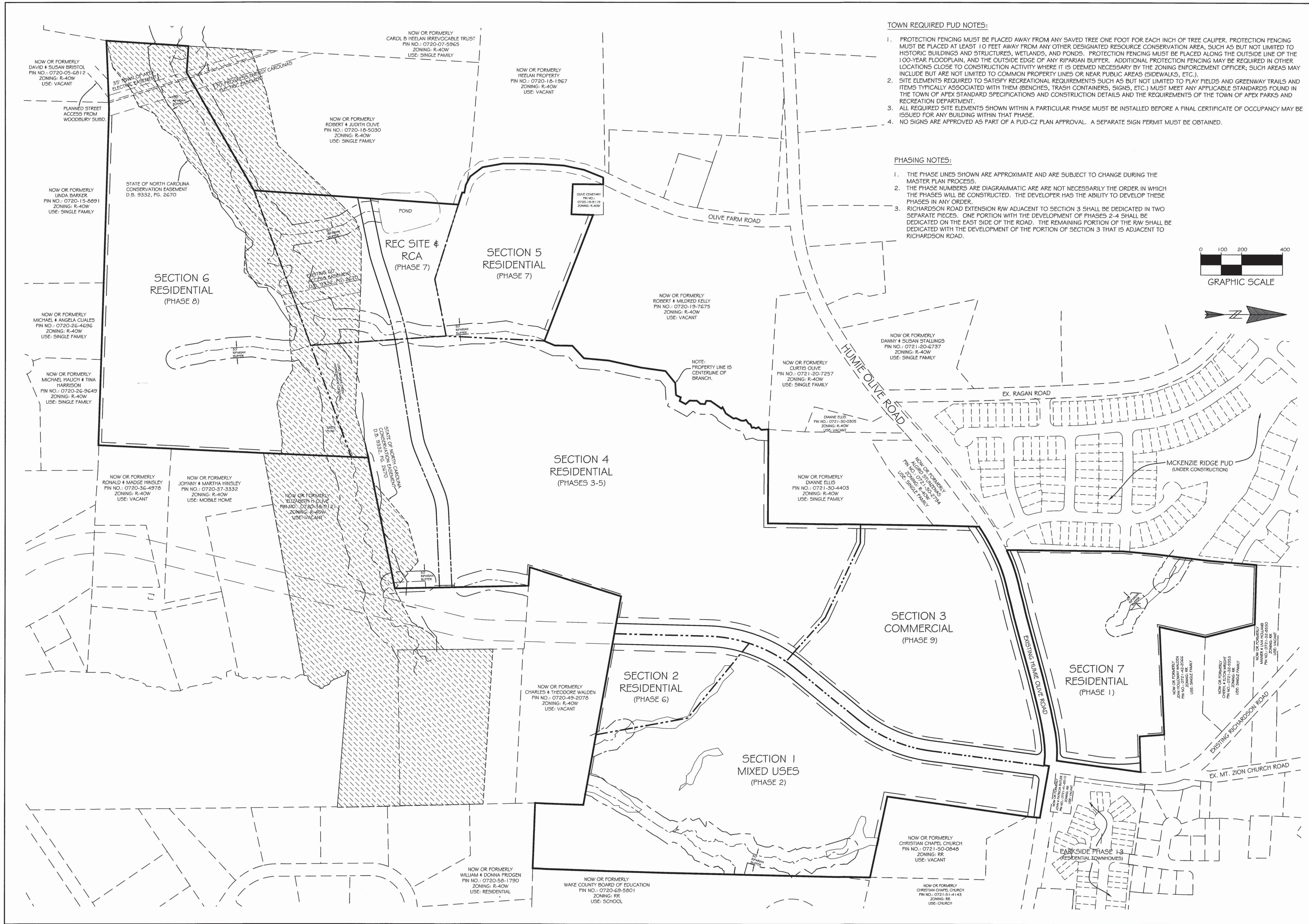
NOTES:

1. BOUNDARY AND EXISTING INFORMATION FROM SURVEYS BY SMITH & SMITH SURVEYORS.
2. TOPOGRAPHIC INFORMATION FROM TOWN OF APEX LIDAR INFORMATION.
3. THE STREAM BUFFERS SHOWN ON THIS MAP HAVE BEEN VERIFIED IN THE FIELD BY ENVIRONMENTAL SERVICES, INC. AND THE TOWN OF APEX. TOWN OF APEX PROJECT ID IS APEX 16-011.



SCALE	1" = 200'	BROWN	SMJ
DATE	FEBRUARY 1, 2017		
REVISION	3/9/17	ADDED PARCELS	
	5/4/17	EASEMENT HATCH	
	5/31/17	NOTE 3, EASEMENT	
	6/8/17	BOUNDARY	
SHEET	2		
PROJECT	1444		



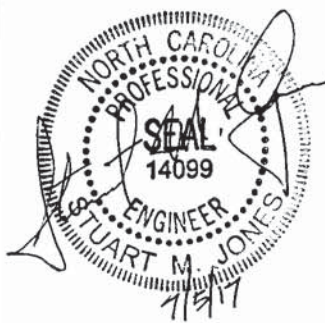
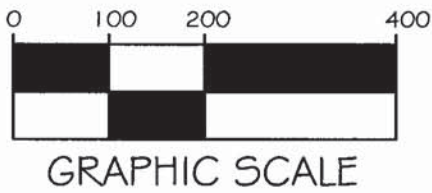


TOWN REQUIRED PUD NOTES:

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

PHASING NOTES:

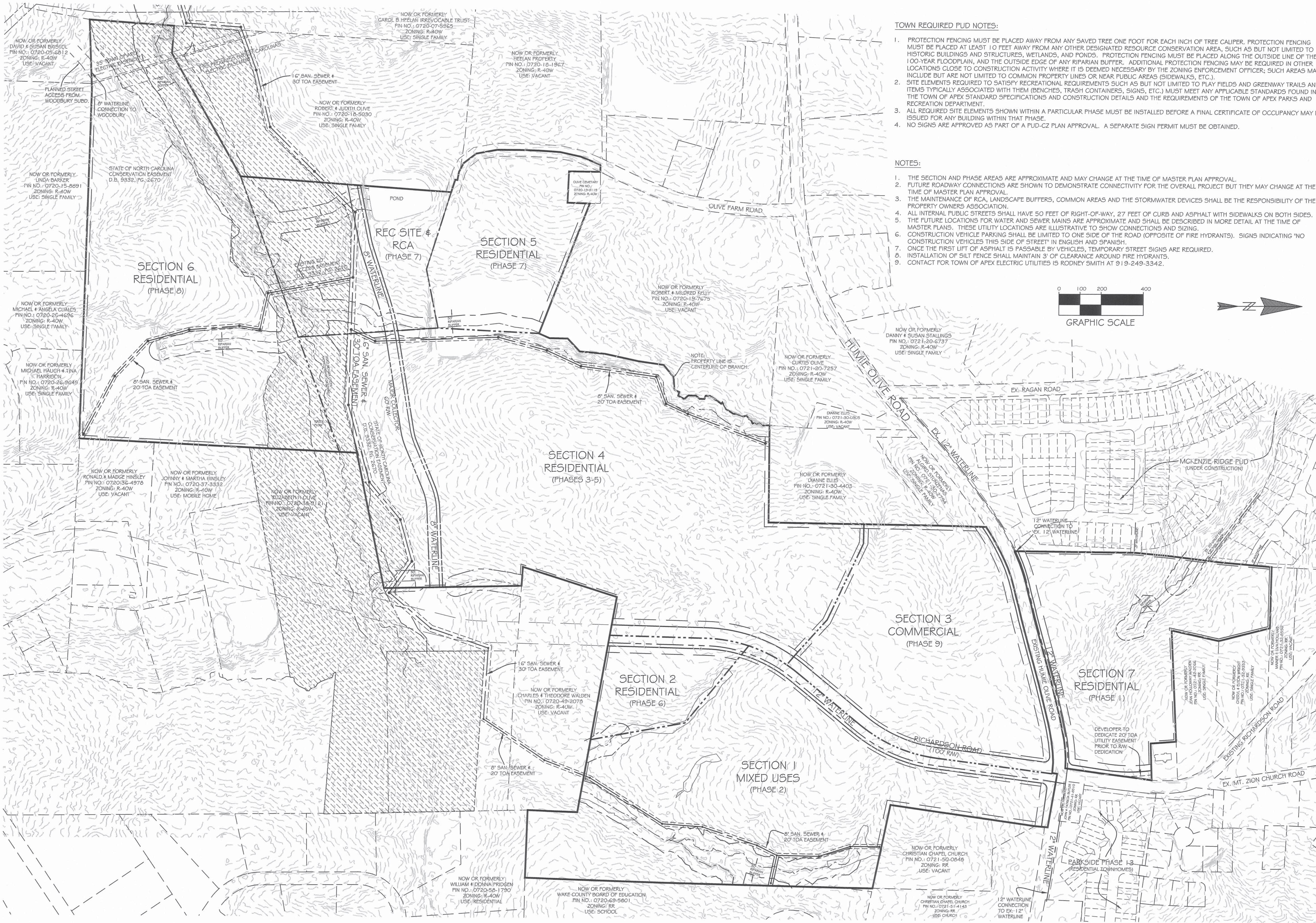
1. THE PHASE LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE MASTER PLAN PROCESS.
2. THE PHASE NUMBERS ARE DIAGRAMMATIC ARE ARE NOT NECESSARILY THE ORDER IN WHICH THE PHASES WILL BE CONSTRUCTED. THE DEVELOPER HAS THE ABILITY TO DEVELOP THESE PHASES IN ANY ORDER.
3. RICHARDSON ROAD EXTENSION RW ADJACENT TO SECTION 3 SHALL BE DEDICATED IN TWO SEPARATE PIECES. ONE PORTION WITH THE DEVELOPMENT OF PHASES 2-4 SHALL BE DEDICATED ON THE EAST SIDE OF THE ROAD. THE REMAINING PORTION OF THE RW SHALL BE DEDICATED WITH THE DEVELOPMENT OF THE PORTION OF SECTION 3 THAT IS ADJACENT TO RICHARDSON ROAD.



FRIENDSHIP STATION PUD  
PD PLAN  
PRELIMINARY PHASING PLAN

SCALE	1"=200'	SHEET	SMJ
DATE	FEBRUARY 1, 2017		
REVISION	3/9/17	ADDED AREAS	
	5/4/17	COLLECTOR, HATCH	
	6/8/17	BOUNDARY	
	7/5/17	PHASING	
SHEET	3		
PROJECT	1444		





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

- NOTES:**
1. THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
  2. FUTURE ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT THEY MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
  3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
  4. ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT WITH SIDEWALKS ON BOTH SIDES.
  5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
  6. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING 'NO CONSTRUCTION VEHICLES THIS SIDE OF STREET' IN ENGLISH AND SPANISH.
  7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
  8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
  9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.



REV. 2/26/18 20' EASE. ON RICHARDSON

SCALE	1"=200'	DRAWN	5MJ
DATE	FEBRUARY 1, 2017		
REVISION	3/3/17	ADDED PARCELS	
4/12/17	SEWER OUTFALL		
5/4/17	SEWER, HATCH		
5/31/17	PER TRC		
6/8/17	BOUNDARY		
2/8/18	16" SEWER		
SHEET	4		
PROJECT	1444		

**Jones & Crossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning

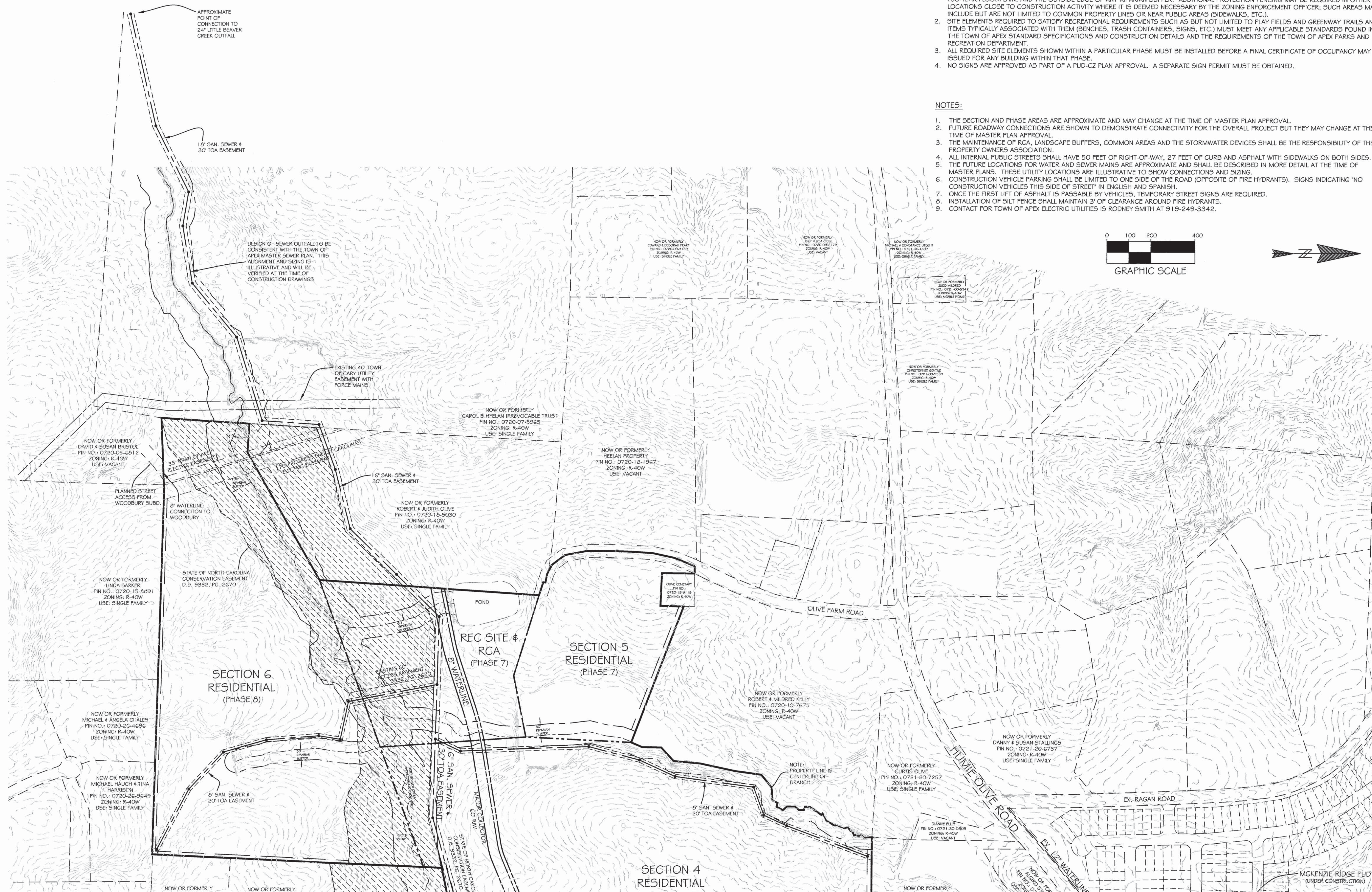
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Registration: P-0151  
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**FRIENDSHIP STATION PUD**  
PD PLAN  
**PRELIMINARY OVERALL UTILITY PLAN**

TOWN OF APEX  
WAKE COUNTY, NORTH CAROLINA







NOTES:

- THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.  
FUTURE ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT THEY MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.  
THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWARE DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.  
ALL INTERNAL PUBLIC STREETS SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT WITH SIDEWALKS ON BOTH SIDES.  
THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLAN APPROVAL. CONNECTIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.  
CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.  
ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.  
INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.  
CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.



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FRIENDSHIP STATION PUD  
PD PLAN  
WAKE COUNTY, NORTH CAROLINA  
PRELIMINARY OFF-SITE UTILITY PLAN

SCALE 1" = 200'	DRAWN SMJ
DATE FEBRUARY 1, 2017	
REVISION 3/9/17	ADDED PARCELS
4/12/17	ADDED OFF-SITE
5/4/17	EASEMENT HATCH
5/3/17	NOTES, EASEMENT
6/8/17	BOUNDARY
STREET 5	
PROJECT 1444	