

STAFF REPORT

540 Flex and Business Park – Revised Major Site Plan
QUASI-JUDICIAL PUBLIC HEARING
July 21, 2020 Town Council Meeting



The purpose of the public hearing is to review, hear, consider and approve, approve with conditions, or disapprove the application for a Major Site Plan.

BACKGROUND INFORMATION:

Location: 1600 Olive Chapel Road
Applicant/Owner: Patrick Kiernan, Jones & Clossen Engineering/540 Flex & Business Park, LLC

PROJECT DESCRIPTION:

Acreage: +/- 10.74 acres
PINs: 0732235461 & 0732234710
Current Zoning: Tech/Flex-Conditional Zoning (TF-CZ #18CZ27)
Current 2045 Land Use Map: Office Employment
Town Limits: Inside Corporate Limits

ADJACENT ZONING & LAND USES:

	Zoning	Land Use
North:	Rural Residential (RR #07ETJ24)	Single-family Residential (Chapel Ridge Subdivision)
South:	Medium Density Residential-Conditional Use (MD-CU #94CU17 & #94CU09) Medium Density Residential (MD #07RZ13)	Olive Chapel Road; Single-family Residential (Ashley Downs Subdivision)
East:	Office & Institutional-Conditional Zoning (O&I-CZ #16CZ11)	Olive Chapel Professional Park
West:	Rural Residential (RR)	NC 540 Hwy

EXISTING CONDITIONS:

The site consists of two (2) parcels totaling +/- 10.74 acres. It is located west of 540 and north of Olive Chapel Road. The original Major Site Plan was approved on April 15, 2014 and included 132,568 square feet of office, flex space, and storage in eight (8) buildings. The majority of the site has already been built, including all but the final portion of building A. The aerial image provided in the report is from June 2020.

NEIGHBORHOOD MEETING:

The applicant conducted a virtual neighborhood meeting on March 31, 2020. The meeting report is attached.

PROJECT DATA:

The Revised Major Site Plan is submitted to reflect changes to the area of Building E, the associated parking, the eastern buffer and the shape of the SCMs. The area of Building E was approved on the Major Site Plan as 4,250 ft² and then increased to 5,221 ft² when the building plans were approved. When the footprint of Building E increased at building plan approval, it caused the drive aisle to the east of the building to shift further east and encroach into the 60-foot Type A buffer. The uses to the east have changed since the original Major Site Plan was approved. The buffer currently required by the UDO is 15-foot Type B. The applicant is requesting to reduce the required buffer in that vicinity to a 25-foot Type A buffer. The remainder of the buffers on the plan are not affected.

Approved Uses & Zoning Conditions:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are

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subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

- | | |
|--|------------------------------------|
| 1. Automotive Accessory Sales and Installation | 13. Real estate sales |
| 2. Commissary | 14. Repair services, limited |
| 3. Contractor's office and storage yard | 15. Retail sales, general |
| 4. Glass sales | 16. Security or caretaker quarters |
| 5. Health/fitness center or spa | 17. Self-service storage |
| 6. Manufacturing and Processing, Minor | 18. Studio for art |
| 7. Medical or dental office or clinic | 19. Tailor shop |
| 8. Monument sales, retail | 20. Upholstery shop |
| 9. Office, business or professional | 21. Utility, minor |
| 10. Personal services | 22. Warehousing |
| 11. Pet services | 23. Wholesaling, general |
| 12. Printing or copying service | 24. Woodworking or cabinetmaking |

CONDITIONS:

1. The buildings adjacent to Olive Chapel Road shall be designed to look like office buildings. They shall be constructed of entirely of masonry products on each façade and include storefront windows.
2. The buildings along NC 540 shall be constructed of entirely of masonry products on each façade and designed to look like office buildings.
3. The storage building area (including drives and parking) shall not cover more than sixty percent of the total project area.
4. The office building and flex space building area (including drives and parking) shall cover at least twenty percent of the total project area.
5. Each commissary use shall be limited to an interior area of no more than 5,000 square feet.
6. Evergreen screening with a 6' minimum height at time of planting will be provided from Olive Chapel Road along the eastern property line behind Building D.
7. The project shall provide rooftop solar systems that produce a minimum of 14KW of electricity. The system shall be installed and completed prior to signature of the final site plan plat for the last phase of the development.
8. The uses Commissary and Manufacturing and Processing, Minor shall only be located in buildings accessed behind the security gate.

Public Utilities:

The proposed Major Site Plan utilizes existing Town water and sewer services.

Storm Drainage:

The proposed Major Site Plan contains two (2) stormwater control measures. When the SCMs were constructed, they were built in a slightly different shape than the original approval showed. The proposed Major Site Plan shows the existing shape. The revised SCMs have been reviewed and will comply with the requirements of the UDO as shown.

Grading:

The proposed Major Site Plan meets the grading requirements of the Unified Development Ordinance.

Architectural Standards:

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The architectural elevations meet the zoning conditions listed above.

Lighting:

The proposed lighting plan complies with the requirements of the UDO.

Resource Conservation Area:

UDO Requirement	Provided
20% = 2.12 acres	23% = 2.47%

Buffers:

Location	UDO Requirement	Proposed
Adjacent to Olive Chapel Rd	30' Type E	30' Type E
Adjacent to 540	50' Type A	50' Type E*
Adjacent to East	15' Type B	Northern half -30' Type B Southern half – 60' Type A Adjacent to Building E – 25' Type A
Adjacent to North	40' Type A	60' Type A

Building E was originally approved to be 4,950 sf, then was increased to 5,221 sf when the building plans were approved. That required the drive aisle adjacent to shift further east and encroach into the 60-foot Type A buffer. The applicant is requesting a reduction of the required buffer in that vicinity to a 25-foot Type A buffer. The remainder of the buffers on the plan are not affected.

*In 2014, a 50-foot Type E buffer was required. Since the applicant isn't proposing any changes to this area, they'd like to keep it as originally approved.

Parking: The proposed Major Site Plan includes a total of 204 parking spaces, including 11 accessible spaces. The UDO only requires a total of 147 parking spaces. The number of parking spaces were part of the original plan and were approved prior to the Town adopting maximum parking standards.

Landscaping: The proposed Major Site Plan meets the requirements in the UDO.

SUPPLEMENTAL STANDARDS: The proposed development meets the supplemental standards as listed in Section 4.4.1.B of the UDO.

APEX TRANSPORTATION PLAN/ACCESS AND CIRCULATION:

The proposed Major Site Plan is consistent with the Apex Transportation Plan. There is a full-movement access on Olive Chapel Road. Based on the attached memo, 540 Flex and Business Park generates less traffic than the UDO requires for a TIA. Therefore, the anticipated impact of the development on adjacent roadways is considered minor.

UNIFIED DEVELOPMENT ORDINANCE:

The proposed Major Site Plan is in *compliance* with the standards provided in the UDO.

MAJOR SITE PLAN STANDARDS:

In order to approve an application for a Major Site Plan, the Town Council shall find the following standards are met by the proposed Major Site Plan:

- a) Compatibility. The development proposed in the site plan and its general location is compatible with the character of surrounding land uses.

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- b) Zoning district supplemental standards. The development and uses in the site plan comply with Sec. 4.4 *Supplemental Standards*.
- c) Site development standards. The development proposed in the site plan and its general layout and design comply with all appropriate standards in Article 8: *General Development Standards*.
- d) Mitigation of development on steep slopes. If appropriate, the site plan complies with the requirements of Sec. 8.1.4 *Slope Protection Standards*.
- e) Dedication of ROW for Thoroughfare Plan. The development proposed in the site plan conforms to the requirements of Sec. 7.4 *Dedication of ROW for Thoroughfare Streets and Highways*.
- f) Required improvements. The development proposed in the site plan conforms to the requirements of Sec. 7.5 *Required Improvements*.
- g) Other relevant standards of this Ordinance. The development proposed in the site plan and its general layout and design comply with all other relevant standards of this Ordinance, except that a site plan is not required to comply with a setback standard if there is a permanent improvement on the site that existed prior to August 1, 2000 that makes compliance impossible and the exception to the setback standard is the minimum necessary to accommodate the pre-existing permanent improvement.
- h) Applicable Standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*. The development proposed in the site plan shall comply with the applicable standards of Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*, including, but not limited to, street and utility improvements and park, recreation, and open space dedication or fee-in-lieu.
- i) Impact on public facilities. The proposed development shall not have a significant adverse impact on public facilities and services, including roads, potable water and wastewater facilities, parks, police, fire, and EMS facilities.

April 4, 2014

Joey Iannone
JVI Construction Co.
2509 Southwinds Run
Apex, North Carolina 27502
P: 919.387.8846
E: joey@jviconstruction.com

Reference: Proposed 540 Flex and Business Park
Apex, North Carolina

Subject: Trip Generation Assessment

Dear Mr. Iannone:

This letter presents the findings of a trip generation assessment prepared for the proposed 540 Flex and Business Park development. The purpose of the assessment is to demonstrate that a traffic impact analysis (TIA) would not be warranted for the proposed development based on the number of trips the development is expected to generate. The site is located on the north side of Olive Chapel Road, just east of I-540 in Apex. It is our understanding the development is proposed to consist of up to 49,179 sq. ft. of business park space and up to 83,540 sq. ft. of mini-warehouse storage. The Town has indicated a TIA would be required if warranted based on site trips. Per the Town UDO, a TIA is required for a site if it is expected to generate at least 1,000 daily trips or 100 peak hour trips.

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated utilizing methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Based on the proposed uses for the site, and through coordination with the Town, it was determined that the Business Park (LUC 770) and Mini-Warehouse (LUC 151) land use codes should be used to generate trips for the site. Daily trips for both the business park portion and the mini-warehouse portion of the site were generated based on ITE rates for the respective land uses, since the rates yielded more a more appropriate number of daily trips than the equations. For smaller size business parks, such as the proposed 540 Flex and Business Park development, for example, the ITE equations grossly overestimate daily trips due to the large y-intercept value.

The peak hour trip generation for the mini-warehouse portion of the proposed development was estimated based on ITE rates, since peak hour trip equations do not exist for the mini-warehouse land use. The peak hour trip generation for the business park portion of the proposed development could be determined based on either rates or equations, since the data plot shown in the ITE *Trip Generation Manual* shows data points for comparably sized mini-warehouse sites located near both lines. Thus, for that reason, and at the direction of Town staff, peak hour trips for the business park portion of the proposed development were generated twice: once using ITE equations and once using ITE rates. Refer to Table 1 for a summary of the site trip generation.

Table 1
Site Trip Generation – 540 Flex and Business Park

Land Use (ITE Code)	Size	Daily Traffic (vpd)	AM Peak Hour Trips (vph)			PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Business Park (770 – rates)	49,179 sf	612	59	10	69	16	46	62
Business Park (770 – eqns.)	49,179 sf	--	61	10	71	20	58	78
Mini-Warehouse (151 – rates)	83,540 sf	209	7	5	12	11	11	22
Total Trips (using rates for Bus. Park)		<u>821</u>	66	15	<u>81</u>	27	57	<u>84</u>
Total Trips (using eqns. for Bus. Park)		<u>821</u>	68	15	<u>83</u>	31	69	<u>100</u>

As shown in Table 1, it is estimated the proposed development will generate 821 trips per day, which is below the Town’s threshold for requiring a TIA. Additionally, the anticipated AM peak hour trip generation of 81 vehicles (based on rates for business park) or 83 vehicles (based on equations for business park) also falls below the Town’s peak hour trip threshold for requiring a TIA. For the PM peak hour, generating trips for the business park portion of the site using rates yields 84 peak hour trips, which is below the Town’s threshold for requiring a TIA. Using ITE equations to generate PM peak hour trips for the business park portion of the site yields 100 peak hour trips, which is right at the Town’s 100 vehicles per hour threshold for requiring a TIA.

Since using the more conservative method to generate trips (equations) would only marginally meet the Town’s traffic volume warrants for a TIA, and hourly trips based on ITE rates fall well under the 100 vehicle per hour threshold, it is probable that the actual number trips for the development would fall somewhere in between. Based on the expectation that the peak hour business park trips would be more than indicated by ITE rates and less than indicated by ITE equations, the PM peak hour trip generation for the overall development is expected to be less than 100 trips and more than 84 trips.

Based on the findings of this trip generation assessment, a TIA would not be required for the proposed development based on its anticipated trip generation potential. Please feel free to contact me at (919) 872-5115 if you have any questions relative to this assessment.

Sincerely,
Ramey Kemp & Associates, Inc.

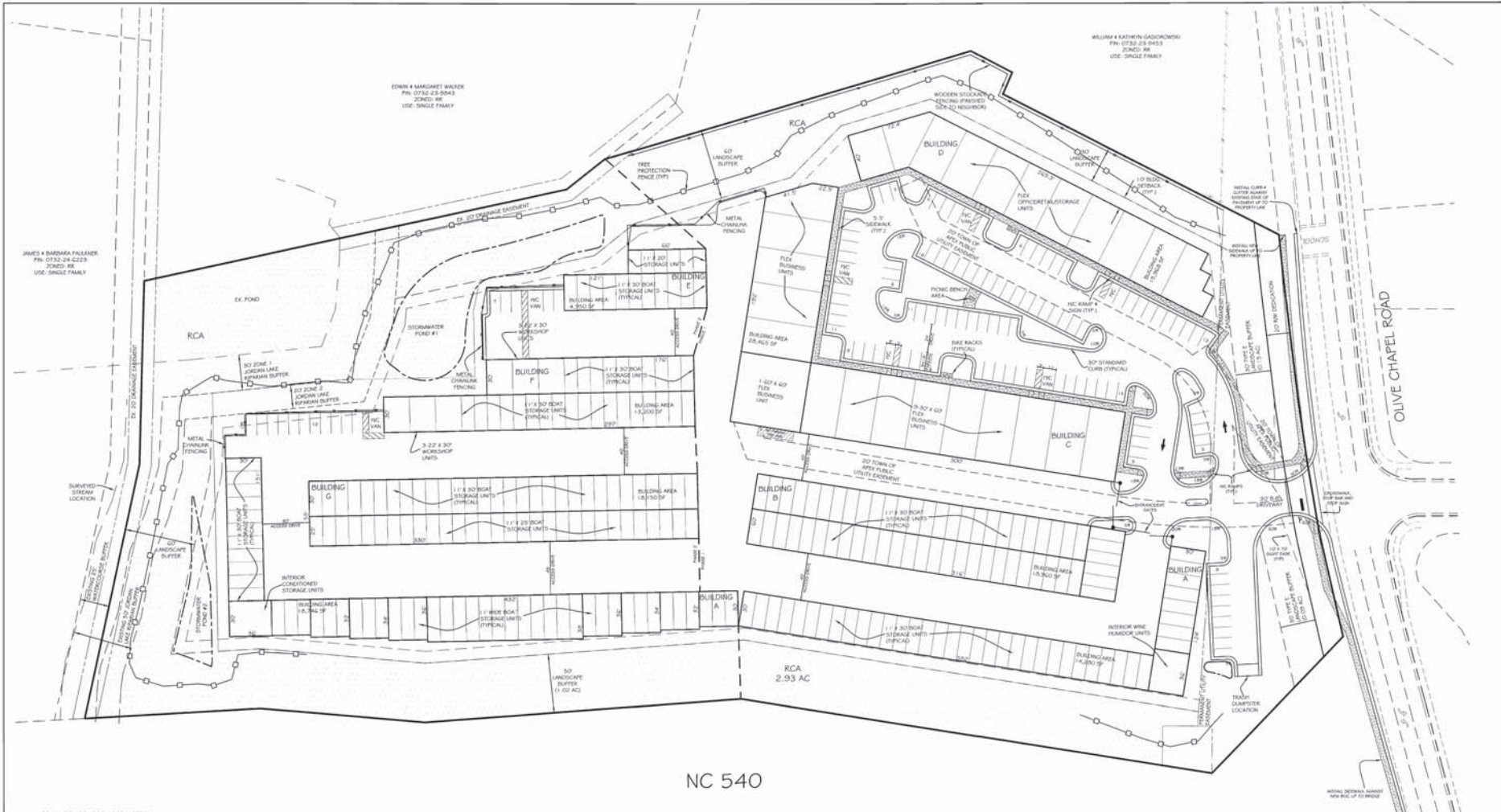



Molly Mathewson, P.E.
Transportation Engineer

NC Corporate License # C-0910

cc: Russell Dalton, Town of Apex (sent via email)

Attachments: Site Plan



NC 540

TOWN OF APEX REQUIRED NOTES:

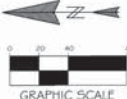
- NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF SAFE MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR BY CALLING 919 249-3426.
- 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 FIREARM 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.).
- ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENDOURCH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (SUCH AS BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
- 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 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.
- THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL, AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 0.2.8 OF THE UNIFIED DEVELOPMENT ORDINANCE. SPECIFICALLY SCREENING MUST BE DONE SO THAT:
 - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INTERFERE TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
 - SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS HEIGHT.
 - ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS THEY MUST BE AT LEAST EIGHT-FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS TALLER, AND BE BUILT OF MASONRY MATERIAL.
- 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.
- SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (E.G., DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
- NO SIGNS ARE APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. A MASTER SIGN PLAN MUST BE SUBMITTED FOR APPROVAL.

NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED BY SMITH & SMITH SURVEY COMPANY.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAIL INFORMATION.
- NO FIRM MAPPED FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA MAP #37183C0403E DATED 03 MARCH 1992.
- THIS PROJECT WILL USE BUILDING MOUNTED LIGHTS WITH LOW WATTAGE, SO NO LIGHTING PLAN IS REQUIRED.
- PERIMETER LANDSCAPING SHALL PROVIDE REQUIRED SCREENING FOR HVAC UNITS.
- PERIMETER SECURITY CHAINLINK FENCING TO BE 6" HIGH WITH BLACK VINYL COATING.
- OFF-SITE ROAD IMPROVEMENTS ARE ELIGIBLE FOR TRANSPORTATION FEE CREDITS.

BUILDING SUMMARY:	
11 FLEX OFFICE UNITS	15,368 SF
15 FLEX BUSINESS UNITS	28,465 SF
6 WORKSHOP SPACES	4,746 SF
25G AUTOBOT STORAGE SPACES	81,350 SF
1 WARE HOUSE AREA	1,000 SF
1 CONDITIONED STORAGE AREA	1,000 SF

OFFICE/FLEX USE AREA	2.21 AC = 20.0%
STORAGE USE AREA	4.11 AC = 38.9%



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

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

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-307-1174
Registration: P-0151
www.jonescossen.com



540 FLEX & BUSINESS PARK
MAJOR SITE PLAN
TOWN OF APEX
PRELIMINARY SITE LAYOUT PLAN
WAKE COUNTY, NORTH CAROLINA

DATE	1"=40'	SMJ
DATE	JANUARY 6, 2014	
DATE	2/11/14	PER IAC COMMENTS
DATE	3/14/14	PER IAC COMMENTS
DATE	C-2	
DATE	1322	



540 Flex and Business Park

Abbingdon

Red Knot Ln

Finch Ct

Peak 502 at Beaver Creek

Kelly Rd

Publix

Publix Pointe

NC 540 Hwy SB

NC 540 Hwy NB

540

Clark Farm Rd

Chapel Ridge

Chapel Ridge

Olive Chapel Professional Park

Barnside Ln

Chapel Ridge Rd

Olive Chapel Rd

Ashley Downs

Ashbark Ct

Ashley Downs Dr

MAJOR SITE PLAN APPLICATION 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.

Application #: 2020-01

Submittal Date: 04-01-20

Fee Paid: \$ 1,343.00

Check #: 1428

Project Information

Project Name: 540 Flex & Business Park, LLC

Address: 1600 Olive Chapel Rd

Property PIN: 0732235461 & 0732234710

Acreage: 10.74 Zoning TF-CZ

Town Limits: Inside corporate limits In ETJ *Outside corporate limits and ETJ

For Non-residential Developments

Total number of buildings: 7 Number of floors: 1

Total square footage of all buildings: 127,876

For Residential Developments

Number of multi-family units: _____ Number of floors: _____

Applicant Information

Name: 540 Flex & Business Park, LLC

Address: 2509 Southwinds Run

City: Apex State: NC Zip: 27502

Phone: 919-387-8846 Email: joey@jviconstruction.com

Owner Information

Name: 540 Flex & Business Park, LLC

Address: 2509 Southwinds Run

City: Apex State: NC Zip: 27502

Phone: 919-387-8846 Email: joey@jviconstruction.com

Attorney Information

Name: Joey Iannone

Address: 2509 Southwinds Run

City: Apex State: NC Zip: 27502

Phone: 919-387-8846 Email: joey@jviconstruction.com

Engineer Information

Name: Jones & Cossen Engineering, PLLC

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: 919-387-1174 Email: patrick@jonescossen.com

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____

Submittal Date: _____

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.	540 FLEX & BUSINESS PARK LLC	0732235461 & 0732234710
2.	See attached list.	
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

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

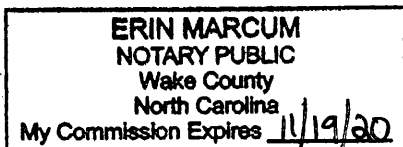
Date: 4/1/20

By: [Signature]

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 1st day of April, 2020.

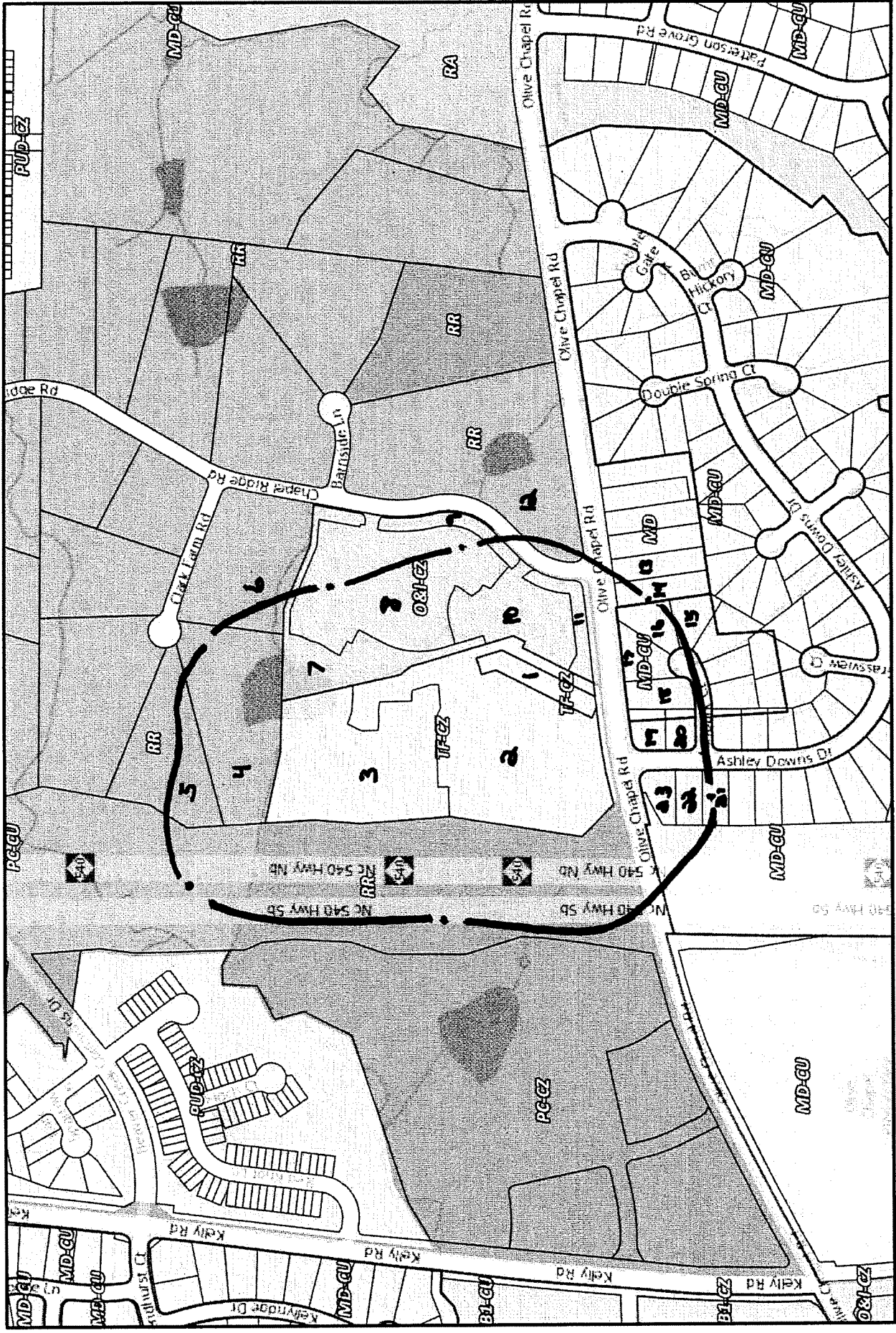
SEAL



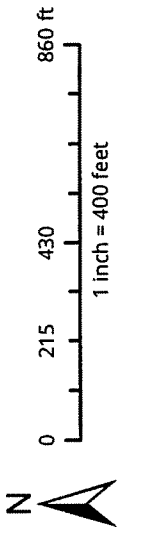
[Signature]
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2020

	A	B	C	D	E	F
1		1322-540 Flex - Major Site Revision	ADJACENT PROPERTY OWNERS LIST			
2						
3	Parcel #	Name	Address I	Address II	City/State/Zip Code	Pin #
4	NA	TOWN OF APEX	PLANNING DEPT	PO BOX 250	APEX NC 27502	
5	1a	540 FLEX & BUSINESS PARK OWNERS ASSOC	540 FLEX & BUSINESS PARK LLC	2509 SOUTHWINDS RUN	APEX NC 27502-6512	0732236371
6	1b	PEAK INVESTMENT PROPERTIES LLC	100 PASTRO CT		APEX NC 27502-8602	0732236371
7	1c	SARANGA-CHENNURI PROPERTIES LLC	1600 OLIVE CHAPEL RD STE 108		APEX NC 27502-6765	0732236371
8	1d	COURTNETHAN LAND HOLDINGS LLC	1600 OLIVE CHAPEL RD STE 112		APEX NC 27502-6765	0732236371
9	1e	COURTNETHAN LAND HOLDINGS LLC	1600 OLIVE CHAPEL RD STE 112		APEX NC 27502-6765	0732236371
10	1f	SCHTAKLEFF PROPERTIES LLC	1600 OLIVE CHAPEL RD STE 120		APEX NC 27502-6765	0732236371
11	1g	JOSEPH IANNONE JR	2509 SOUTHWINDS RUN		APEX NC 27502-6512	0732236371
12	1h	MYSTIC PROPERTIES, LLC	1714 ASHLEY DOWNS DR		APEX NC 27502-5297	0732236371
13	1i	MYSTIC PROPERTIES, LLC	1714 ASHLEY DOWNS DR		APEX NC 27502-5297	0732236371
14	1j	MANJULA PETCHETTI	1621 CARY RESERVE DR		CARY NC 27519-9629	0732236371
15	1k	MACKENZIE HOLDINGS, LLC	1600 OLIVE CHAPEL RD STE 140		APEX NC 27502-6766	0732236371
16	1l	LEXARY HOLDINGS LLC	1600 OLIVE CHAPEL RD STE 144		APEX NC 27502-6766	0732236371
17	2	540 FLEX & BUSINESS PARK LLC	2509 SOUTHWINDS RUN		APEX NC 27502-6512	0732235461
18	3	540 FLEX & BUSINESS PARK LLC	2509 SOUTHWINDS RUN		APEX NC 27502-6512	0732234710
19	4	BARBARA & JAMES FAULKNER JR	1513 CLARK FARM RD		APEX NC 27502-8500	0732246233
20	5	JOHN & MARIE ROCCOFORTE	1517 CLARK FARM RD		APEX NC 27502-8500	0732243490
21	6	MOJO PROPERTY MANAGEMENT LLC	2755 E FRANKLIN BLVD		GASTONIA NC 28056-8201	0732340146
22	7	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD		APEX NC 27502-4280	0732249026
23	8	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD		APEX NC 27502-4280	0732239775
24	9	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD		APEX NC 27502-4280	0732331404
25	10	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD		APEX NC 27502-4280	0732238377
26	11	OLIVE CHAPEL PROFESSIONAL PARK, LLC	1121 PEMBERTON HILL RD		APEX NC 27502-4280	0732238148
27	12	GASIOROWSKI PROPERTIES LLC	1121 PEMBERTON HILL RD		APEX NC 27502-4280	0732333570
28	13	ALEXANDER THOMAS & MARISKA RAMONDINO	1517 OLIVE CHAPEL RD		APEX NC 27502-6744	0732320934
29	14	JOHN & KIMBERLY REID	1521 OLIVE CHAPEL RD		APEX NC 27502-6744	0732229953
30	15	FRANK & CECILIA NAVY	1700 ASHBARK CT		APEX NC 27502-5298	0732228864
31	16	JESSE & REGINA HOUSE	1702 ASHBARK CT		APEX NC 27502-5298	0732228956
32	17	ERICK CONTRERAS-BLANCO & TYLER WILSON	1704 ASHBARK CT		APEX NC 27502-5298	0732227949
33	18	KIM & ROBERT ROCK JR	1706 ASHBARK CT		APEX NC 27502-5298	0732226937
34	19	MARK & HEIDI GARWATOSKI	1722 ASHLEY DOWNS DR		APEX NC 27502-5297	0732225937
35	20	SAMEH SALAMA & DALIA ELFADALY	1720 ASHLEY DOWNS DR		APEX NC 27502-5297	0732225839
36	21	WENDY CERNEL	1717 ASHLEY DOWNS DR		APEX NC 27502-4800	0732223728
37	22	CHERI LEWIS & LARRY MCGOWAN	1719 ASHLEY DOWNS DR		APEX NC 27502-4800	0732223816
38	23	CLAUDE & DIANE BRANSCOME	1721 ASHLEY DOWNS DR		APEX NC 27502-4800	0732223924
39	24	Ashley Downs Homeowners Association, Inc	c/o RS FINCHER	PO BOX 1117	APEX NC 27502	



Disclaimer
 Maps 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 therein, its use, or its interpretation.



AGENT AUTHORIZATION FORM

Application #: 2020-01

Submittal Date: 4-1-20

540 Flex & Business Park, LLC 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: 1600 Olive Chapel Road

The agent for this project is: Jones & Crossen Engineering, PLLC

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

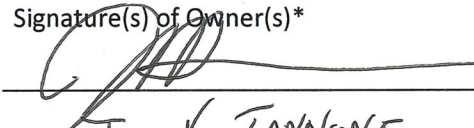
Agent Name: Peter Crossen

Address: 221 N. Salem St., Suite 001, Apex NC 27502

Telephone Number: 919-387-1174

E-Mail Address: peter@jonescrossen.com

Signature(s) of Owner(s)*



 JOE V. LANNONE

 Type or print name

3-18-2020

 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 #: 2020-01

Submittal Date: 4-1-20

The undersigned, JOE V. IANNONE (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 1600 Olive Chapel 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 12/18/2013, and recorded in the Wake County Register of Deeds Office on 12/20/2013, in Book 015538 Page 02065-02067.
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 12/18/2013, 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 12/18/2013, 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.

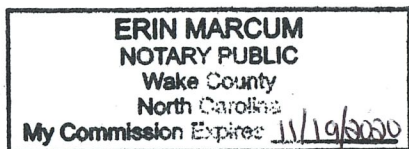
This the 19 day of MARCH, 2020.

[Signature] (seal)
JOE V. IANNONE

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 Joe V. Iannone, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's [Signature], personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

[Signature] Erin Marcum
Notary Public
State of North Carolina
My Commission Expires: November 19, 2020

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #:

2020-01

Submittal Date:

4-1-20

Insert legal description below.

Lying and being in the Town of Apex, White Oak Township, Wake County, North Carolina and described as follows more fully to wit:

BEGINNING at a NCDOT right-of-way disc on the eastern right-of-way of NC 540 Highway having a North coordinate of 723,181.477 and an East coordinate of 2,032,205.272 based on the N.C. Grid Coordinate System NAD-83 (NSRS 2007) in feet; thence the following four (4) courses and distances with the eastern right-of-way of NC 540 Highway, North 09°04'22" East, 404.86 feet to an existing NCDOT r/w disc, North 04°15'12" West, 269.32 feet to an existing NCDOT right-of-way disc, North 04°50'54" East, 140.42 feet to an existing NCDOT right-of-way and North 03°13'57" West, 148.80 feet to an iron pipe set, being the southwestern corner of James V. Faulkner, Jr., Et Ux; thence the following two (2) courses and distances with aforesaid Faulkner, South 77°44'43" East, 220.48 feet to an existing iron pipe and South 88°28'50" East, 155.02 feet to a point in a pond, a corner with Olive Chapel Professional Park; thence the following two (2) courses and distances with aforesaid Olive Chapel Professional Park, South 12°09'35" East, 367.00 feet to an existing iron pipe and South 38°30'37" East, 41.37 feet to an existing iron pipe, another corner with Olive Chapel Professional Park; thence the following four (4) courses and distances with aforesaid Olive Chapel Professional Park, South 16°25'09" East, 323.87 feet to an existing iron pipe, South 27°31'15" West, 39.66 feet to an existing iron pipe, North 66°48'09" West, 19.96 feet to an existing iron pipe and South 27°03'58" West, 239.03 feet to an existing iron pipe on the northern right-of-way of Olive Chapel Road (N.C.S.R. No. 1160); South 84°04'11" West, 40.97 feet to an existing iron pipe on aforesaid right-of-way; thence the following six (6) courses and distances with 540 Flex & Business Park Condominiums, North 27°03'08" East, 313.05 feet to an existing Mag-Nail, North 16°24'18" West, 80.84 feet to an existing Mag-Nail, South 73°06'00" West, 52.59 feet to an existing iron pipe, South 16°23'26" East, 45.03 feet to an existing Mag-Nail, South 27°04'04" west, 323.49 feet to an existing iron pipe, and South 66°14'51" East, 34.01 feet to an existing iron pipe on the northern right-of-way of Olive Chapel Road (N.C.S.R. No. 1160); thence the following five (5) courses and distances with the northern right-of-way of Olive Chapel Road (N.C.S.R. No. 1160), South 83°03'53" West, 81.65 feet to an existing iron pipe, South 81°40'04" West, 51.17 feet to an existing iron pipe, South 80°22'49" West, 51.29 feet to an existing iron pipe, point, South 78°52'41" West, 14.51 feet to a point and a curve in a counter-clockwise direction having a radius of 2844.04 feet, a length of 99.20 feet and a chord of South 76°57'06" West, 99.19 feet to an iron pipe set on the northern right-of-way of Olive Chapel Road (N.C.S.R. No. 1160) at its intersection with the eastern right-of-way of NC 540 Highway; thence with the eastern right-of-way of NC 540 Highway North 46°06'13" West, 137.29 feet to the point and place of BEGINNING, containing 10.039 acres more or less. The above-described property is all of Wake County PIN's 0732.03-23-4710 and PIN 0732.03-23-5461.

NOTICE OF NEIGHBORHOOD MEETING

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

March 20, 2020

Date

Dear Neighbor:

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

1600 Olive Chapel Rd

0732235461 & 0732234710

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at www.apexnc.org.

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

Application Type	Approving Authority
<input type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input checked="" 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)):

Please see enclosed letter.

Estimated submittal date: 04/01/2020

MEETING INFORMATION:

Property Owner(s) name(s): 540 Flex & Business Park, LLC

Applicant(s): 540 Flex & Business Park, LLC

Contact information (email/phone): peter@jonescnossen.com, 919-387-1174

Meeting Address: Call-in #: 1-503-300-6864 Conference Code: 588481

Date of meeting**: March 31, 2020

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

MEETING AGENDA TIMES:

Welcome: 6:00 pm Project Presentation: 6:15 pm Question & Answer: 6:30 pm

**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>.



221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonesclossen.com

March 20, 2020

RE: 540 Flex & Business Park - Major Site Plan Revision

Dear Property Owner,

On behalf of our client, 540 Flex & Business Park LLC, we are preparing a revised Major Site Plan for two (2) parcels of land on Olive Chapel Road. This letter has been sent to you because the Wake County tax records indicate that you own property within 300 feet of the subject property. We are preparing a revised site plan that involves reducing a portion of a 60' Type A Landscape Buffer along the eastern property boundary with Olive Chapel Professional Park to a 25' Type A Landscape Buffer to accommodate covered parking access. This change is shown on the attached Exhibit. Please note that the required Town of Apex Landscape Buffer along the eastern property line is a 15' Type B Landscape Buffer, so the revised buffer remains larger and more opaque than required. We are also revising the Major Site Plan to reflect As-Built conditions for the development that vary from the approved plan. These conditions include minor changes to building sizes and footprints, adjustments to a stormwater pond, removal of a retaining wall and changes to the parking.

We are planning on submitting the Major Site Plan application on April 1, 2020. There will be at least one official public hearing where you will have the opportunity to voice your opinion about this site plan revision. The application should go before the Town Council for a final vote within the next few months. In the Town of Apex, a Major Site Plan approval is a quasi-judicial process with sworn testimony, and no one can directly contact the voting parties.

The Town of Apex requires that we hold an informal meeting to offer you an additional opportunity to comment on this revised site plan. During these difficult times, we will hold a conference call instead of an in-person meeting to present the site plan and answer any questions. The conference call will be held on March 31, 2020 at 6 pm. The call-in phone number and meeting code are listed below. After dialing the Call-In number, you will be prompted to enter the Conference Code to join the call.

Dial In Phone Number: 1-503-300-6864 Conference Code: 588481

An in-person meeting will still be held prior to the public hearing Town Council meeting. Those meeting details will be provided at a later date. If you have any questions about the major site plan approval process or this informal meeting, please feel free to contact our office or the Apex Planning Department.

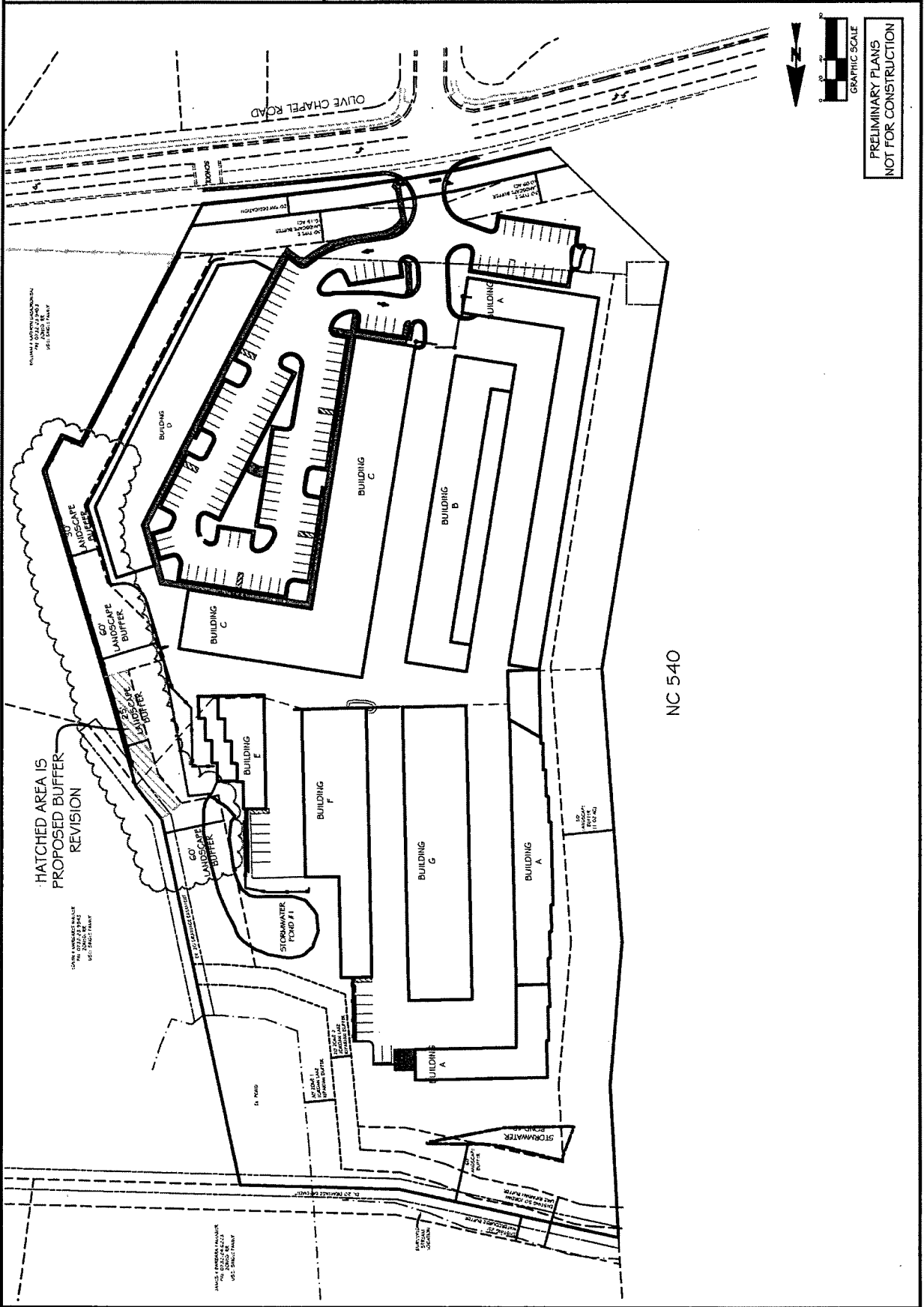
Respectfully,

A handwritten signature in black ink, appearing to read "Peter D. Clossen".

Peter D. Clossen, P.E.

Jones & Clossen Engineering, PLLC

CC: JVI Building & Development, Inc.



GRAPHIC SCALE
 0 20 40 60 80
 PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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: 540 Flex & Business Park Zoning: TF-CZ

Location: 1600 Olive Chapel Road

Property PIN(s): 0732235461, 0732234710 Acreage/Square Feet: 10.04

Property Owner: 540 Flex & Business Park, LLC

Address: 2509 Southwinds Run

City: Apex State: NC Zip: 27502

Phone: 919-387-8846 Email: joey@jviconstruction.com

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: Jones & Crossen Engineering, PLLC

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: 919-387-1174 Fax: 919-387-3375 Email: peter@jonescrossen.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 Mike Deaton, Stormwater & Utility Engineering Manager	(919) 249-3413
Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-1166
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

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

Construction Traffic: James Misciagno 919-372-7470

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

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

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

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

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

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

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

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

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

Dust: James Misciagno 919-372-7470

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

Trash: James Misciagno 919-372-7470

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

Temporary Sediment Basins: James Misciagno 919-372-7470

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

Stormwater Control Measures: Mike Deaton 919-249-3413

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

Electric Utility Installation: Rodney Smith 919-249-3342

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

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: Conference call
 Date of meeting: 03/31/2020 Time of meeting: 6:00pm
 Property Owner(s) name(s): 540 Flex 2 Business Park, LLC
 Applicant(s): 540 Flex 2 Business Park, LLC & John's Crossen Engineering, PLLC

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.	No one attended.				
2.					
3.					
4.					
5.					
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): 540 Flex & Business Park, LLC

Applicant(s): 540 Flex & Business Park, LLC and Jones & Crossen Engineering, PLLC

Contact information (email/phone): peter@jonescrossen.com/919-387-1174

Meeting Format: Conference Call

Date of meeting: 03/31/2020 Time of meeting: 6:00-8:00 pm

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:

No one attended the conference call.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING 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, Peter D. Clossen, do hereby declare as follows:
Print Name

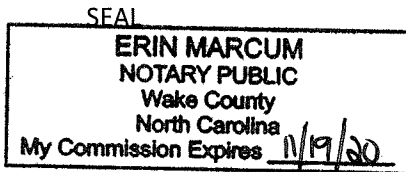
1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property 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 Electronic Neighborhood Meeting.
3. The meeting was conducted via Conference Call (indicate format of meeting) on 03/31/2020 (date) from 6:00 pm (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, attendance 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.

4/1/20
Date

By: P. D. Clossen

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 1st day of April, 2020.

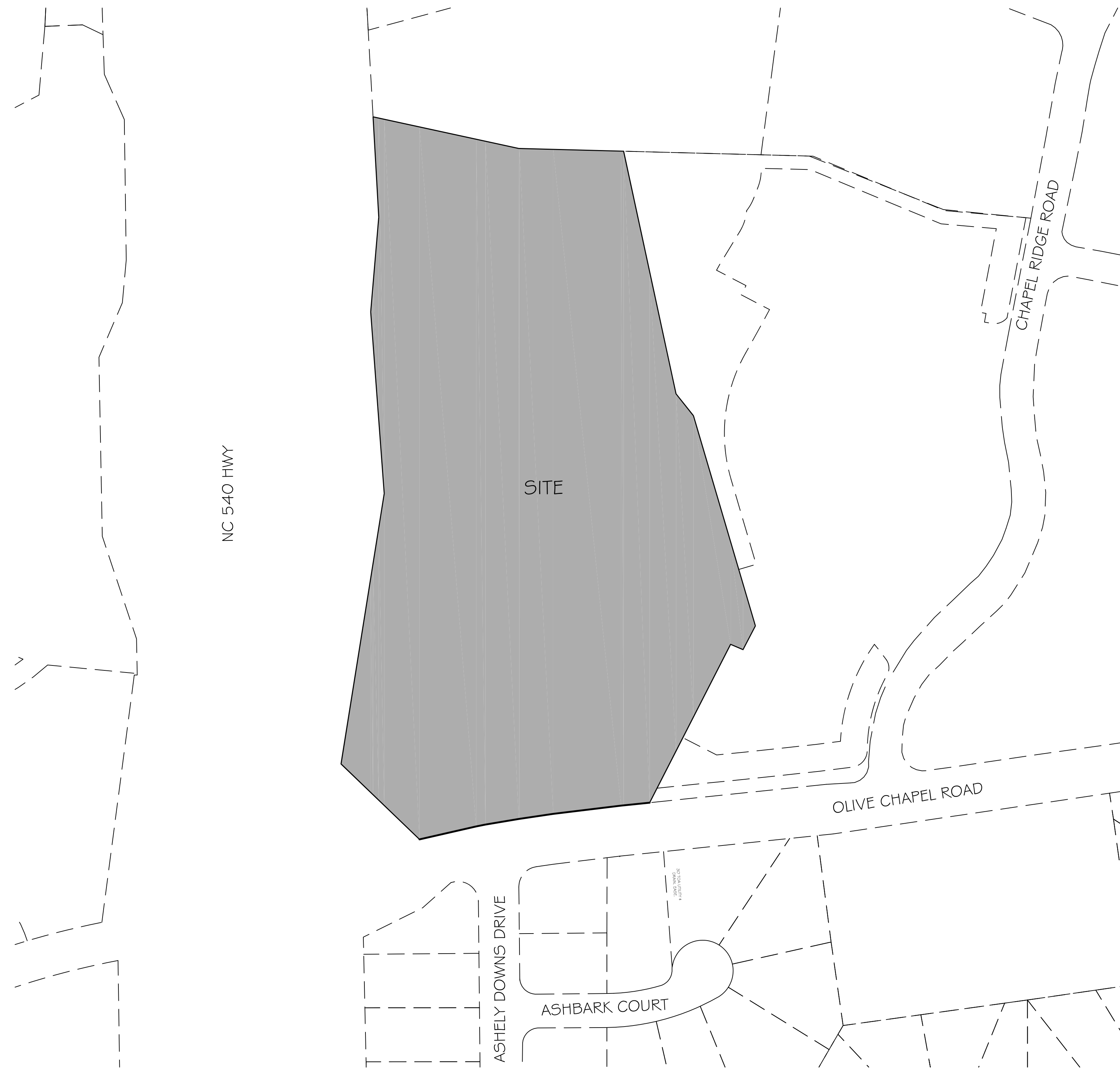
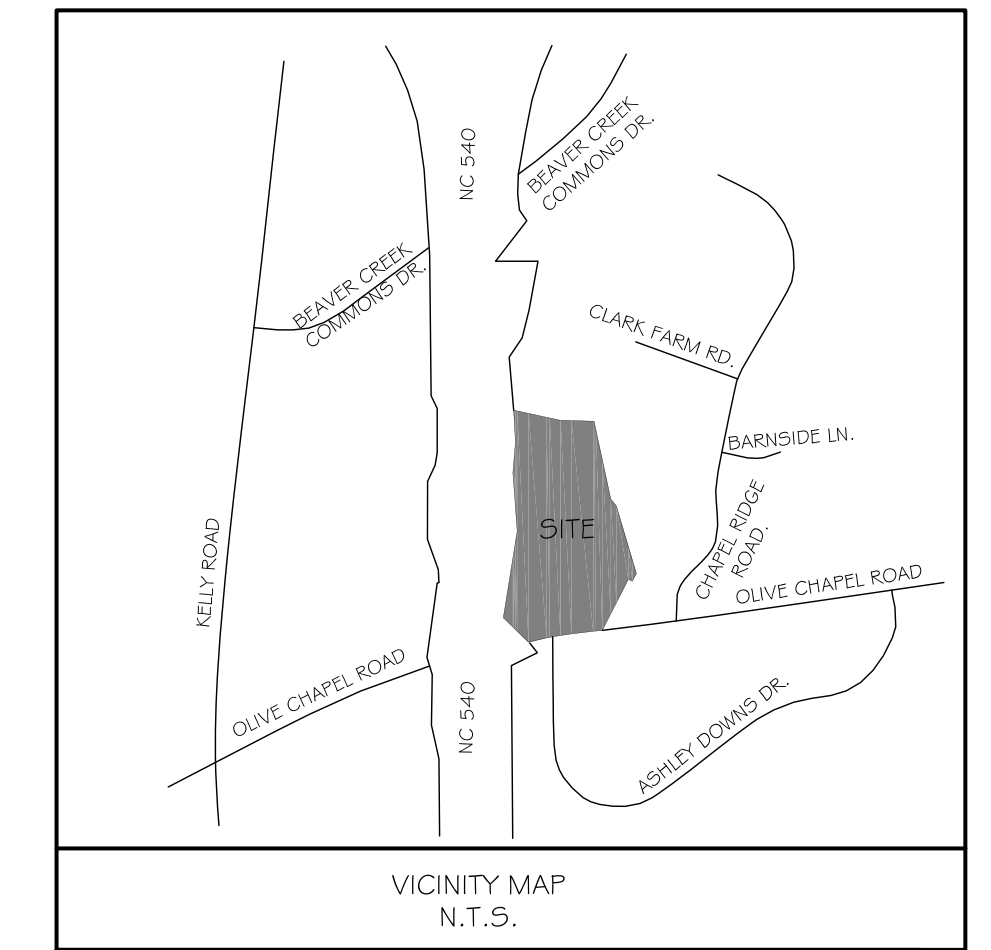


[Signature]
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2020

540 FLEX & BUSINESS PARK

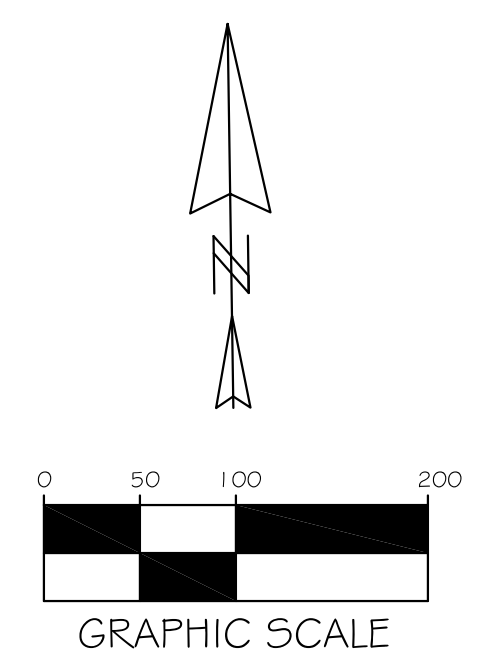
MAJOR SITE PLAN



SITE DATA	
PROJECT NAME	540 FLEX & BUSINESS PARK
PROJECT ADDRESS	1640 OLIVE CHAPEL ROAD
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - 919-387-1174 FAX - 919-387-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER CONTACT INFORMATION	JVI DEVELOPMENT II, INC. 2509 SOUTHWINDS RUN APEX, NC 27502 PHONE - (919) 387-8846 FAX - (919) 387-6962 CONTACT PERSON - JOSEPH V. IANNONE
CURRENT PROPERTY ZONING	TF-CZ #18CZ27
WAKE COUNTY PINS	0732-23-5461, 0732-23-4710
TOTAL PROPERTY AREA	10.74 AC
AREA DEDICATED - OLIVE CHAPEL RD. R/W	0.16 AC
NET PROPERTY AREA	10.58 AC
TOTAL BUILDING AREA	127,876 SF
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
DESIGNATED 100-YEAR FEMA FLOODPLAIN	N/A
RCA / LANDSCAPE BUFFER AREA REQUIRED	2.12 AC (20%)
RCA / LANDSCAPE BUFFER AREA PROVIDED	2.47 AC (23.0%)
2045 LAND USE MAP	OFFICE EMPLOYMENT
PROPOSED USE	INDUSTRIAL FLEX & STORAGE

PARKING SUMMARY	
BASIS OF DETERMINATION:	
1 PER 300 SF OFFICE AREA	- 54 (16,170 SF OFFICE SPACE)
3 PER FLEX BUSINESS UNIT	- 45 (15 UNITS)
1.5 PER SHOP UNIT	- 48 (32 UNITS)
TOTAL SPACES REQUIRED	- 147 SPACES (5 HANDICAP)
TOTAL SPACES PROVIDED	- 204 SPACES (11 HANDICAP)

PRELIMINARY SHEET INDEX	
C-1	COVER SHEET
C-2	PRELIMINARY SITE LAYOUT PLAN
C-3	EXISTING CONDITIONS PLAN
C-4	PRELIMINARY UTILITY PLAN
C-5	PRELIMINARY GRADING PLAN
C-6	CONSTRUCTION DETAILS
LA-1	PRELIMINARY LANDSCAPE PLAN
LA-2	PRELIMINARY LANDSCAPE DETAILS
A-1	ARCHITECTURAL SITE KEY PLAN
A-2	ARCHITECTURAL ELEVATIONS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS
LP	LIGHTING PLAN

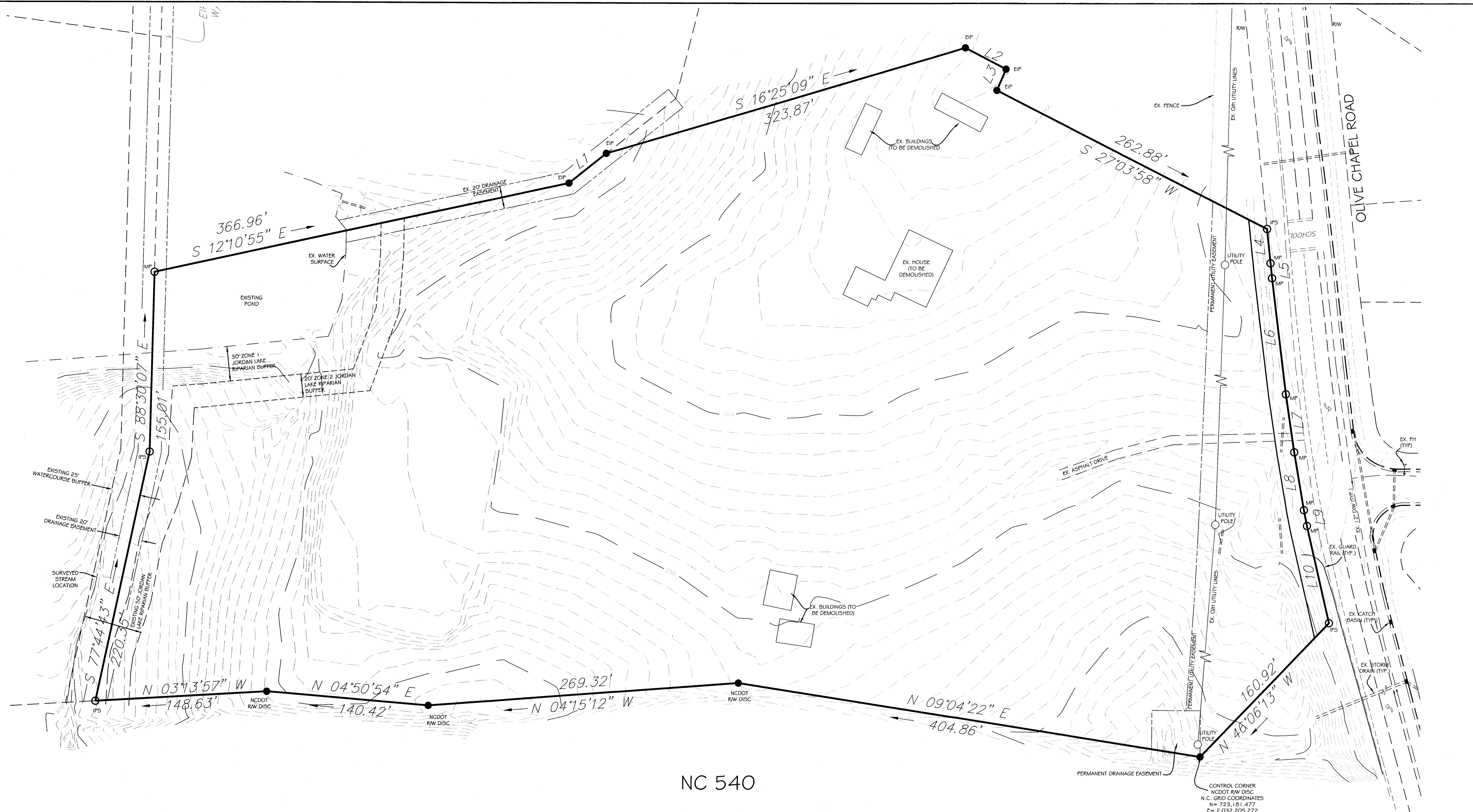


- ZONING CONDITIONS:**
- The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.
- Automotive Accessory Sales and Installation
 - Commissary
 - Contractor's office and storage yard
 - Glass sales
 - Health/fitness center or spa
 - Manufacturing and Processing, Minor
 - Medical or dental office or clinic
 - Monument sales, retail
 - Office, business or professional
 - Personal services
 - Pet services
 - Printing or copying service
 - Real estate sales
 - Repair services, limited
 - Retail sales, general
 - Security or caretaker quarters
 - Self-service storage
 - Studio for art
 - Tailor shop
 - Upholstery shop
 - Utility, minor
 - Warehousing
 - Wholesaling, general
 - Woodworking or cabinetmaking
- CONDITIONS:**
- The buildings adjacent to Olive Chapel Road shall be designed to look like office buildings. They shall be constructed of entirety of masonry products on each facade and include storefront windows.
 - The buildings along NC 540 shall be constructed of entirety of masonry products on each facade and designed to look like office buildings.
 - The storage building area (including drives and parking) shall not cover more than sixty percent of the total project area.
 - The office building and flex space building area (including drives and parking) shall cover at least twenty percent of the total project area.
 - Each commissary use shall be limited to an interior area of no more than 5,000 square feet.
 - Evergreen screening with a 6' minimum height at time of planting will be provided from Olive Chapel Road along the eastern property line behind Building D.
 - The project shall provide rooftop solar systems that produce a minimum of 14KW of electricity. The system shall be installed and completed prior to signature of the final site plan for the last phase of the development.
 - The uses Commissary and Manufacturing and Processing, Minor shall only be located in buildings accessed behind the security gate

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

FOR
REVIEW
ONLY

SCALE	1" = 100'	DRAWN	PDC
DATE	JANUARY 6, 2014		
REVISION	2/17/14	SITE DATA	
	3/14/14	PER TRC	
	3/26/14	PER TRC	
	03/27/20	SITE UPDATES	
	05/12/20	1st TRC REVIEW	
	06/12/20	2nd TRC REVIEW	
PROJECT	C-1		
NO.:	1322		



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 38°30'37" E	41.37'
L2	S 27°31'15" W	39.66'
L3	N 66°48'09" W	19.96'
L4	S 84°04'11" W	29.64'
L5	S 84°04'11" W	12.94'
L6	S 83°03'53" W	100.82'
L7	S 81°40'04" W	50.70'
L8	S 80°22'49" W	50.80'
L9	S 78°52'41" W	13.92'
L10	S 77°04'44" W	85.95'

- NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED BY SMITH & SMITH SURVEY COMPANY.
 3. NO FEMA MAPPED FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA MAP #37183C0483E DATED 03 MARCH 1992.
 4. THIS SITE DOES NOT CONTAIN ANY WETLANDS AND ALL BUFFERED DRAINAGE FEATURES ARE SHOWN HEREON.
 5. A DEMOLITION PERMIT WILL NEED TO BE ISSUED PRIOR TO TAKING DOWN THE EXISTING STRUCTURE. A LETTER OF ASBESTOS ABATEMENT WILL NEED TO ACCOMPANY THE APPLICATION FOR PERMIT.

CONTROL CORNER
 NCDOT RW DISC
 N.C. GRID COORDINATES
 N = 723,181.477
 E = 2,032,205.272
 (BASED ON NAD-83/2001 IN FEET)
 COMBINATION FACTOR = 0.99890633
 TBM = TOP RW DISC
 ELEV. = 336.63

GRAPHIC SCALE

0 20 40 80

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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

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

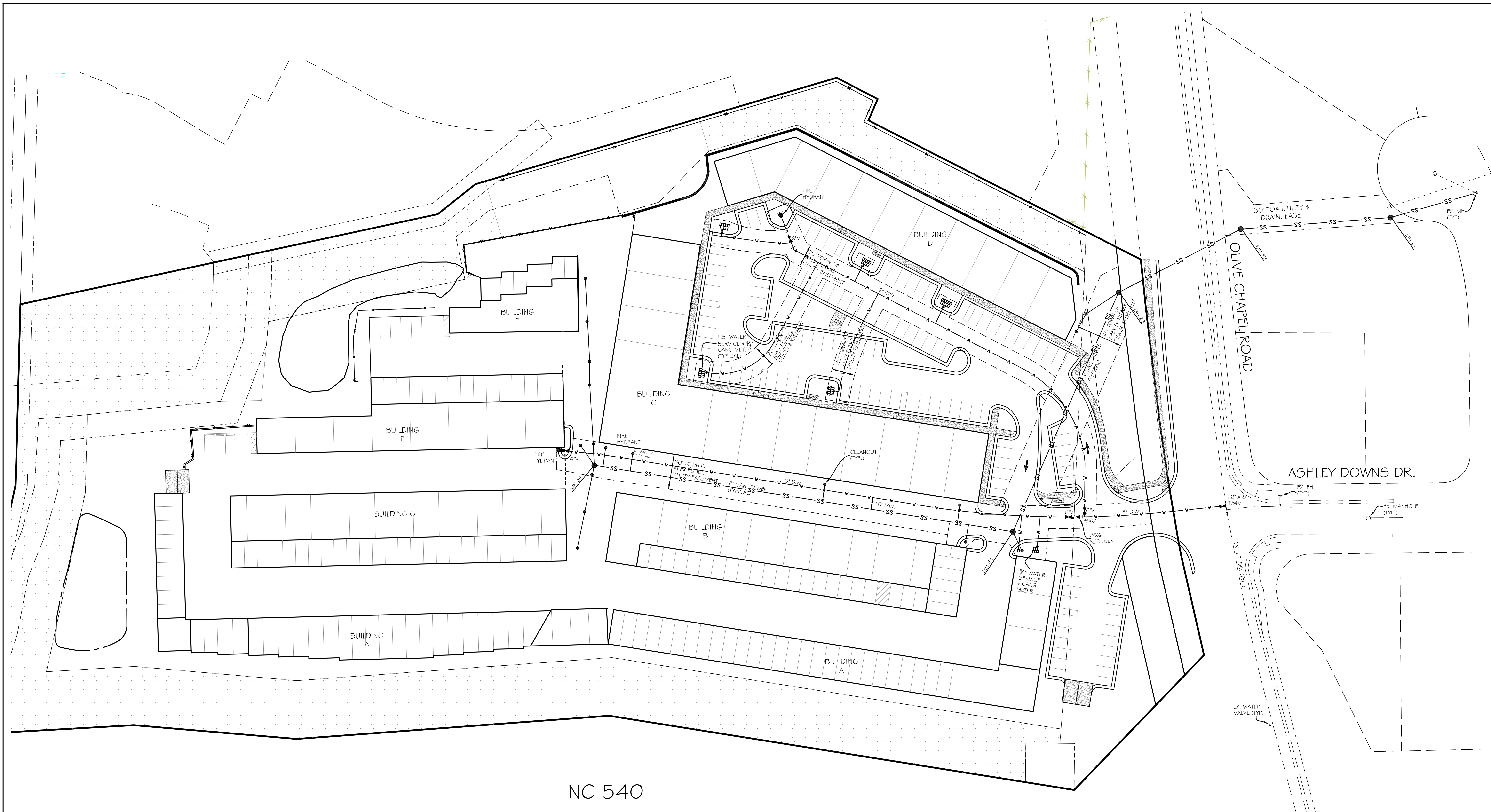
540 FLEX & BUSINESS PARK
 MAJOR SITE PLAN
 EXISTING CONDITIONS PLAN

WAKE COUNTY, NORTH CAROLINA
 TOWN OF APEX

SCALE: 1" = 40'
 DRAWN: SMJ

DATE: JANUARY 6, 2014
 REVISION: 2/17/14 NOTES & BUFFERS

PROJECT: C-3
 PROJECT: 1322



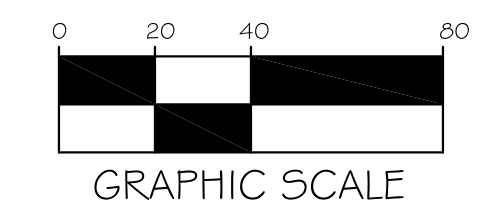
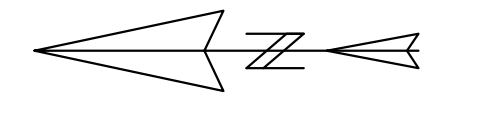
NC 540

TOWN OF APEX REQUIRED NOTES:

1. NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR BY CALLING 919-249-3426.
2. 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.).
3. ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCROACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (SUCH AS BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
4. 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.
5. THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 8.2.8 OF THE UNIFIED DEVELOPMENT ORDINANCE; SPECIFICALLY SCREENING MUST BE DONE SO THAT:
 - I. IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - II. SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
 - III. SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
 - IV. ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX-FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - V. DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS THEY MUST BE AT LEAST EIGHT-FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS TALLER; AND BE BUILT OF MASONRY MATERIAL.
6. 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.
7. SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E.: DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PARKING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
8. NO SIGNS ARE APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. A MASTER SIGN PLAN MUST BE SUBMITTED FOR APPROVAL.

NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED BY SMITH & SMITH SURVEY COMPANY.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAIL INFORMATION.
4. NO FEMA MAPPED FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA MAP #3720073200J DATED MAY 2, 2006.
5. ALL HANDICAP PARKING SPACES AND ACCESSIBLE PATHS SHALL MEET CURRENT HANDICAP CODE REQUIREMENTS.
6. SEWER AND WATER CONNECTIONS ACROSS OLIVE CHAPEL ROAD SHALL BE BY BORE AND JACK.
7. ELECTRICAL SERVICE CONTACT FOR THE TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
8. ALL UTILITY TIES INTO OLIVE CHAPEL CHURCH ROAD WILL NEED TO BE PERFORMED UTILIZING THE BORE & JACK METHOD IN ACCORDANCE WITH NCDOT REQUIREMENTS.



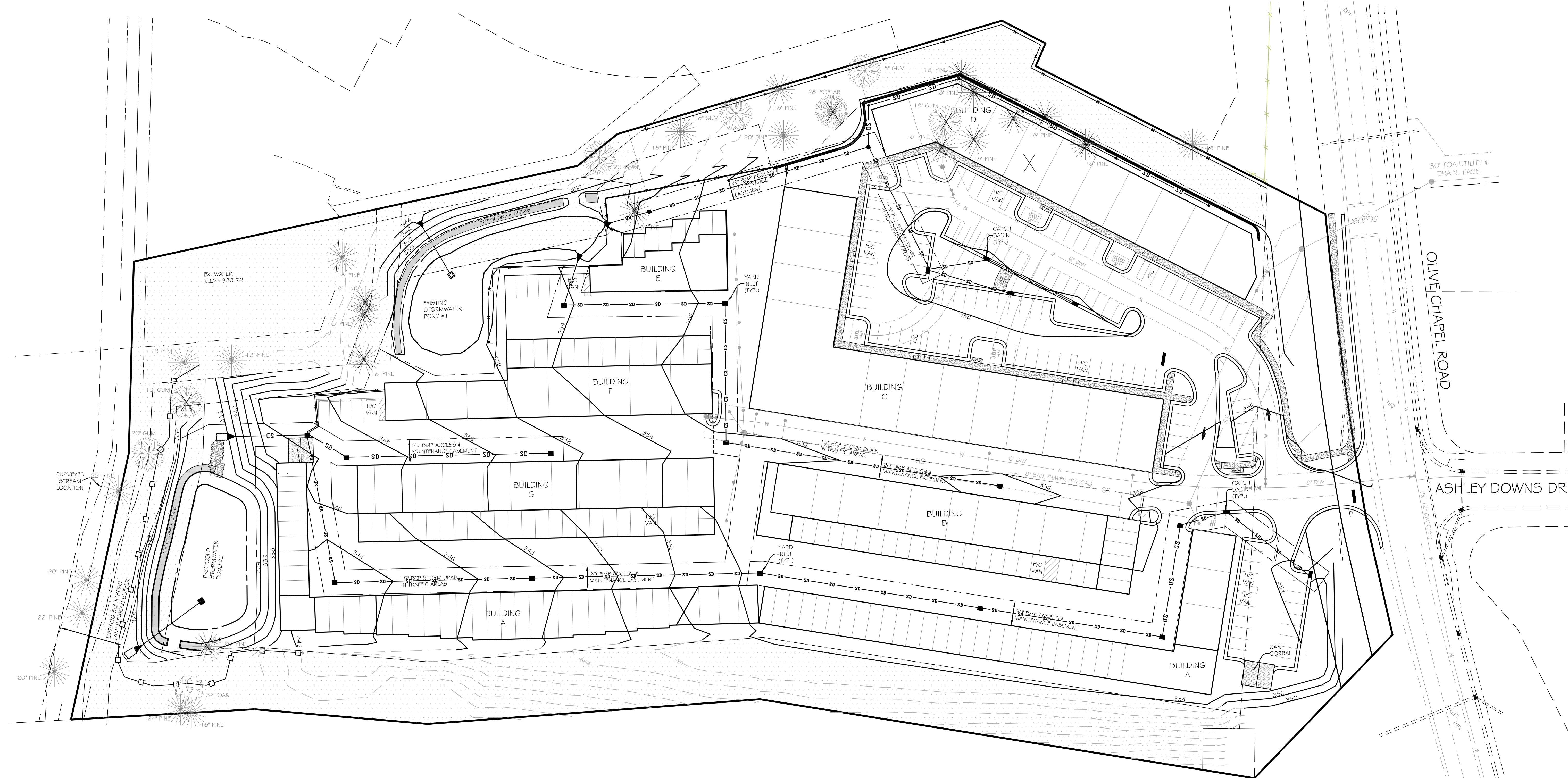
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

FOR
REVIEW
ONLY

540 FLEX & BUSINESS PARK
MAJOR SITE PLAN

PRELIMINARY UTILITY PLAN

SCALE	1"=40'	DATE	JANUARY 6, 2014
PROJECT	PDC	REVISION	2/17/14 UTILITIES
		REVISION	3/14/14 PER TRC
		REVISION	3/26/14 PER TRC
		REVISION	03/27/20 SITE UPDATES
		REVISION	05/12/20 1st TRC REVIEW
		REVISION	06/12/20 2nd TRC REVIEW
PROJECT	C-4		
PROJECT	1322		



NC 540

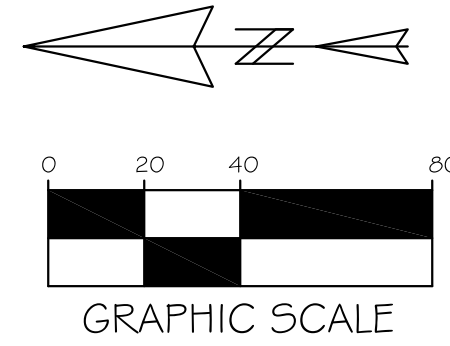
TOWN OF APEX REQUIRED NOTES:

- NO SITE DEVELOPMENT ACTIVITY INCLUDING BUT NOT LIMITED TO TESTING, CLEARING, INSTALLATION OF 54E MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR BY CALLING 919 249-3426.
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- ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCR OACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (SUCH AS BUT NOT LIMITED TO, RCA AND CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
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- THE SCREENING OF LOADING DOCKS, TRASH CONTAINERS (INCLUDING DUMPSTERS AND ROLL-OUT CARTS), OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, ON THE GROUND, OR ON BUILDINGS SHALL MEET THE REQUIREMENTS FOUND IN SECTION 8.2.8 OF THE UNIFIED DEVELOPMENT ORDINANCE; SPECIFICALLY SCREENING MUST BE DONE SO THAT:
 - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIALS AND COLOR.
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NOTES:

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- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAIL INFORMATION.
- NO FEMA MAPPED FLOODPLAIN EXISTS ON THIS PROPERTY PER FEMA MAP #3720073200J DATED MAY 2, 2006.
- ALL HANDICAP PARKING SPACES AND ACCESSIBLE PATHS SHALL MEET CURRENT HANDICAP CODE REQUIREMENTS.
- A GRADING PERMIT FROM THE BUILDING INSPECTION DIVISION IS REQUIRED PRIOR TO ANY GRADING ON THE SITE IN CONFORMANCE TO THE NC BUILDING CODE APPENDIX J (GRADING).

X - TREE TO BE REMOVED



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

FOR
REVIEW
ONLY

540 FLEX & BUSINESS PARK
MAJOR SITE PLAN
PRELIMINARY GRADING PLAN

TOWN OF APEX
WAKE COUNTY, NORTH CAROLINA

SCALE	1"=40'	TOWN	PDC
DATE	JANUARY 6, 2014		
REVISION	2/17/14	PER	TRC COMMENTS
	3/14/14	PER	TRC
	3/26/14	PER	TRC
	03/27/20	SITE	UPDATES
	05/1/2/20	1st	TRC REVIEW
	06/1/2/20	2nd	TRC REVIEW
PROJECT	C-5		
PROJECT	1322		

SEEDBED PREPARATION

1. Chisel compacted areas and spread topsoil 3 inches deep over adverse soil conditions, if available.
2. Rip the entire area to 6 inches deep.
3. Remove all loose rock, roots, and other obstructions leaving surface reasonably smooth and uniform.
4. Apply agricultural lime, fertilizer, and superphosphate uniformly and mix with soil. (see below)
5. Continue tillage until a well-pulverized, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep.
6. Seed on freshly prepared seedbed and cover seed lightly with seeding equipment or cultipack after seeding.
7. Mulch immediately after seeding and anchor mulch.
8. Inspect all seeded areas and make necessary repairs or reseedings within the planting season, if possible. If stand should be over 60% damaged, reestablish following original lime, fertilizer, and seeding rates.
9. Consult Conservation Inspector for maintenance treatment and fertilization after permanent cover is established.

Apply: Agricultural Limestone - 2 tons / acre (3 tons / acre in clay soils).
Fertilizer - 1000 lbs. / acre 10-10-10. Superphosphate - 500 lbs. / acre - 20%.
Mulch - 2 tons / acre - small grain straw. Anchor - Asphalt Emulsion @ 300 gals. / acre.

SEEDING SCHEDULE
(REVISED, 1-1-86)

Shoulders, Side ditches, Slopes, (Max. 3:1)

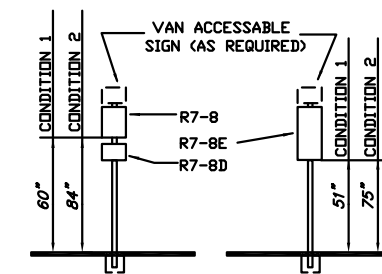
DATE	TYPE	PLANTING RATE
Aug. 15 - Nov. 1	Tall Fescue	300 lbs. / acre
Nov. 1 - March 1	Tall Fescue and Abruzzi Rye	300 lbs. / acre 25 lbs. / acre
March 1 - April 15	Tall Fescue	300 lbs. / acre
April 15 - June 30	Hulled Common Bermudagrass	25 lbs. / acre
July 1 - Aug. 15	Tall Fescue and and Browntop Millet or Sorghum - Sudan Hybrids	120 lbs. / acre 35 lbs. / acre 30 lbs. / acre

SLOPES (3:1 to 2:1)

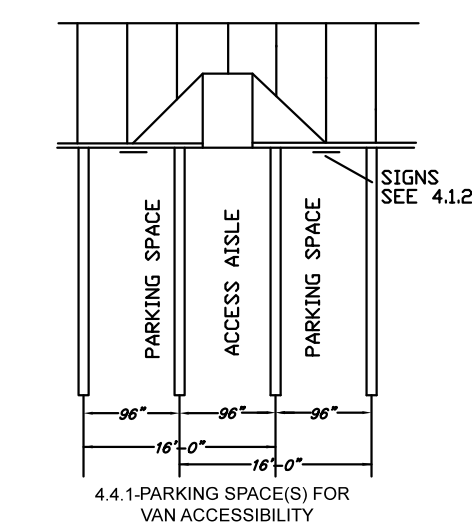
March 1 - June 1	Secirca Lespedeza (scarified)	50 lbs. / acre
and		
(March 1 - April 15)	Add Tall Fescue	120 lbs. / acre
(March 1 - June 30)	Or Add Weeping Lovegrass	10 lbs. / acre
June 1 - Sept. 1	Or Add Hulled Common Bermudagrass	25 lbs. / acre
	Tall Fescue and Browntop Millet or Sorghum - Sudan Hybrids	120 lbs. / acre 35 lbs. / acre 30 lbs. / acre
Sept. 1 - March 1	Secirca Lespedeza (unhulled - unscarified)	70 lbs. / acre
	and Tall Fescue	120 lbs. / acre
Nov. 1 - March 1	Add Abruzzi Rye	25 lbs. / acre

Consult Conservation Engineer or Soil Conservation Service for additional information concerning other alternatives for vegetation of denuded areas. The above vegetation rates are those which do well under local conditions; other seeding rate combinations are possible.

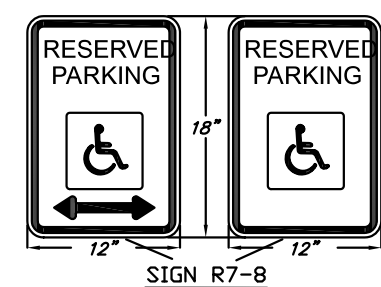
Reseed according to optimum season for desired perennate vegetation. Do not allow temporary cover to grow over 12" in height before mowing, otherwise fescue may be shaded out.



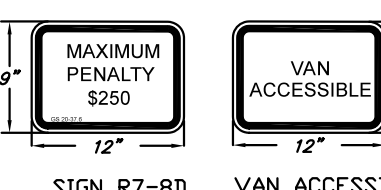
4.1.2-SIGNS AT ACCESSIBLE SPACES (PART 3)



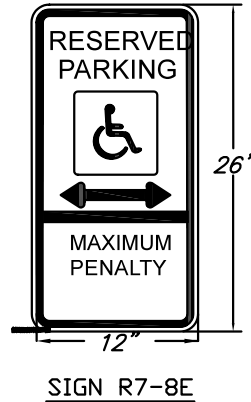
4.4.1-PARKING SPACE(S) FOR VAN ACCESSIBILITY



STANDARD COLORS (ALL SIGNS)
BACKGROUND-WHITE
LETTERING/BORDER-GREEN
ARROW-GREEN

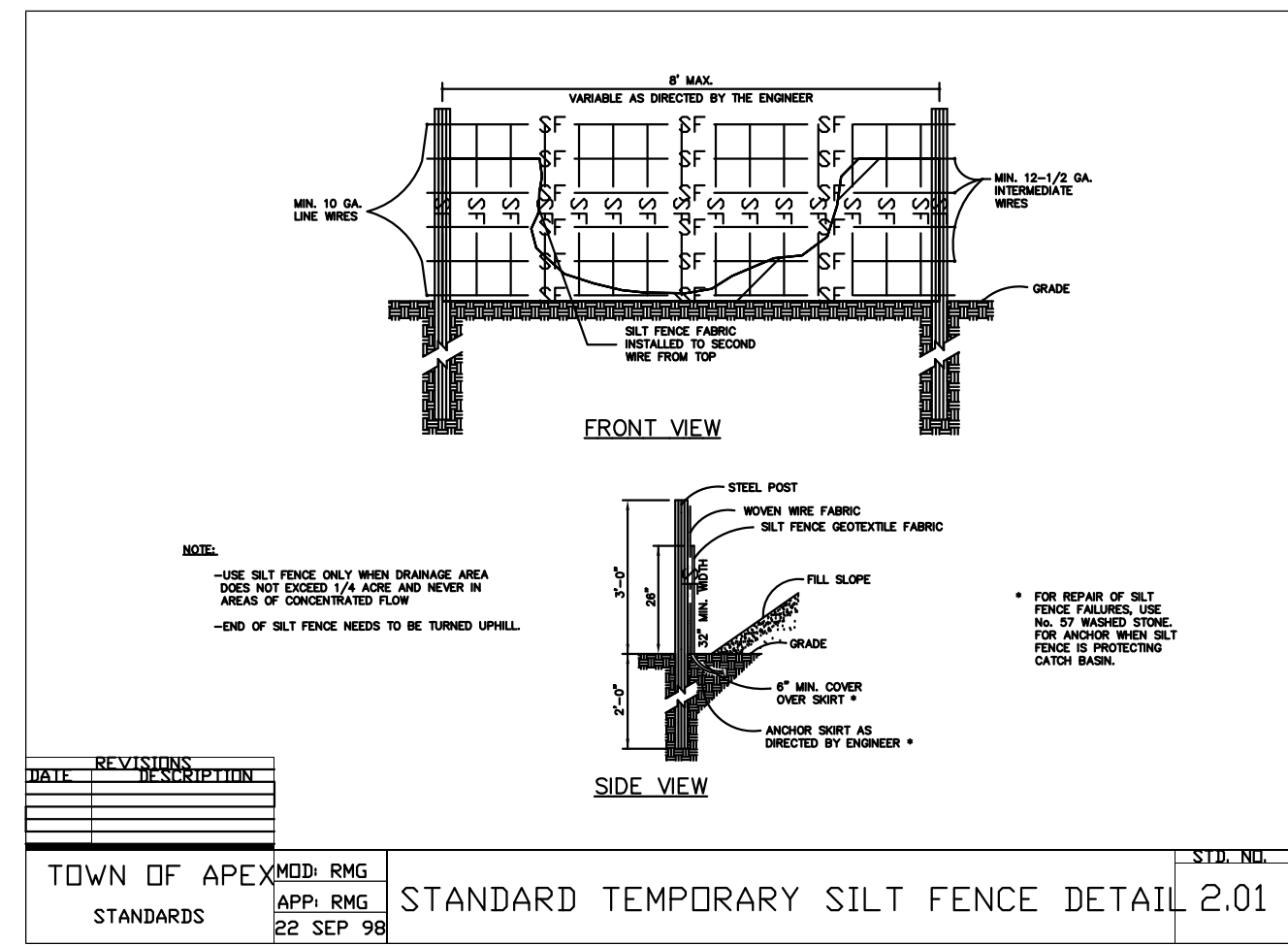


4.1.2-SIGNS AT ACCESSIBLE SPACES (PART 1)

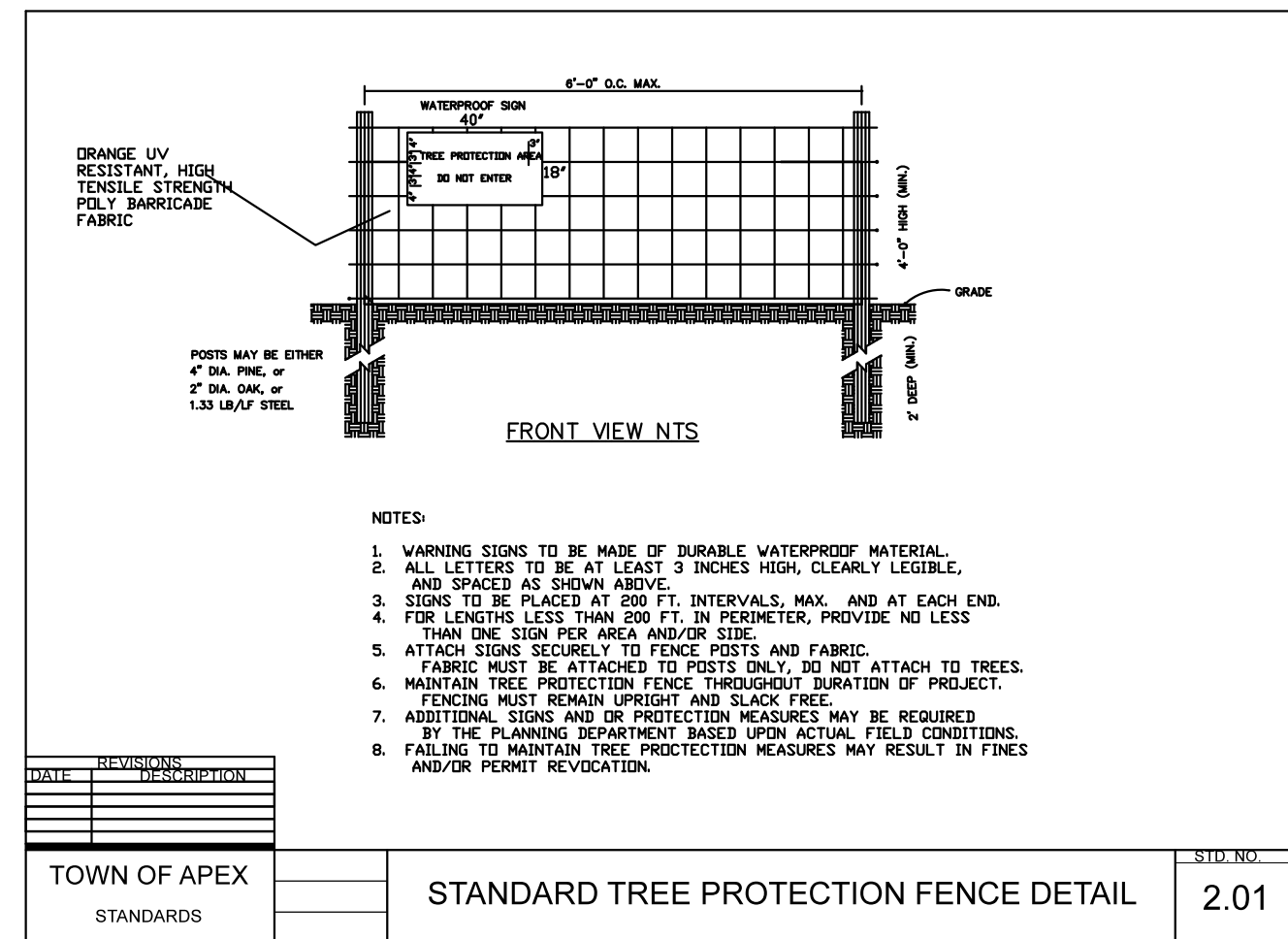


(COLORS/CORNER RADII SAME AS 4.1.2-PART 1)
THIS SIGN MAY BE USED IN PLACE OF SIGNS R7-8/R7-8D(SEE 4.1.2-PART 3)

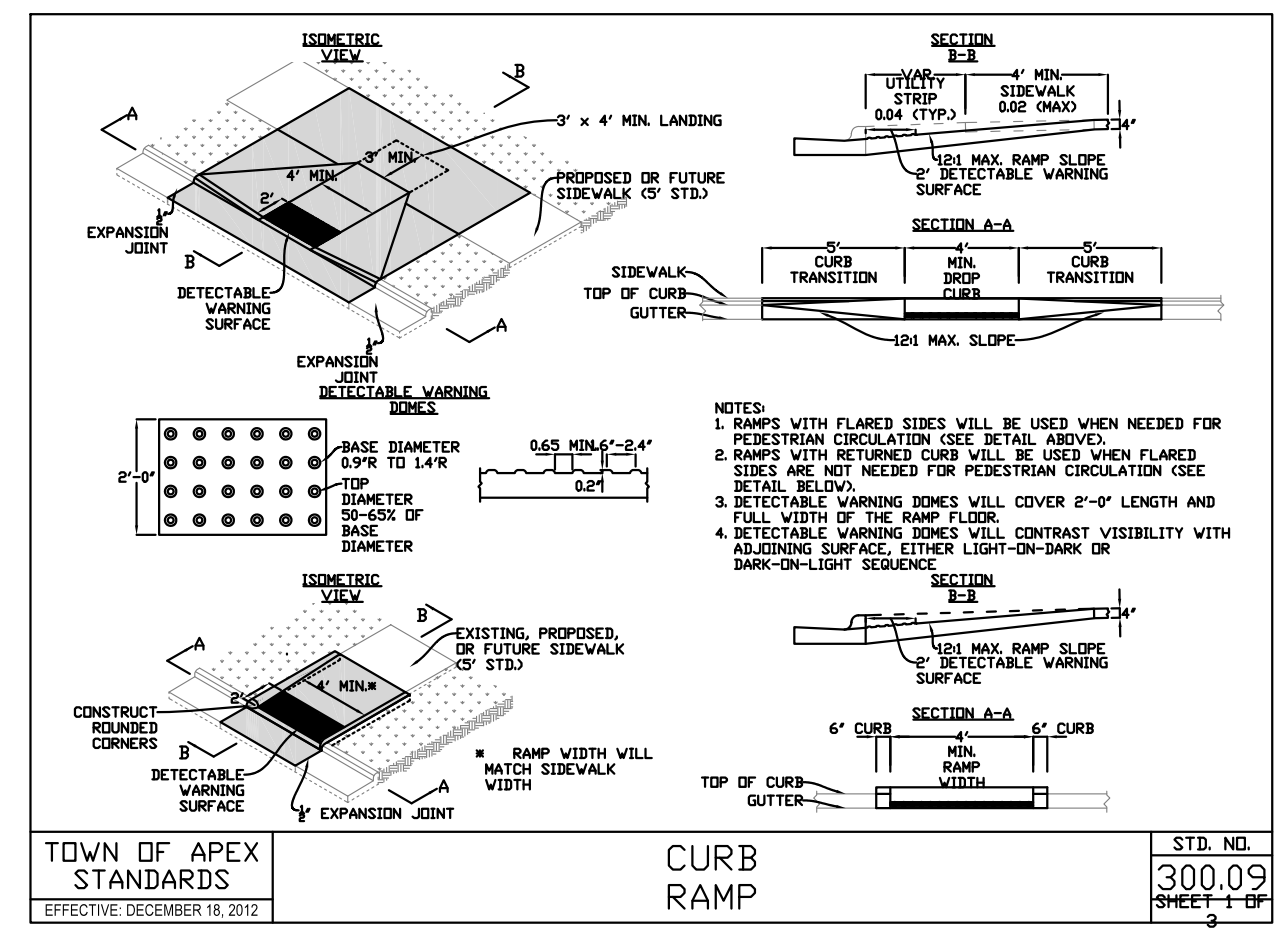
4.1.2-SIGNS AT ACCESSIBLE SPACES (PART 2)



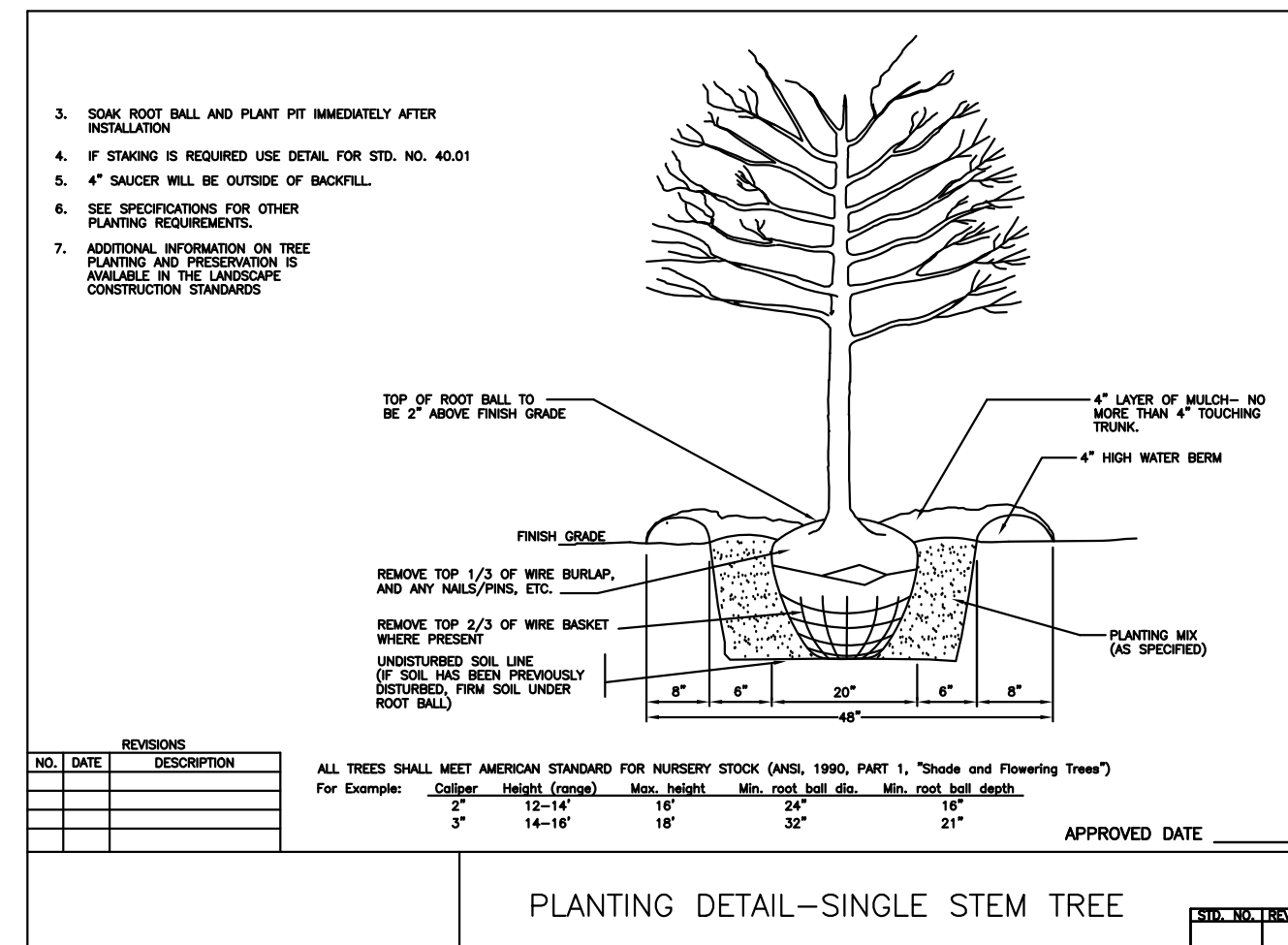
TOWN OF APEX
STANDARDS
22 SEP 98
2.01



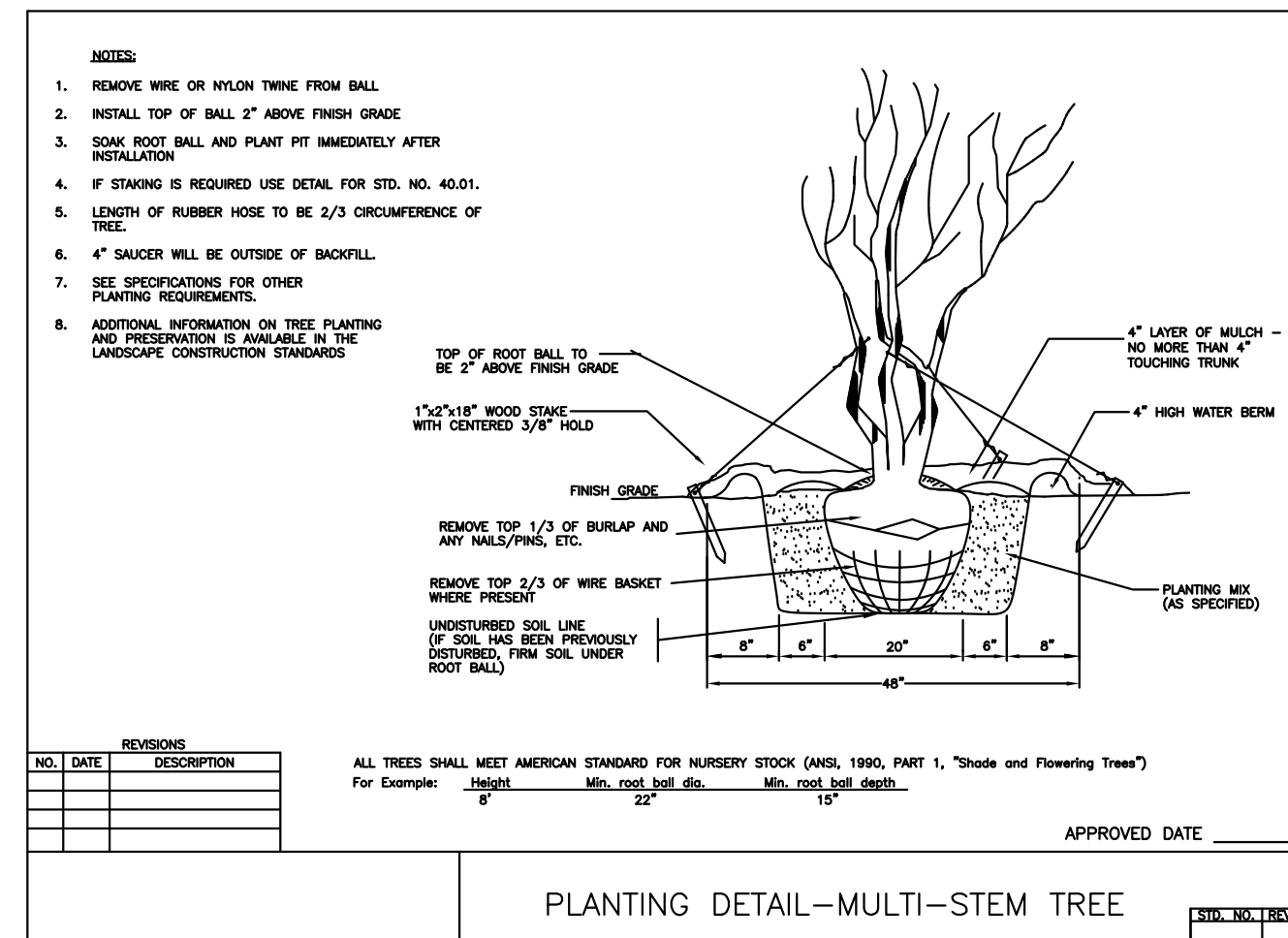
TOWN OF APEX
STANDARDS
22 SEP 98
2.01



DETAIL - HC RAMP SECTION
N.T.S.



TOWN OF APEX
STANDARDS
22 SEP 98
2.01

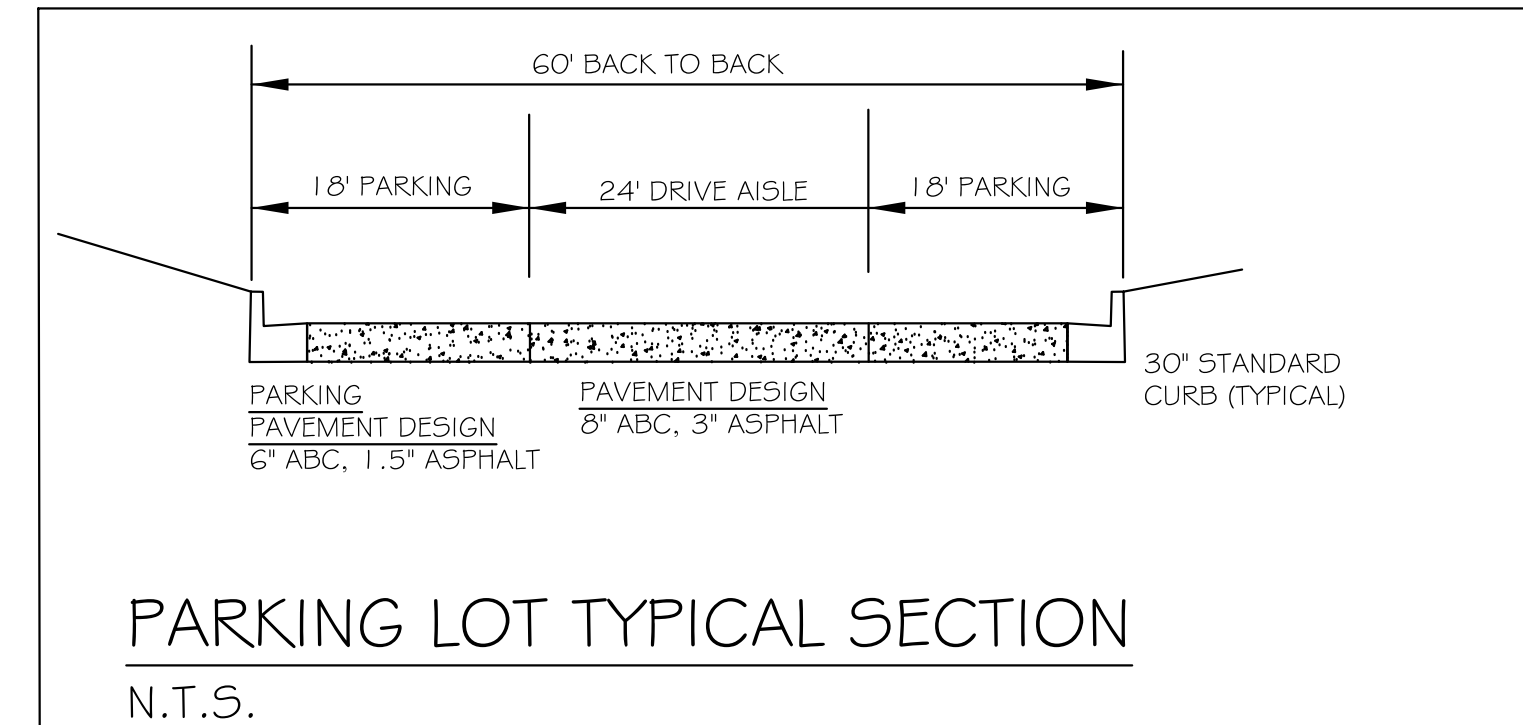


TOWN OF APEX
STANDARDS
22 SEP 98
2.01

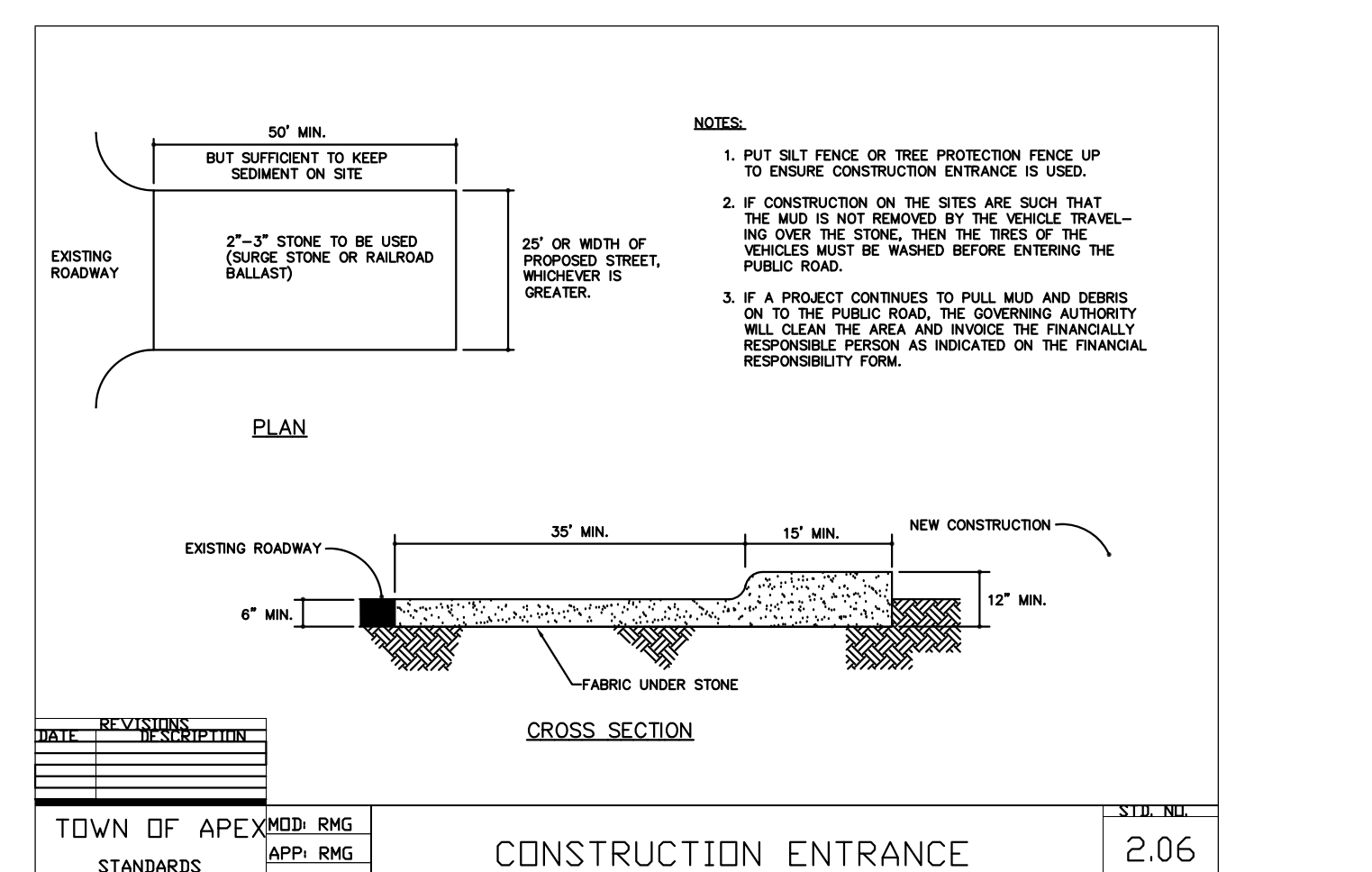
CONSTRUCTION SEQUENCE

THE FOLLOWING BEGINS ONLY AFTER CONSTRUCTION PLANS ARE APPROVED AND SIGNED BY APPROPRIATE TOWN STAFF.

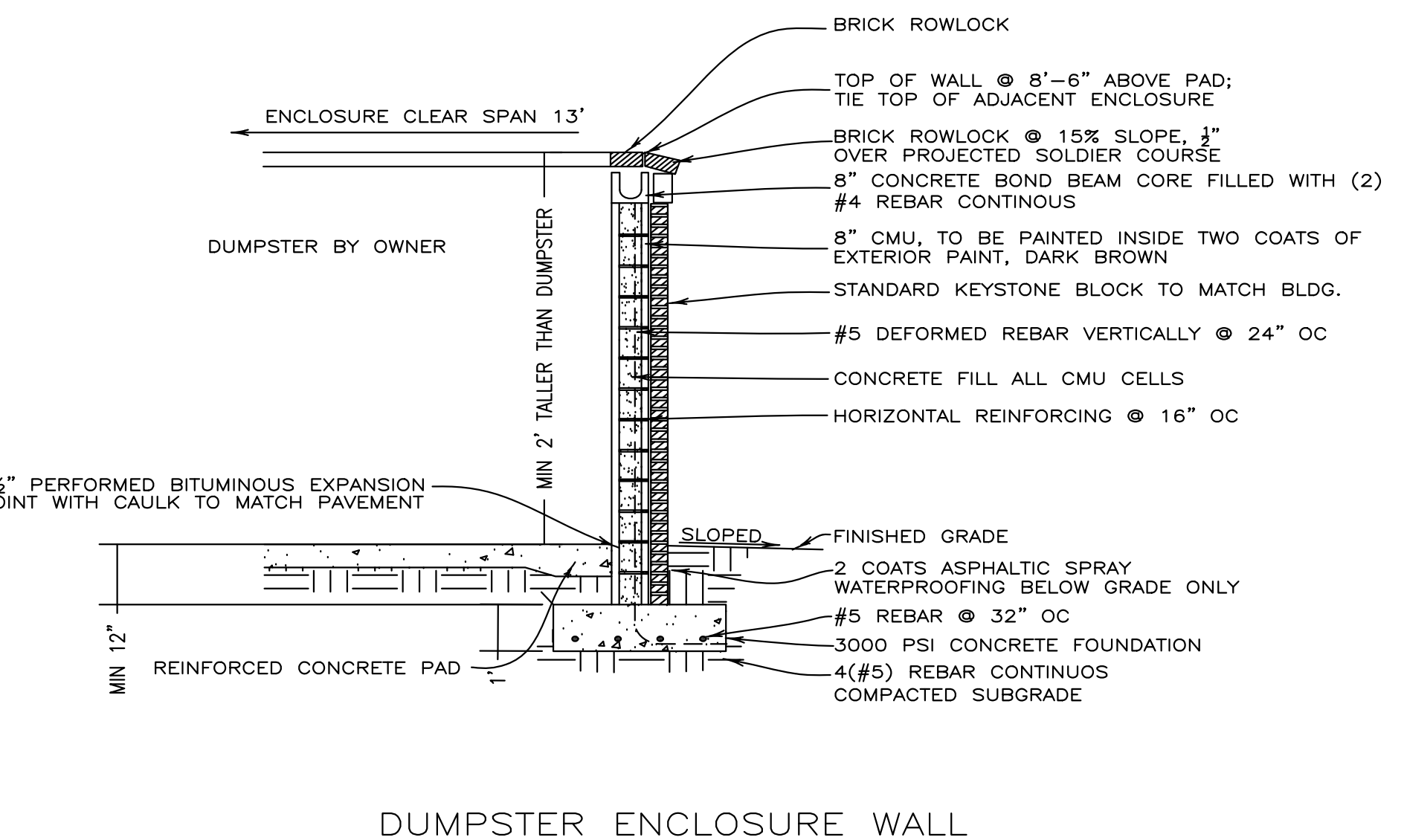
1. FILL OUT TREE/PROTECTION FENCING INSTALLATION PERMIT APPLICATION (OBTAIN FROM PLANNING DEPARTMENT).
2. HAVE A SURVEYOR FLAG PROPERTY LINES, EASEMENTS, BUFFERS, TREE PROTECTION AREAS, AND FLAG THE PROTECTION LIMITS.
3. CONTACT AN APEX PLANNING DEPARTMENT ZONING COMPLIANCE OFFICER AT 249-3426 TO REQUEST APPROVAL FOR TREE PROTECTION FENCING LOCATIONS.
4. INSTALL APPROVED TREE PROTECTION FENCING, SIGNS, AND/OR ANY OTHER PROTECTION MEASURES THAT MAY BE REQUIRED. CALL PLANNING AT 249-3426 FOR A FINAL INSPECTION OF PROTECTION MEASURES. PLANNING WILL FORWARD APPROVAL TO PUBLIC WORKS STAFF.
5. SUBMIT THE APPLICABLE S&E PERFORMANCE GUARANTEE TO THE DEVELOPMENT PROJECTS COORDINATOR AT 249-3394 IN THE ENGINEERING DEPARTMENT. A LETTER OF PLAN APPROVAL CANNOT BE ISSUED UNTIL THE GUARANTEE IS SUBMITTED.
6. REQUEST A LETTER OF PLAN APPROVAL FOR SEDIMENTATION AND EROSION CONTROL MEASURES FROM PUBLIC WORKS STAFF.
7. THROUGH THE ENGINEERING FIELD SERVICES SUPERVISOR AT 249-3510, SCHEDULE A PRE-CONSTRUCTION MEETING WITH ENGINEERING INSPECTORS AND OTHER TOWN STAFF.
8. INSTALL GRAVEL CONSTRUCTION ENTRANCE, TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, BYPASS CHANNELS, AND/OR OTHER MEASURES AS SHOWN ON THE APPROVED PLANS. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
9. CALL THE PUBLIC WORKS STAFF AT 249-3427 FOR AN ON-SITE INSPECTION AND TO REQUEST A CERTIFICATE OF COMPLIANCE.
10. COMPLETE GRADING PERMIT APPLICATION (OBTAIN FROM BUILDING INSPECTIONS DIVISION).
11. ONCE GRADING PERMIT IS REVIEWED AND ISSUED BY BUILDING INSPECTIONS, ARRANGE A PRE-CONSTRUCTION MEETING WITH BUILDING INSPECTIONS (RUDY BAKER) AT 249-3381 PRIOR TO ANY GRADING ACTIVITIES. THIS MEETING IS SEPARATE FROM ANY OTHER PRE-CONSTRUCTION MEETINGS REQUIRED IN THE CONSTRUCTION SEQUENCE.
12. POST GRADING PERMIT PROMINENTLY ON SITE AT ALL TIMES.
13. BEGIN CLEARING, GRUBBING, AND ROUGH GRADE OF THE SITE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
14. STOCKPILE SUFFICIENT AMOUNT OF TOPSOIL TO COVER 3 INCHES OVER LANDSCAPED AREAS AT THE END OF THE PROJECT.
15. INSTALL STORM SEWER, IF APPLICABLE, AND PROTECT INLETS WITH INLET PROTECTION DEVICES, SEDIMENT DEVICES, AND/OR OTHER APPROVED MEASURES. MAINTAIN S&E MEASURES AS NEEDED. ONCE THE FIRST LIFT OF ASPHALT HAS BEEN INSTALLED, INSTALL CATCH BASIN INLET PROTECTION.
16. SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE: (1) ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS OF THE LAST LAND-DISTURBING ACTIVITY (2) ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS OF THE LAST LAND-DISTURBING ACTIVITY.
17. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISHED GRADE WITH VEGETATION OR PAVING.
18. FLUSH AND CLEAN ALL STORMWATER SYSTEM PIPES. CLEAN AND REMOVE SEDIMENT FROM TEMPORARY SEDIMENT HOLDING DEVICES. FOLLOW BMP CONSTRUCTION SEQUENCE FOUND ON THE GRADING AND/OR BMP DETAIL SHEET ON THE CONSTRUCTION PLAN SET.
19. REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC. AND PROVIDE ADEQUATE COVER OR PAVE ANY RESULTING BARE AREAS. ALL PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED AT THIS POINT.
20. WHEN VEGETATION HAS BEEN ESTABLISHED, CALL PUBLIC WORKS AT 249-3427 FOR FINAL SITE INSPECTION AND TO REQUEST A CERTIFICATE OF COMPLETION.
21. OWNER IS RESPONSIBLE FOR PERMANENT EROSION CONTROL MAINTENANCE OF THE SITE.



TOWN OF APEX
STANDARDS
22 SEP 98
2.06



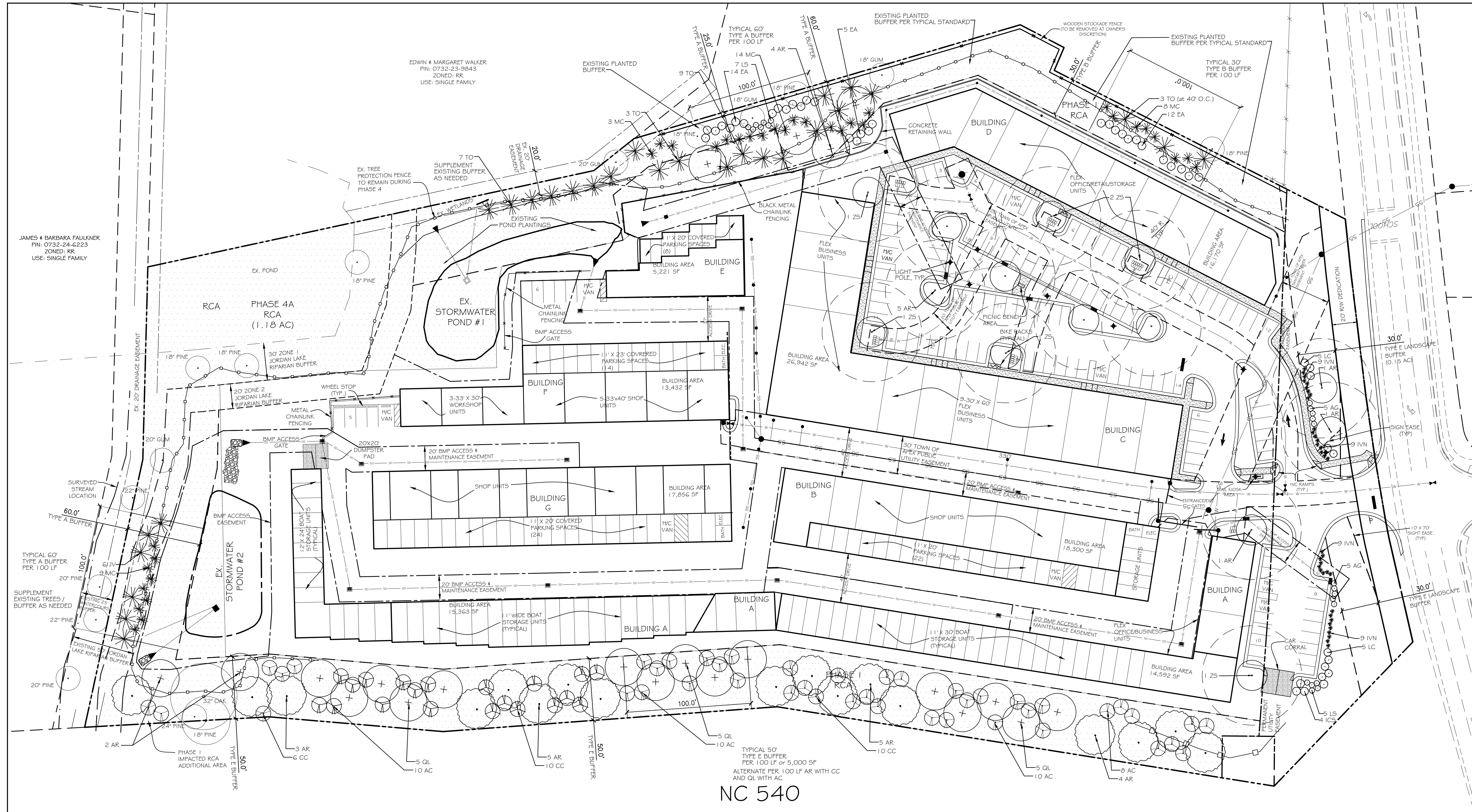
TOWN OF APEX
STANDARDS
22 SEP 98
2.06



DUMPSTER ENCLOSURE WALL

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

FOR REVIEW ONLY



NC 540

PLANTING NOTES:

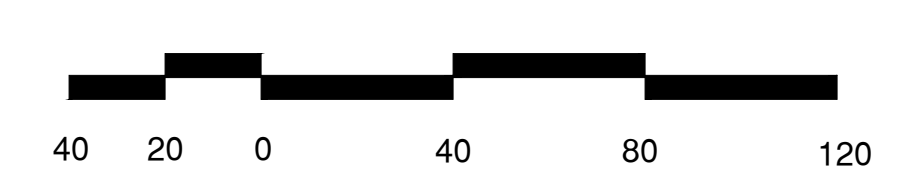
- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 3" of pine straw.
- Lawn areas to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
- No trees to be planted under overhead power line.
- The final landscape plan will be completed with pond plantings at time of construction drawings.
- The buffer plantings indicated for each perimeter buffer are a sample of plantings to be repeated every 100 lf for length of buffer. Trees and shrubs to be planted and alternated as indicated.
- All retaining walls and other retention structures must be integrally tinted an earth tone color.

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
QL	QUERCUS LYRATA 'HIGHBEAM' / OVERCUP OAK	12' HT./2' CAL.	B # B	NA
ZS	ZELKOVA SERRATA 'GREEN VASE' / JAPANESE ZELKOVA	12' HT./2' CAL.	B # B	NA
ICS	ILEX CRENATA 'STEEDS' / STEEDS HOLLY	18" HT.	CONT.	4' O.C.
LC	LOROPETALUM CHINENSIS 'RUBY' / CHINESE FRINGE FLOWER	18" HT.	CONT.	4' O.C.
AR	ACER RUBRUM 'RED POINT' / RED POINT MAPLE	12' HT./2' CAL.	B # B	NA
LJ	LIGUSTRUM JAPONICUM 'EASTBAY' / WAX LEAF PRIVET	24" HT.	CONT.	5' O.C.
AG	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	18" HT.	CONT.	4' O.C.
LS	LIGUSTRUM SINENSE 'SWIFT CREEK' / SWIFT CREEK PRIVET	24" HT.	CONT.	5' O.C.
AC	AMELANCHIER CANADENSIS / SERVICE BERRY	8' HT./1" CAL.	B # B	15' O.C.
CC	CERCIS CANADENSIS 'FOREST PANSHY' / REDBUD	8' HT./1" CAL.	B # B	15' O.C.
IVN	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	18" HT.	CONT.	4' O.C.
EA	EUONYMUS ALATUS / BURNING BUSH	24" HT.	CONT.	5' O.C.
JV	JUNIPER VIRGINIANA / EASTERN RED CEDAR	8' HT./1" CAL.	B # B	9' O.C.
MC	MYRTICA CERIFERA / WAX MYRTLE	36" HT.	CONT.	8' O.C.
TO	THUJA OCCIDENTALIS 'EMERALD' / EASTERN ARBORVITAE	8' HT./1" CAL.	B # B	12' O.C.

Town of Apex Planting Requirements:

- VEHICLE USE AREA:
Required: All portions of vehicle use area within 40 feet of a trunk of a large deciduous tree where possible. All parking rows screened from off site.
- BUFFER PLANTINGS:
The 60' Type A buffer required along the north and east property lines are planted to the standards of an opaque buffer from the ground to a height of 6'. A sample of trees and shrubs is indicated and is to be repeated for the length of the property line or watercourse / pond buffers. The proposed trees and shrubs should be planted at the discretion of the inspector and respect the existing trees.
The 30' Type B buffer required along the east property line is planted to the standards of a semi-opaque screen from the ground to a height of between 3 and 6'. A wood stockade fence is also indicated along the east property line as per the zoning conditions.
The 50' Type E buffer required along 540 is planted to the standards of 1 large tree and 2 small trees per 1,000 sf. A sample of trees is indicated and is to be repeated for the length of the buffer. The small and large trees are to be alternated as indicated.
The 30' Type E street front buffer required along Olive Chapel Road conflicts with a permanent utility easement and an overhead power line. Shrubs are indicated to screen the VSA from the ROW.
Existing trees 18" and greater are indicated. Buffer trees and shrubs are to be planted supplemental to the existing trees and shrubs and to the discretion of the site inspector.

LANDSCAPE PLAN



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

COALY DESIGN
LANDSCAPE ARCHITECTURE
300 / 200 Durham Street
Raleigh, NC 27601
919.539.0012

540 FLEX AND BUSINESS PARK
MAJOR SITE PLAN REVISION
APEX, NC

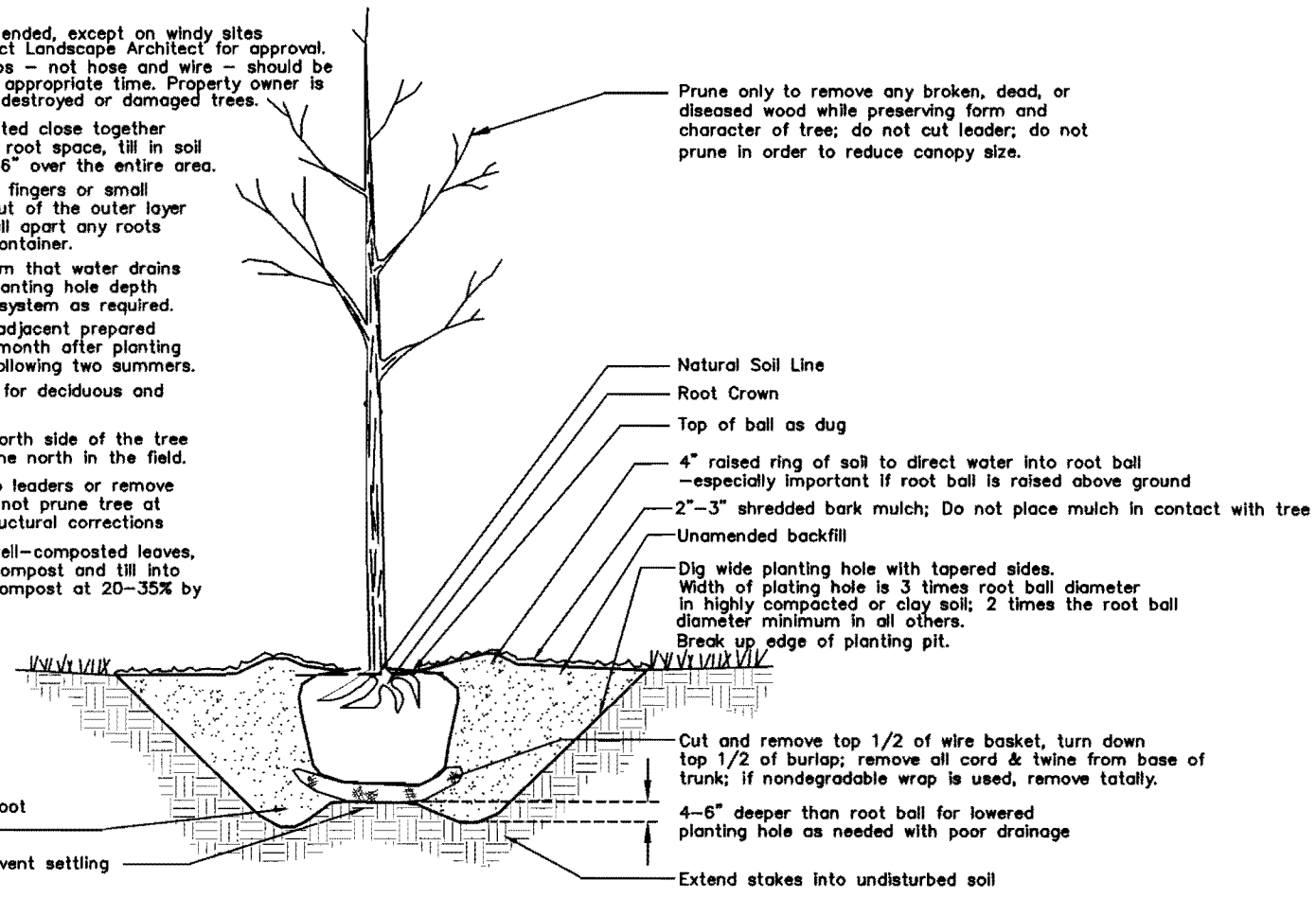
Professional Seals

Date Issued:	4.1.20
Scale:	1"=40'
By:	RBS
Drawn by:	KJW
Checked by:	KJW
Revisions	
No.	Description
1	Per Comments

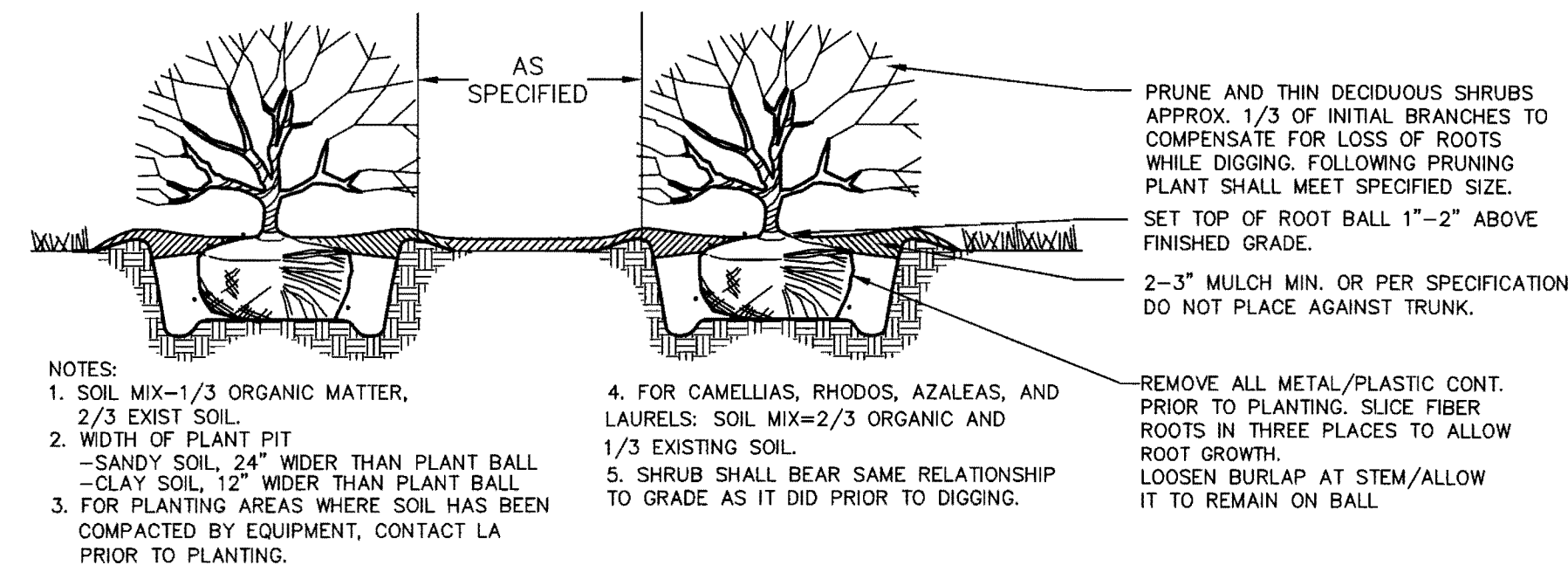
LA-1

NOTES:

- Staking of trees is not recommended, except on windy sites or large evergreen trees. Contact Landscape Architect for approval. If staking is done, flexible straps - not hose and wire - should be used and must be removed at appropriate time. Property owner is responsible for replacement of destroyed or damaged trees.
- Where several trees will be planted close together such that they will likely share root space, fill in soil amendments to a depth of 4'-6" over the entire area.
- For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil, then cut or pull apart any roots circling the perimeter of the container.
- During the design phase, confirm that water drains out of the soil; use lowered planting hole depth and design alternate drainage system as required.
- Thoroughly soak root ball and adjacent prepared soil several times during first month after planting and regularly throughout the following two summers.
- The planting process is similar for deciduous and evergreen trees.
- Do not wrap trunk; Mark the north side of the tree in the nursery and locate to the north in the field.
- Avoid purchasing trees with two leaders or remove one at planting. Otherwise, do not prune tree at planting except for specific structural corrections.
- Before planting, add 3"-4" of well-composted leaves, recycled yard waste or other compost and fill into top 6" of prepared soil. Add compost at 20-30% by volume to backfill soil.



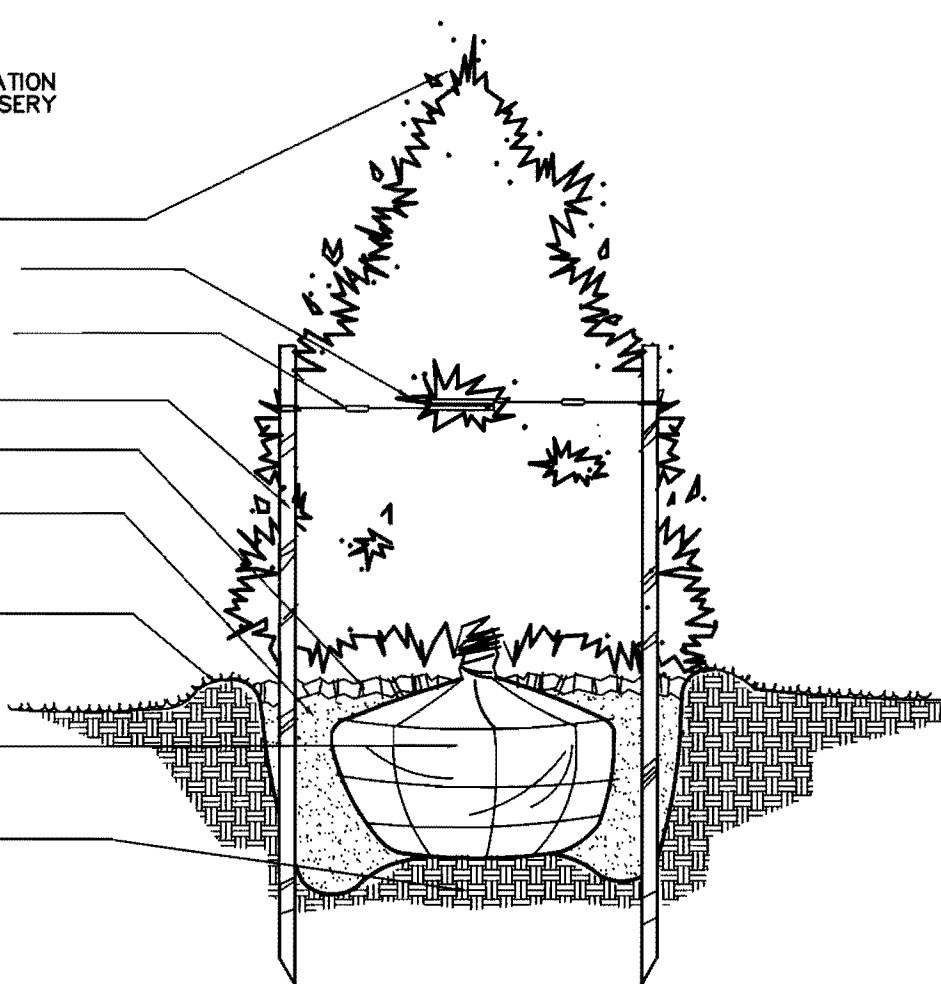
1 TREE PLANTING
6 NTS



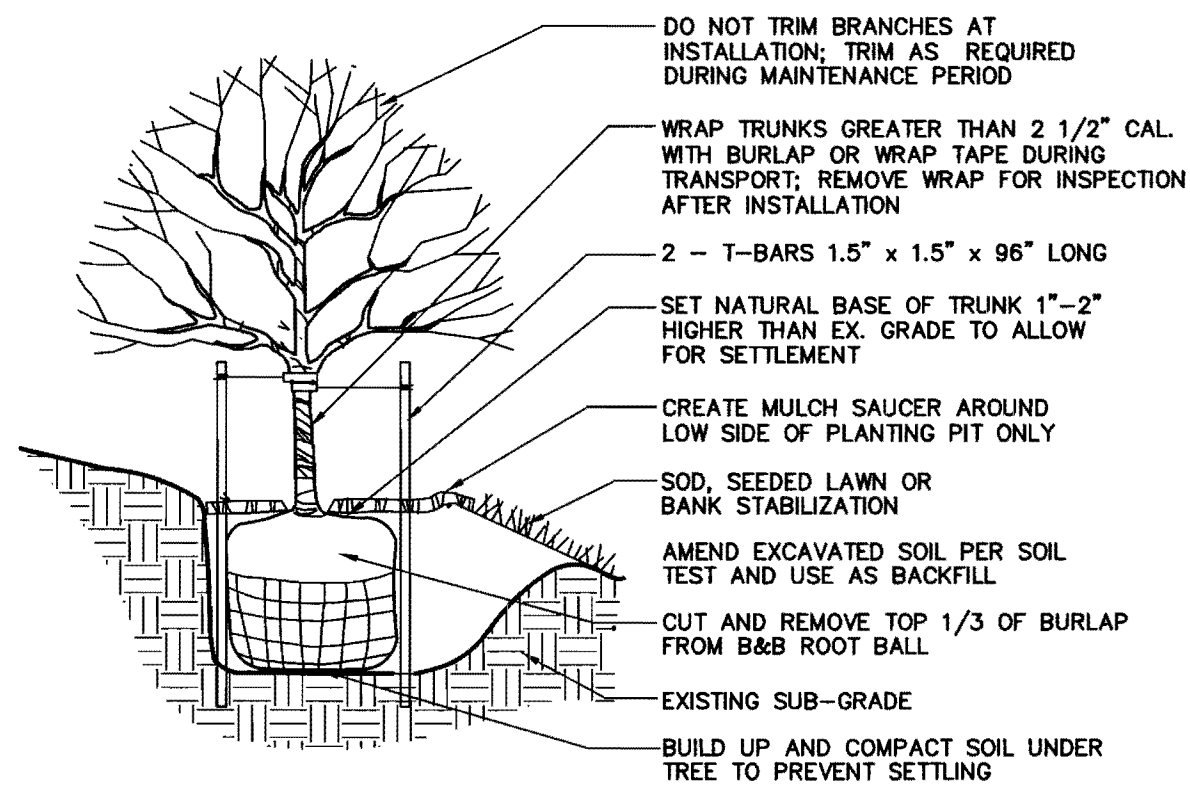
2 SHRUB PLANTING
6 NTS

TREE SHALL HAVE SAME RELATION TO GRADE AS IT HAD IN NURSERY

- NEVER CUT LEADER
- RUBBER HOSES 2/3 UP TREE
- GUY WIRES W/ TURNBUCKLES 2 PER TREE
- STAKES- 2 PER TREE
- 3" MULCH
- ROTOTILLED NATIVE SOIL AMENDED AS PER SPECS
- SAUCER AROUND PIT
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
- SCARIFY SUBSOIL

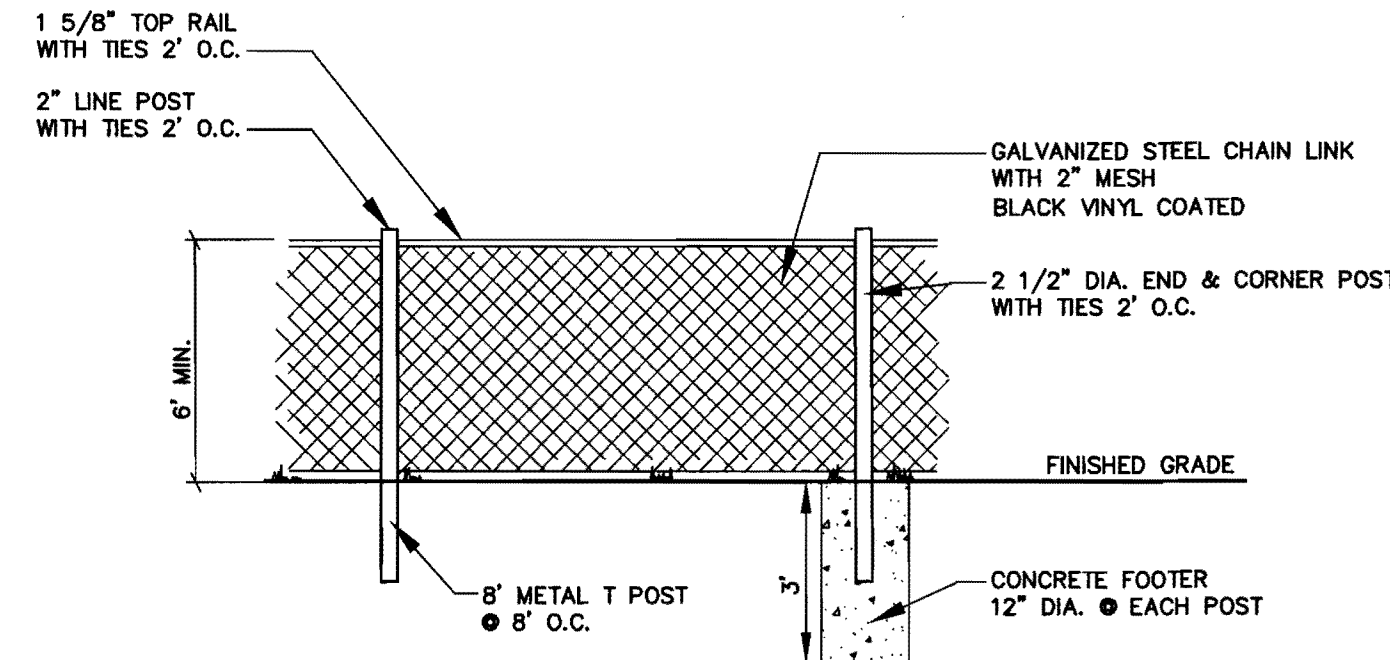


3 EVERGREEN TREE PLANTING
6 NTS



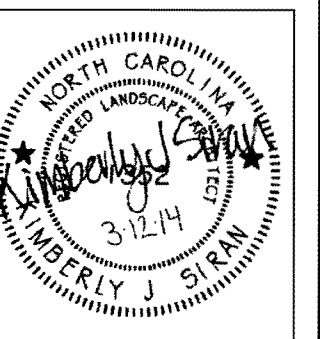
- NOTES:
- PERFORM SOIL TEST AND INCORPORATE AMENDMENTS
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES
 - WATER TWICE PER WEEK AFTER INSTALLATION
 - REMOVE TREE GUYING AND STAKES ONE YEAR AFTER INSTALLATION
 - VERIFY NEED AND LOCATION OF BELOW GRADE DRAINAGE WITH LANDSCAPE ARCHITECT BEFORE PLANTING
 - CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED BY PLANTING ACTIVITIES

4 TREE PLANTING ON STEEP SLOPE
6 NTS

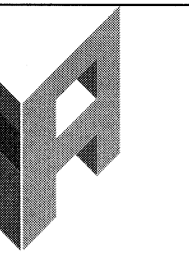


NOTE: ALL POSTS & HARDWARE TO BE HOT DIPPED GALVANIZED SCHEDULE 40

5 CHAIN LINK FENCE
6 NTS



SCALE	1" = 40'
DRAWN	KJS
DATE	JANUARY 6, 2014
REVISION	
TOWN	3.12.14
SHEET	LA-2
PROJECT	1322



INNOVA
ARCHITECTURE

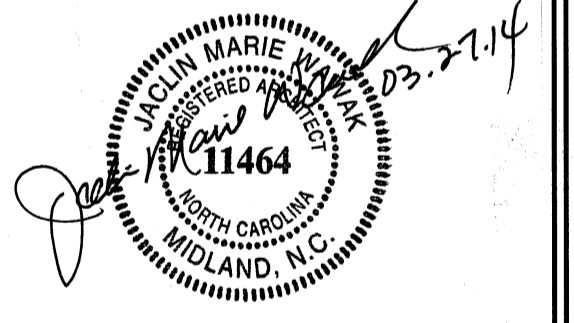
405 N. BOYLAN AVE. RALEIGH NC 27603
919-809-8803

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REVISIONS:

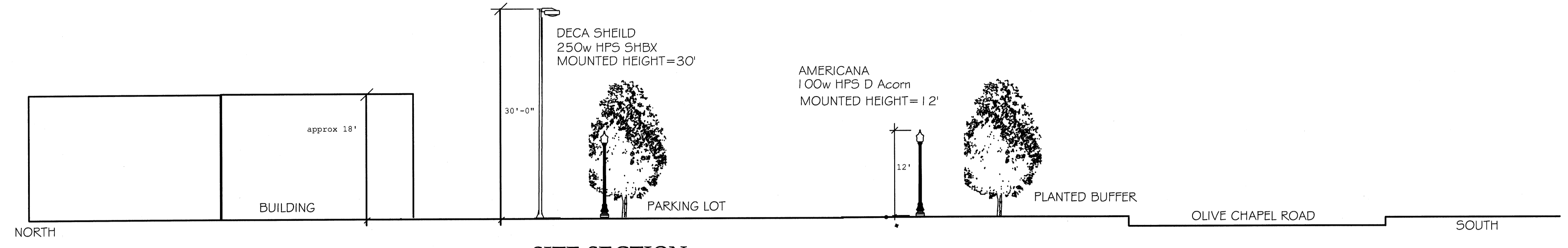
DATE: NAME:

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3-27-14

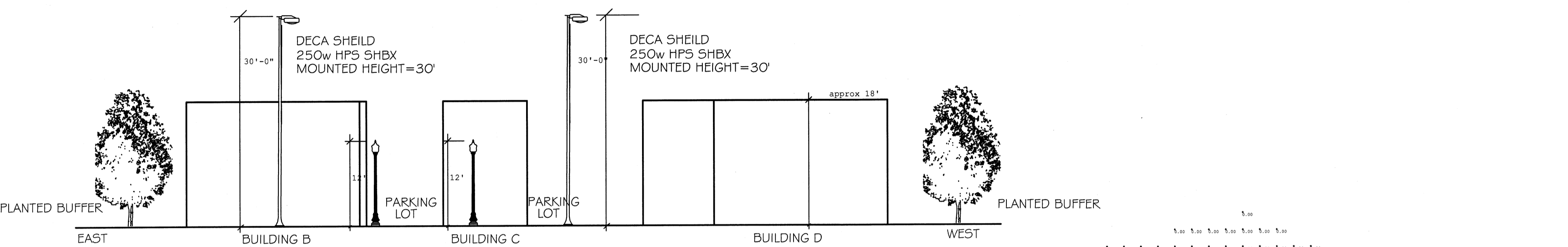


540 FLEX
AND BUSINESS PARK

SHEET NO.
LP
OF



SITE SECTION
NOT TO SCALE



SITE SECTION
NOT TO SCALE

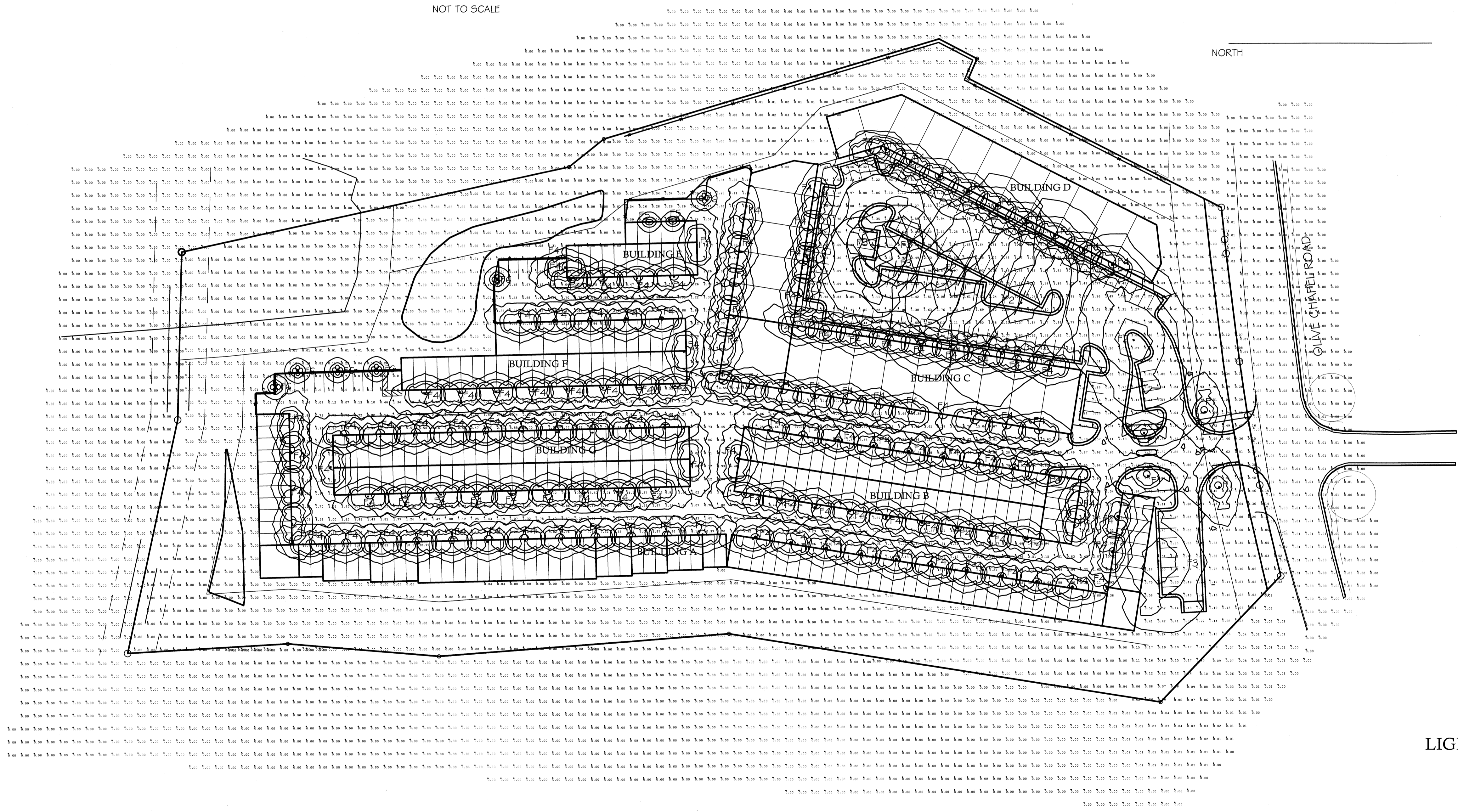
- NOTES:**
- All outdoor lighting fixtures shall be located a minimum of 10 feet from a property or right-of-way line, and at least two feet away from any required perimeter or streetscape buffer and tree save area.
 - Lamps for non-cutoff fixtures shall not exceed 100 watts.
 - Wall pack fixtures shall be fully shielded, true cutoff type fixtures (concealed lamp/light source). The lighting must be directed downward, and the wattage must not exceed 100 watts.
 - Floodlights or other types of lighting are prohibited unless approval is given through the development review process and reflected on the approved site plan.
 - Awnings and canopies used for accents over doors and windows shall not be internally lit.
 - Before certificates of occupancy are released, the owner/builder must supply the Town with a final letter of certification from the lighting engineer and/or lighting manufacturer verifying that all site lighting is installed according to Town standards, the approved plans, and any applicable conditions.

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
●	4	F1	SINGLE	9500	0.850	100W HPS Acorn Mounted 12'
□	129	F2	SINGLE	9500	0.850	Wall Mount 42W CFM Mtd 8' on fac
□	4	F3	SINGLE	9500	0.850	250W HPS SHBX Type III Mtd 30'
□	3	F2	BACK-BACK	19000	0.850	2- 250W HPS SHBX Type III Mtd 30'
□	2	F5	SINGLE	1710	0.850	Wall Mount 27 watt 8' on facade
○	6	F6	SINGLE	1710	0.850	3' 29W floor bollard

Label	CalcType	Units	Avg	Max	Min	Avg/Min
On Site Calc Points	Illuminance	Fc	1.95	12.31	0.00	N.A.
Residential Border Calc Points_1	Illuminance	Fc	0.00	0.10	0.00	N.A.
Roadway Border Calc Points	Illuminance	Fc	0.01	0.15	0.00	N.A.

ELECTRICAL LEGEND

FIXTURE NUMBER	BLACK FIXTURES & POLES
	ALL LIGHTING PROJECTS DOWNWARD
F1	○ 100w HPS D Acorn MOUNTED HEIGHT=12' WITH GLARE SHIELD AS REQ
F2	□ 250w HPS dbl SHBX MOUNTED HEIGHT=30'
F3	□ 250w HPS SHBX MOUNTED HEIGHT=30'
F4	◒ WALL MOUNT (42w) MOUNTED HEIGHT 8'-0" ON BLDGS. C/D HEIGHTS WILL VARY ON ADDITIONAL BLDGS.
F5	◒ WALL MOUNT (27w) MOUNTED HEIGHT 8'-0" ON BLDGS. C/D HEIGHTS WILL VARY ON ADDITIONAL BLDGS.
F6	○ BOLLARD (27w) ROUND MTD HEIGHT 3'-0" ON BLDGS. C/D HEIGHTS WILL VARY PROVIDE SHIELD AS REQD.

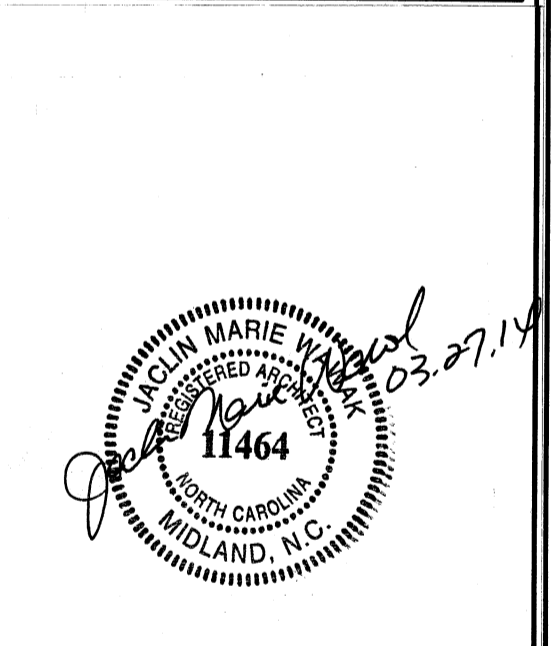


LIGHTING & PHOTOMETRIC PLAN
NOT TO SCALE

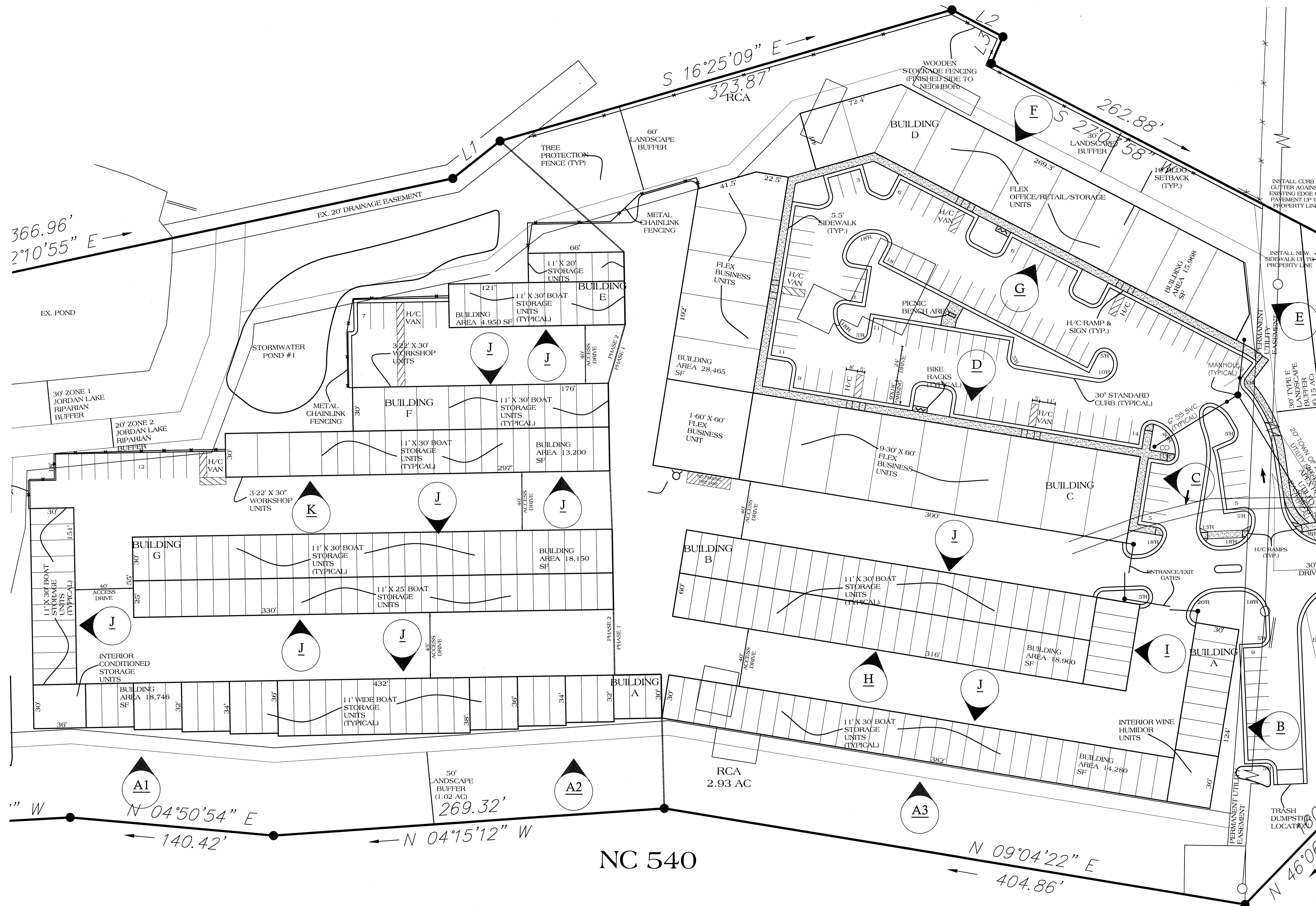
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REVISIONS:	
DATE:	NAME:

DATE:
3-27-14



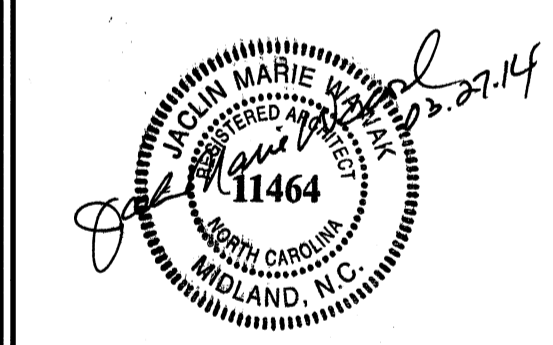
540 FLEX AND BUSINESS PARK



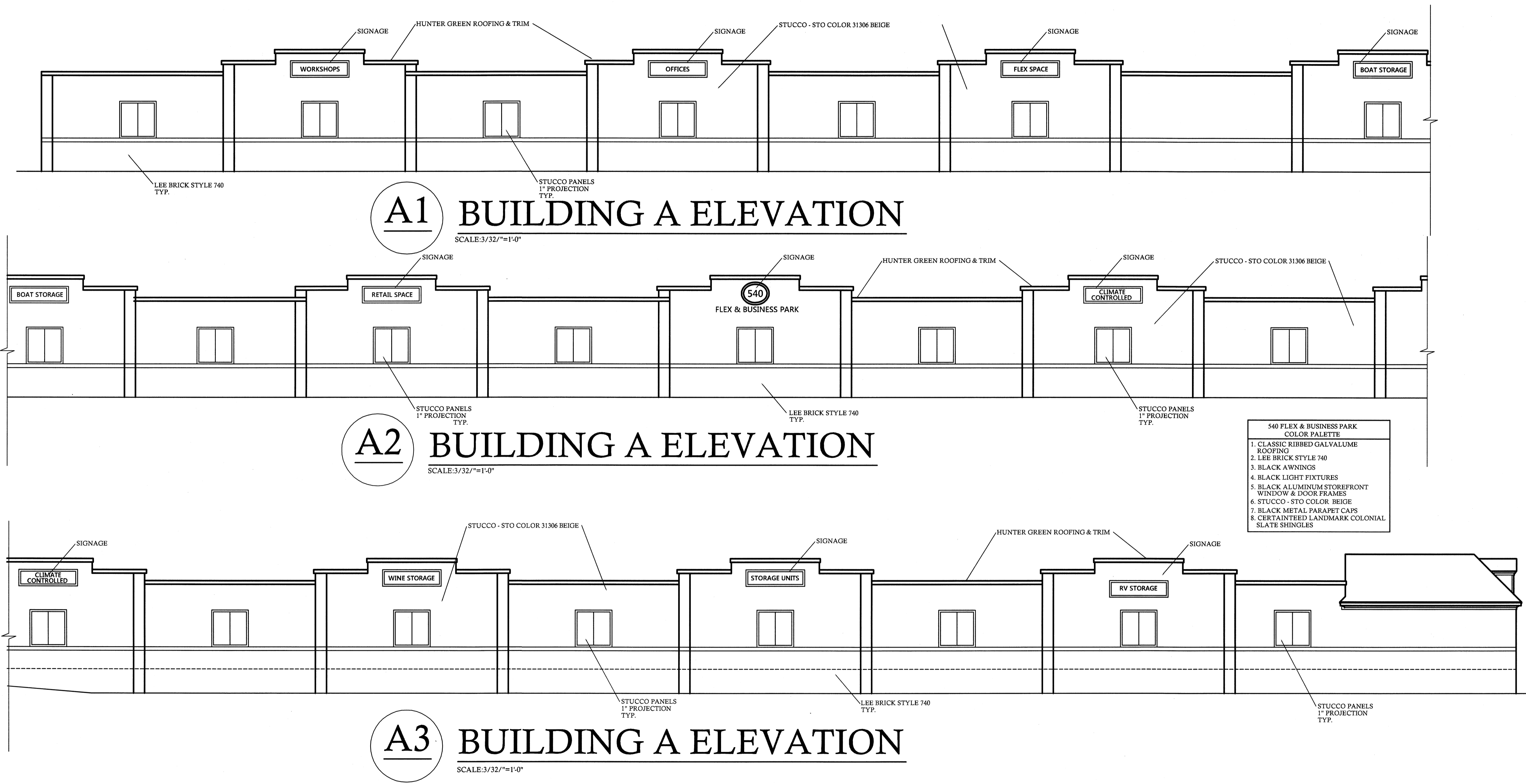
ARCHITECTURAL SITE PLAN REFERENCING EXTERIOR ELEVATIONS

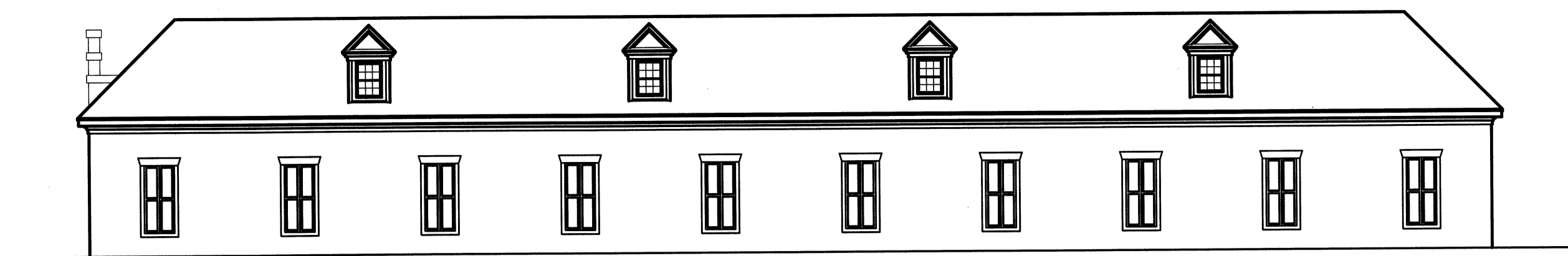
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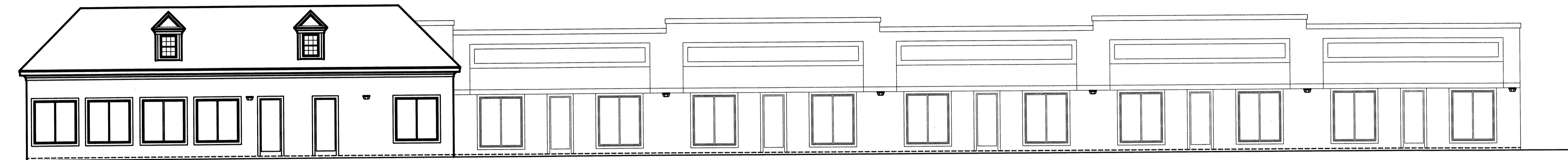


**540 FLEX
AND BUSINESS PARK**



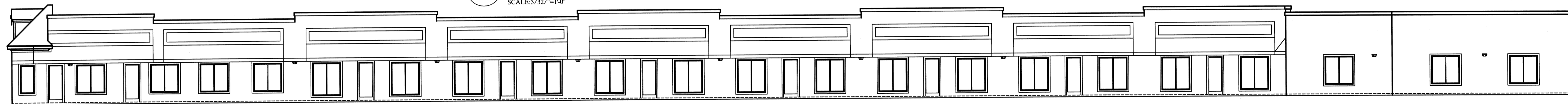


B BUILDING A ELEVATION
SCALE: 3/32"=1'-0"

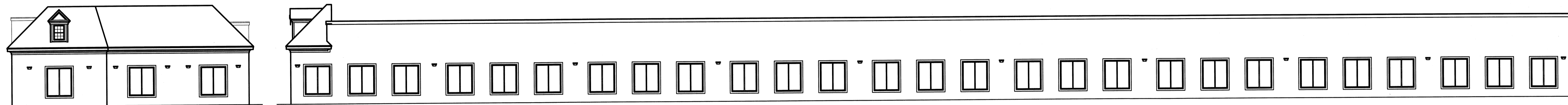


C BUILDING C ELEVATION
SCALE: 3/32"=1'-0"

- 540 FLEX & BUSINESS PARK
COLOR PALETTE
1. CLASSIC RIBBED GALVALUME ROOFING
 2. LEE'S BRICK STYLE 740
 3. BLACK AWNINGS
 4. BLACK LIGHT FIXTURES
 5. BLACK ALUMINUM STOREFRONT WINDOW & DOOR FRAMES
 6. STUCCO - STO COLOR: BEIGE
 7. BLACK METAL PARAPET CAPS
 8. CERTAINTED LANDMARK COLONIAL SLATE SHINGLES

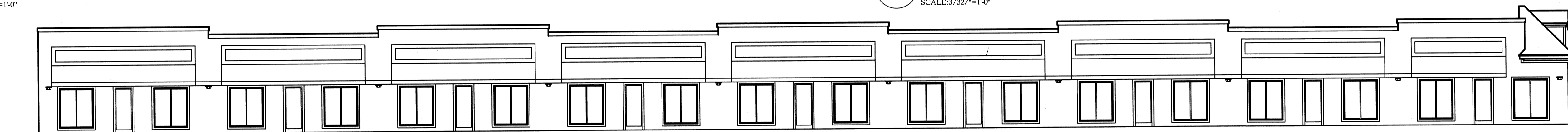


D BUILDING C ELEVATION
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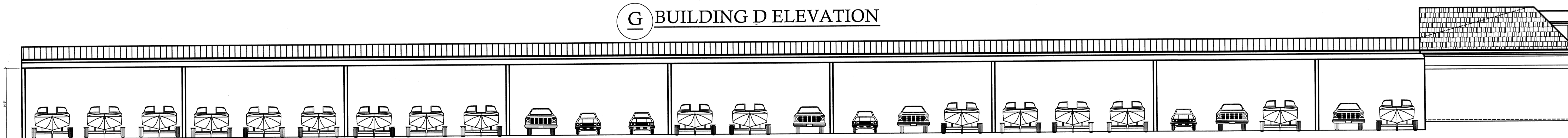


E BUILDING D ELEVATION
SCALE: 3/32"=1'-0"

F BUILDING D ELEVATION
SCALE: 3/32"=1'-0"



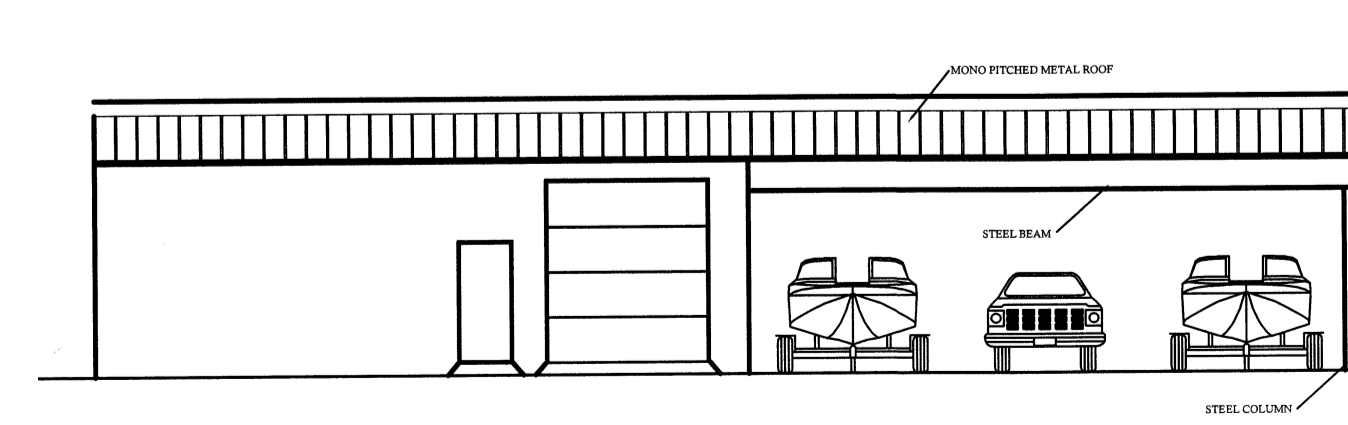
G BUILDING D ELEVATION



H BUILDING B ELEVATION
SCALE: 3/32"=1'-0"



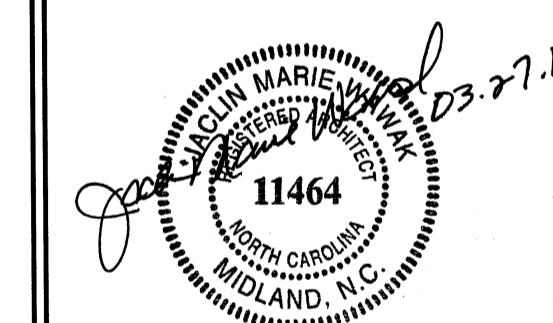
I BUILDING B ELEVATION
SCALE: 3/32"=1'-0"



K TYPICAL WORKSHOP ELEVATION
SCALE: 3/32"=1'-0"

REVISIONS:	NAME:
DATE:	

DATE:
3-27-14



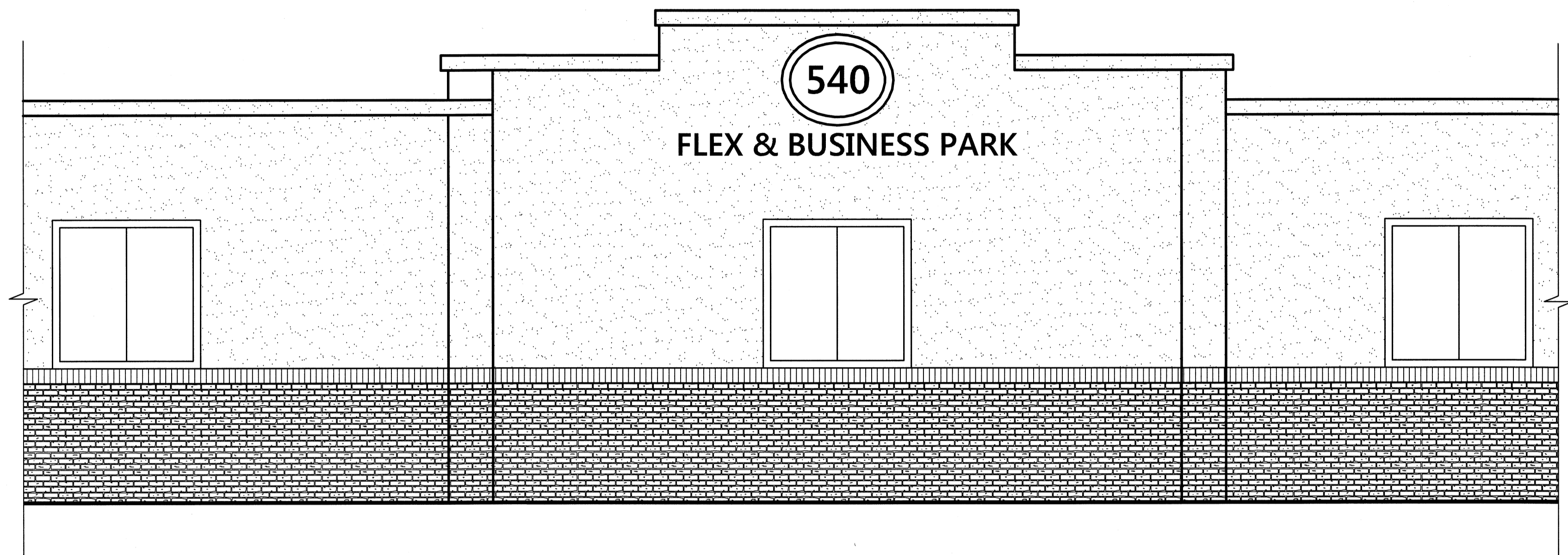
540 FLEX
AND BUSINESS PARK

SHEET NO.
A3
OF

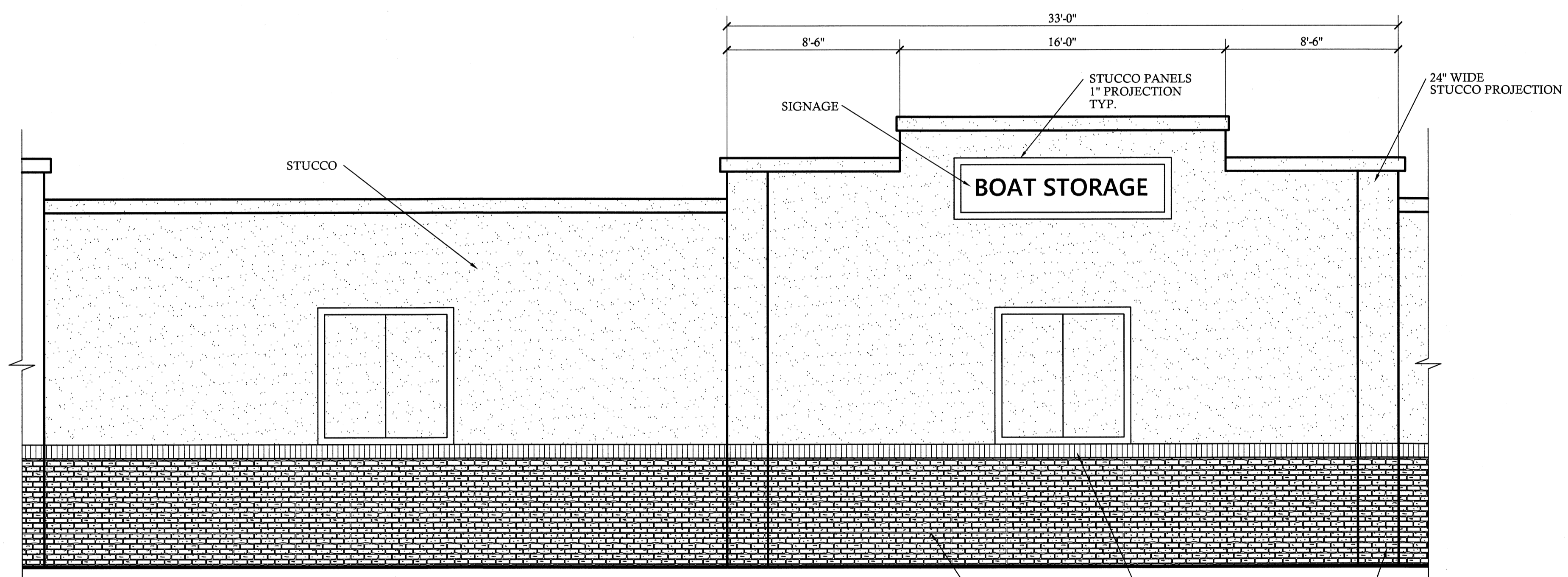
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REVISIONS:

DATE:	NAME:
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- 540 FLEX & BUSINESS PARK
COLOR PALETTE**
1. CLASSIC RIBBED GALVALUME ROOFING
 2. LEE BRICK STYLE 740
 3. BLACK AWNINGS
 4. BLACK LIGHT FIXTURES
 5. BLACK ALUMINUM STOREFRONT WINDOW & DOOR FRAMES
 6. STUCCO - STO COLOR BEIGE
 7. BLACK METAL PARAPET CAPS
 8. CERTAINTED LANDMARK COLONIAL SLATE SHINGLES



PARTIAL FRONT ELEVATION

VIEW FROM I-540

SCALE: 1/4"=1'-0"

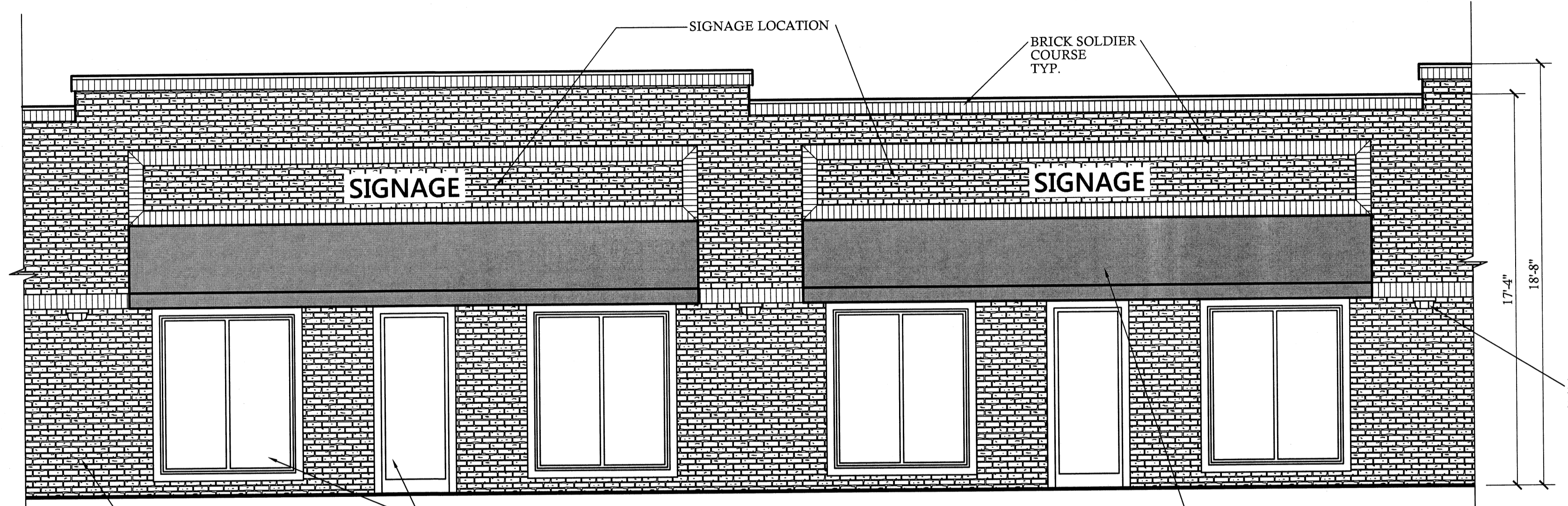
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3-27-14



**540 FLEX
AND BUSINESS PARK**

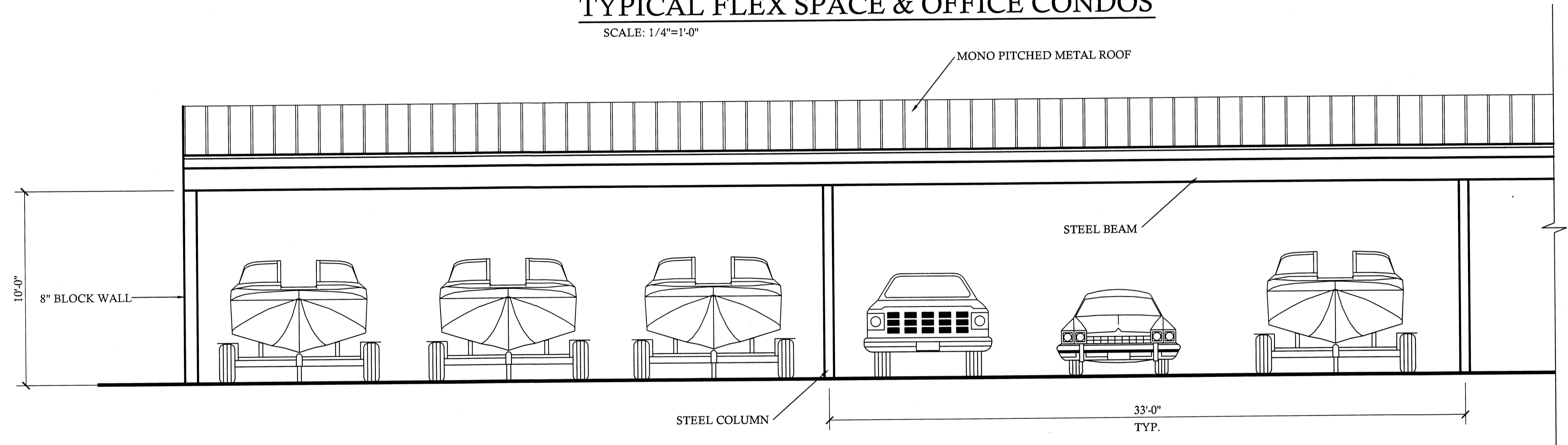
SHEET NO.
A4
OF

REVISIONS:	
DATE:	NAME:



- 540 FLEX & BUSINESS PARK
COLOR PALETTE**
1. CLASSIC RIBBED GALVALUME ROOFING
 2. LEE BRICK STYLE 740
 3. BLACK AWNINGS
 4. BLACK LIGHT FIXTURES
 5. BLACK ALUMINUM STOREFRONT WINDOW & DOOR FRAMES
 6. STUCCO - STO COLOR BEIGE
 7. BLACK METAL PARAPET CAPS
 8. CERTAINTED LANDMARK COLONIAL SLATE SHINGLES

**PARTIAL FRONT ELEVATION
TYPICAL FLEX SPACE & OFFICE CONDOS**
SCALE: 1/4"=1'-0"



J **PARTIAL FRONT ELEVATION
TYPICAL BOAT /VEHICLE STORAGE**
SCALE: 1/4"=1'-0"

DATE:
3-27-14



**540 FLEX
AND BUSINESS PARK**



TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF QUASI-JUDICIAL PUBLIC HEARING

REVISED MAJOR SITE PLAN FOR 540 Flex & Business Park

Pursuant to the provisions of North Carolina General Statutes Section 160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of a quasi-judicial public hearing before the Town Council of the Town of Apex. The purpose of this hearing is to consider the following:

Applicant: Joseph Iannone, 540 Flex & Business Park, LLC

Authorized Agent: Patrick Kiernan, Jones & Crossen Engineering, PLLC

Property Address: 1600 Olive Chapel Rd.

Acreage: +/- 10.74

Proposed Use and Square Footage of Buildings: Office, Industrial Flex Space & Shop; 7 buildings totaling 132,559 ft²

Property Identification Numbers (PINs): 0732235461 & 0732234710

Public Hearing Location: Apex Town Hall
73 Hunter Street, Apex, North Carolina
Council Chambers, 2nd Floor

Town Council Public Hearing Date and Time: July 21, 2020 6:00 PM

You are invited to attend this meeting and will have an opportunity to make comments during the public hearing. Those planning to testify must appear in person and be sworn in. Those not planning to testify may view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

Vicinity Map:



Property owners within 300 feet of the proposed major site plan have been sent this notice via first class mail. All interested parties may appear at the public hearing and provide sworn testimony with respect to the application. Maps showing the location for the above site(s) to be considered in addition to a copy of the [2045 Land Use Map](#) can be inspected at the Apex Town Hall or call 919-249-3426, Department of Planning and Community Development for further information. To view the application and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/31358>.

Published Dates: June 26, 2020 – July 21, 2020

Dianne F. Khin, AICP
Director of Planning and Community Development



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF QUASI-JUDICIAL PUBLIC HEARING

REVISED MAJOR SITE PLAN FOR 540 Flex & Business Park

Pursuant to the provisions of North Carolina General Statutes Section 160A-364 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of a quasi-judicial public hearing before the Town Council of the Town of Apex. The purpose of this hearing is to consider the following:

Applicant: Joseph Iannone, 540 Flex & Business Park, LLC

Authorized Agent: Patrick Kiernan, Jones & Crossen Engineering, PLLC

Property Address: 1600 Olive Chapel Rd.

Acreage: +/- 10.74

Proposed Use and Square Footage of Buildings: Office, Industrial Flex Space & Shop; 7 buildings totaling 132,559 ft²

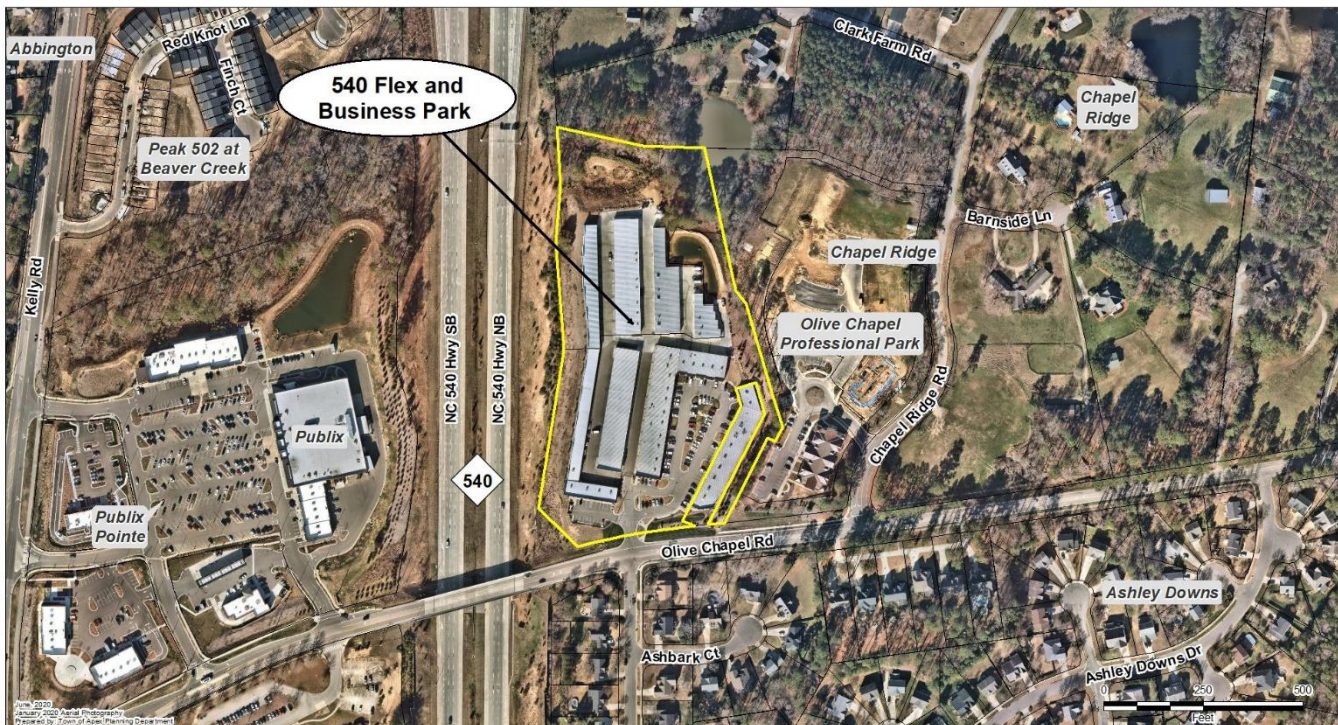
Property Identification Numbers (PINs): 0732235461 & 0732234710

Public Hearing Location: Apex Town Hall
73 Hunter Street, Apex, North Carolina
Council Chambers, 2nd Floor

Town Council Public Hearing Date and Time: July 21, 2020 6:00 PM

You are invited to attend this meeting and will have an opportunity to make comments during the public hearing. Those planning to testify must appear in person and be sworn in. Those not planning to testify may view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

Vicinity Map:



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Dianne F. Khin, AICP
Director of Planning and Community Development

Peak 502
at Beaver
Creek

540 Flex Business
Park Revision

Olive Chapel
Professional
Park

Publix

540

Barnside Ln

Chapel Ridge Rd

Olive Chapel Rd

Ashley Downs

Public Hearing Sign Posted By

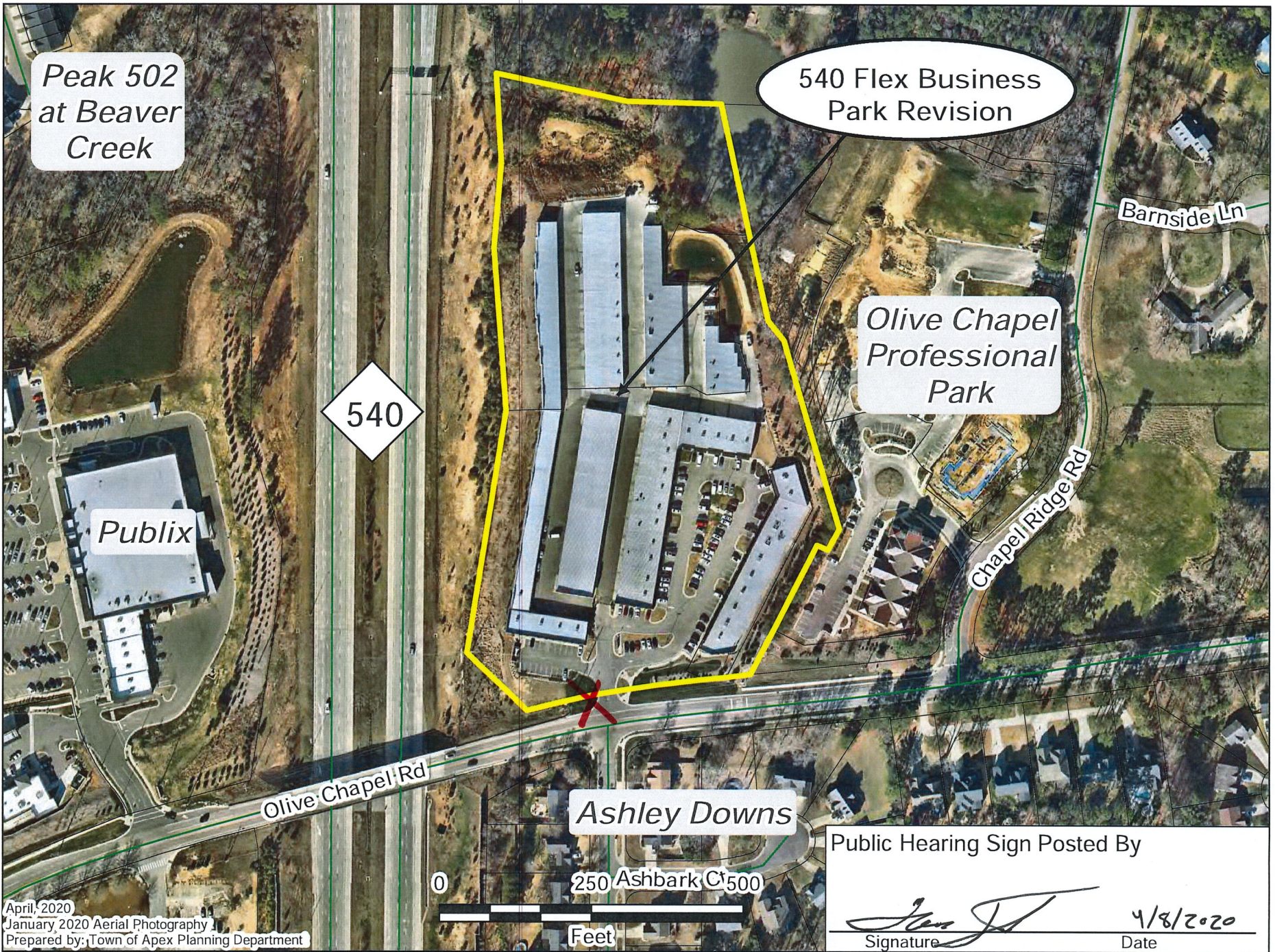
0 250 Ashbark Ct 500

Feet

[Signature]
Signature

4/8/2020
Date

April, 2020
January 2020 Aerial Photography
Prepared by: Town of Apex Planning Department





TOWN OF APEX
 POST OFFICE BOX 250
 APEX, NORTH CAROLINA 27502
 PHONE 919-249-3426

**AFFIDAVIT CERTIFYING
 Public Notification – Written (Mailed) Notice**

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: 540 Flex & Business Park Revised Major Site Plan
 Project Location: 1600 Olive Chapel Road
 Applicant or Authorized Agent: Patrick Kiernan
 Firm: Jones & Cossen, PLLC

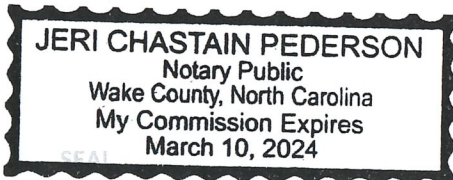
This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project **June 26, 2020** a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners within 300' of the land subject to notification. I further certify that I relied on information provided to me by the above-mentioned person as to accuracy and mailing addresses of property owners within 300' of the land subject to notification.

6/26/2020
 Date

Shirley F. Kiernan
 Director of Planning and Community Development

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

Sworn and subscribed before me, *Jeri Chastain Pederson*, a Notary Public for the above State and County, this the *26* day of *June*, 2020.



Jeri Chastain Pederson
 Notary Public

My Commission Expires: *03/10/2024*