

Rezoning #19CZ22

DOUBLE HELIX RD

HICKORY HILL LN

SECLUDED ACRES RD

The Preserve at White Oak Creek

Cary/Apex Water Treatment Facility

WIMBERLY RD

WHITE OAK POND RD

VINE POND CT

SIDEWINDER CT

GOODWIN

October, 2019
May 2019 Aerial Photography
Prepared by: Town of Apex Planning Department



PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: _____ Submittal Date: _____
Fee Paid \$ _____ Check # _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Wolfe Properties PUD
Address(es): 1405, 1409, 1209, 1401 Wimberly Road and 1012 & 1000 Double Helix Road
PIN(s) 0722595328, 0722598851, 0723406397, 0723504154, 0723508938, and 0723601654
Acreage: 43.39 ac
Current Zoning: R-80W Low Density & Rural Residential (RR) Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Low Density Residential
Requested 2045 LUM Designation: _____
See next page for LUM amendment

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

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

Applicant Information

Name: Envision Homes, LLC - Josh Swindell
Address: 441 Six Forks Road, Suite 106-117
City: Raleigh State: NC Zip: 27609
Phone: 919-389-7595 E-mail: josh@envisionhomesnc.com

Owner Information

Name: See Attached
Address: _____
City: _____ State: NC Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: Envision Homes, LLC - Josh Swindell
Address: 441 Six Forks Road, Suite 106-117
City: Raleigh State: NC Zip: 27609
Phone: 919-389-7595 E-mail: josh@envisionhomesnc.com

Other contacts: _____

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: 19CZ22

Submittal Date: 10/2/2019

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

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

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

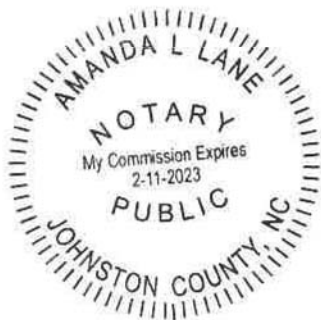
Date: 10/1/19

By: Wendy Loeffler

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, Amanda L. Lane, a Notary Public for the above State and County, on this the 1st day of October, 2019.

SEAL



Amanda L. Lane
Notary Public
Amanda L. Lane
Print Name

My Commission Expires: 2/11/2023

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3
722484517	CARY TOWN OF APEX TOWN OF	PO BOX 8005	CARY NC 27512-8005	
722492593	OTTAWAY, DANNY LEE OTTAWAY,	10401 CHAPEL HILL RD	MORRISVILLE NC 27560-8710	
722498843	OTTAWAY, DANNY L OTTAWAY,	C/O TRUSS BUILDERS	10401 CHAPEL HILL RD	MORRISVILLE NC 27560-8710
722585884	CARY TOWN OF	PO BOX 8005	CARY NC 27512-8005	
722592506	BOWLES, WILLIAM S	1325 WIMBERLY RD	APEX NC 27523-6773	
722595328	KARR, TONY STREETER, TIMOTHY V	3800 SARATOGA DR	RALEIGH NC 27604-3445	
722598851	WOLFE, BILLY RAY	1409 WIMBERLY RD	APEX NC 27523-6767	
722681610	POOLE, TERRY D	1440 WIMBERLY RD	APEX NC 27523-9660	
722681879	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722682925	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722683832	MUDIVARTHY, SAINANDAN	2649 RAMBLING CREEK RD	APEX NC 27523-7806	
722689944	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722692062	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722692098	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722692653	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722693134	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
722693260	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
723318165	SMITH, JAMES M	1125 WIMBERLY RD	APEX NC 27523-9679	
723400229	VANDE, BERG BRUCE ALAN VANDE,	1204 WIMBERLY RD	APEX NC 27523-6770	
723403739	SMITH, JAMES M SMITH, LOUANN J	1125 WIMBERLY RD	APEX NC 27523-9679	
723406397	RONK, SARAH W	1209 WIMBERLY RD	APEX NC 27523-6771	
723406796	APEX TOWN OF	STEVEN ADAMS	PO BOX 250	APEX NC 27502-0250
723416124	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250	
723419356	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250	
723504154	WOLFE, WILLIE T JR WOLFE,	1401 WIMBERLY RD	APEX NC 27523-6767	
723508938	BUNCE, WILLIAM D II BUNCE, GAIL	7617 SNAFFLEBIT LN	APEX NC 27502-3975	
723514178	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250	
723517896	ROSS, JEFFREY A ROSS, LISA L	1104 DOUBLE HELIX RD	APEX NC 27523-6750	
723601654	PATON, JOHN TERRY	1000 DOUBLE HELIX RD	APEX NC 27523-6735	
723604250	GUPTA, SANJEEV GUPTA, REKHA	2713 TUNSTALL GROVE DR	APEX NC 27523-8038	
723604354	WOO, HYUN J LEE, DAVID W	2712 TUNSTALL GROVE DR	APEX NC 27523-8038	
723604570	ENGLISH, JON	2609 SUNNYBROOK FARM DR	APEX NC 27523-8037	
723604640	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	

723604780	SCHROEDER, JEFFREY THOMAS	2604 SUNNYBROOK FARM DR	APEX NC 27523-8037	
723604881	POTYANDY, MICHAEL OONWALA,	558 WHITE OAK POND RD	APEX NC 27523-8035	
723604981	SEDDON, WENDY DAWN SEDDON,	554 WHITE OAK POND RD	APEX NC 27523-8035	
723605145	SATPATHY, CHANDAN	2709 TUNSTALL GROVE DR	APEX NC 27523-8038	
723605348	REYNA, ERIN MARIE REYNA,	2708 TUNSTALL GROVE DR	APEX NC 27523-8038	
723605590	ARRANAGU, ESWAR BABU	2605 SUNNYBROOK FARM DR	APEX NC 27523-8037	
723605783	INMAN, NICHOLAS GRANT INMAN,	2600 SUNNYBROOK FARM DR	APEX NC 27523-8037	
723606076	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
723606173	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
723606270	WONG, SAMUEL J WONG, ASHLEY	600 WHITE OAK POND RD	APEX NC 27523-8036	
723606337	LAUB, KHRISTOPHER BERNARD	2704 TUNSTALL GROVE DR	APEX NC 27523-8038	
723606574	BANDA, SANDEEP SINGIREDDY,	2601 SUNNYBROOK FARM DR	APEX NC 27523-8037	
723607985	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
723614091	MACK, RONALD WILLIAM MACK,	550 WHITE OAK POND RD	APEX NC 27523-8035	
723616735	TAYLOR MORRISON OF CAROLINAS	15501 WESTON PKWY STE 100	CARY NC 27513-8636	

PIN	Owner	Mail Address 1	Mail Address 2	Deed Book	Deed Page	Deed Acres
722592506	BOWLES, WILLIAM S	1325 WIMBERLY RD	APEX NC 27523-6773	14272	1283	2.80
722595328	KARR, TONY STREETER, TIMOTHY V	3800 SARATOGA DR	RALEIGH NC 27604-3445	13792	2642	2.75
723406397	RONK, SARAH W	1209 WIMBERLY RD	APEX NC 27523-6771	7489	860	7.12
723504154	WOLFE, WILLIE T JR WOLFE, DONNA G	1401 WIMBERLY RD	APEX NC 27523-6767	9075	2649	9.02
723508938	BUNCE, WILLIAM D II BUNCE, GAIL E	7617 SNAFFLEBIT LN	APEX NC 27502-3975	9896	658	7.00
723601654	PATON, JOHN TERRY	1000 DOUBLE HELIX RD	APEX NC 27523-6735	15672	2496	8.23

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 19CZ22

Submittal Date: 10/2/2019

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 19CZ22 Submittal Date: 10/2/2019

Proposed Subdivision/Development Information

Description of location: Northwest corner of Wimberly Road and Hickory Hill Lane
Nearest intersecting roads: Wimberly Road and Hickory Hill Lane
Wake County PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938 and 0723601654
Township: White Oak

Contact Information (as appropriate)

Contact person: Andrew Petty, PE - The Curry Engineering Group, PLLC
Phone number: 919-552-0849 Fax number: _____
Address: 205 S Fuquay Avenue, Fuquay Varina, NC 27526
E-mail address: andy@curryeng.com

Owner: Josh Swindell - Envision Homes, LLC
Phone number: 919-389-7595 Fax number: _____
Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609
E-mail address: josh@envisionhomesnc.com

Proposed Subdivision/Development Name

1st Choice: _____
2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff Date

STREET NAME APPROVAL APPLICATION

Application #: 19CZ22 Submittal Date: 10/2/2019

Wake County Approval Date: _____

Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

Information:

Description of location: Northwest corner of Wimberly Road and Hickory Hill Lane

Nearest intersecting roads: Wimberly Road and Hickory Hill Lane

Wake County PIN(s): 0722595328, 0722598851, 0723406397, 0723504154, 0723508938 and 0723601654

Township: White Oak

Contact information (as appropriate)

Contact person: Andrew Petty, PE - The Curry Engineering Group, PLLC

Phone number: 919-552-0849 Fax number: _____

Address: 205 S Fuquay Avenue, Fuquay Varina, NC 27526

E-mail address: andy@curryeng.com

Owner: Josh Swindell - Envision Homes, LLC

Phone number: 919-389-7595 Fax number: _____

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

E-mail address: josh@envisionhomesnc.com

STREET NAME APPROVAL APPLICATION

Application #: 19CZ22 Submittal Date: 10/2/2019

of roads to be named: _____

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name Suffix

Hunter Street

- | | |
|----------|----------|
| 1 _____ | 11 _____ |
| 2 _____ | 12 _____ |
| 3 _____ | 13 _____ |
| 4 _____ | 14 _____ |
| 5 _____ | 15 _____ |
| 6 _____ | 16 _____ |
| 7 _____ | 17 _____ |
| 8 _____ | 18 _____ |
| 9 _____ | 19 _____ |
| 10 _____ | 20 _____ |

TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

WAKE COUNTY STAFF APPROVAL:

GIS certifies that _____ names indicated by checkmark are approved.

Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____ Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Wolfe Properties PUD

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

Envision Homes, LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: Envision Homes, LLC

TOWN OF APEX

BY: Jay Z. Michael
Authorized Agent

BY: _____
Authorized Agent

DATE: 12.4.19

DATE: _____

AGENT AUTHORIZATION FORM

Application #: 19CZ22

Submittal Date: 10/2/2019

Billy Ray Wolfe 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: 1409 Wimberly Road

The agent for this project is: _____

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

Agent Name: Envision Homes, LLC

Address: 441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-3897595

E-Mail Address: josh@envisionhomesnc.com

Signature(s) of Owner(s)*
** Billy Ray Wolfe*

 Billy Ray Wolfe
 Type or print name

9-23-19
 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.

AGENT AUTHORIZATION FORM

Application #: 19CZ22 Submittal Date: 10/2/2019

John Terry Paton 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: 1000 Double Helix Road

The agent for this project is: _____

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

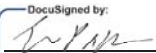
Agent Name: Envision Homes, LLC

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-389-7595

E-Mail Address: josh@envisionhomesnc.com

Signature(s) of Owner(s)*

DocuSigned by:

310A10B427964DF
John Terry Paton

9/23/2019
Date

Type or print name

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.

AGENT AUTHORIZATION FORM

Application #: 19CZ22 Submittal Date: 10/2/2019

Tony Karr and Timothy V. Streeter 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: 1405 Wimberly Road

The agent for this project is: _____

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

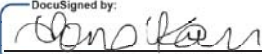
Agent Name: Envision Homes, LLC

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

Telephone Number: 919-389-7595

E-Mail Address: josh@envisionhomesnc.com


Signature(s) of Owner(s)*

DocuSigned by:

 F991F47BA48C457...
Tony Karr

 Type or print name

9/23/2019

 Date

DocuSigned by:

 090A9ED8183E475...
Timothy V. Streeter

 Type or print name

9/23/2019

 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.

AGENT AUTHORIZATION FORM

Application #: 19CZ22 Submittal Date: 10/2/2019

Sarah W. Ronk 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: 1209 Wimberly Road

The agent for this project is: _____

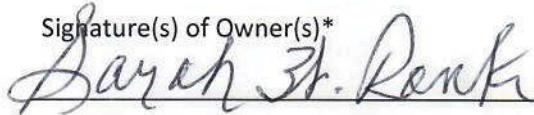
I am the owner of the property and will be acting as my own agent

Agent Name: Envision Homes, LLC

Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609

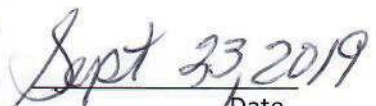
Telephone Number: 919-389-7595

E-Mail Address: josh@envisionhomesnc.com

Signature(s) of Owner(s)*


 Sarah W. Ronk

 Type or print name



 Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

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 #: _____

Submittal Date: _____

The undersigned, Tony Karr and Timothy V. Streeter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

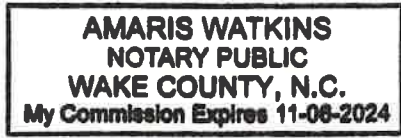
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1405 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 7/15/2009, and recorded in the Wake County Register of Deeds Office on 12/14/2009, in Book 013792 Page 02642.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1405 Wimberly Road, 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 1405 Wimberly Road, 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 22nd day of November, 2019


 _____ (seal)
 (AW) Amaris Watkins Tony Karr
 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 Tony Karr, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Tony Karr, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Amaris Watkins
 Notary Public
 State of North Carolina
 My Commission Expires: 11-08-2024

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Sarah W. Ronk (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 1209 Wimberly Road 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 5/30/1997, and recorded in the Wake County Register of Deeds Office on 5/30/1997, in Book 007489 Page 00860.
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 1209 Wimberly Road, 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 1209 Wimberly Road, 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 22nd day of November, 2019.

Sarah W. Ronk (seal)
Sarah W. Ronk
 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 Sarah Wolfe Ronk, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC ID, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Anelbi Gray
 Notary Public
 State of North Carolina
 My Commission Expires: 07/25/2024

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Willie T. Wolfe, Jr and Donna G. Wolfe (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 1401 Wimberly Road 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 8/24/2001, and recorded in the Wake County Register of Deeds Office on 9/14/2001, in Book 009075 Page 02649.
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 1401 Wimberly Road, 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 1401 Wimberly Road, 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 15 day of November, 2019.

Willie T. Wolfe Jr. Donna G. Wolfe (seal)
Willie T. Wolfe Jr. Donna G. Wolfe
 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 Willie T. Wolfe Jr. Donna G. Wolfe Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver's Licenses, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Deanne M. Warren
 Notary Public
 State of North Carolina
 My Commission Expires: 01/06/2024

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Tony Karr and Timothy V. Streeter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

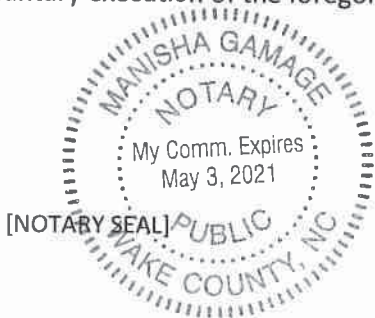
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1405 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
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 7/15/2009, and recorded in the Wake County Register of Deeds Office on 12/14/2009, in Book 013792 Page 02642.
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 1405 Wimberly Road, 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 1405 Wimberly Road, 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 15th day of Nov, 2019.

Timothy V. Streeter (seal)
Timothy V. Streeter
 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 Timothy V. Streeter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Timothy V. Streeter, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Manisha Gamage
 Notary Public
 State of North Carolina
 My Commission Expires: 05-03-2021

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

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

- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1000 Double Helix Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 5/29/2014, and recorded in the Wake County Register of Deeds Office on 5/29/2014, in Book 015672 Page 02496.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1000 Double Helix Rd, 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 1000 Double Helix Rd, 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 12th day of November, 2019.

[Signature] (seal)

John Terry Paton

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 John T. Paton, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Owner's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]

Notary Public
State of North Carolina
My Commission Expires: September 30th, 2023

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

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

- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1409 Wimberly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/1/1997, and recorded in the Wake County Register of Deeds Office on 1/10/1997, in Book 007294 Page 00114.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 1409 Wimberly Road, 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 1409 Wimberly Road, 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 November, 2019.

Billy Ray Wolfe (seal)
Billy Ray Wolfe
 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 Billy Ray Wolfe, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Karen W. Watkins
 Notary Public
 State of North Carolina
 My Commission Expires: 9/21/2021

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, William D. Bunce II and Gail E. Bunce (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 1012 Double Helix Road 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 2/3/2003 and recorded in the Wake County Register of Deeds Office on 2/5/2003, in Book 009896 Page 00658.
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 1012 Double Helix Rd, 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 1012 Double Helix Rd, 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 18th day of November, 2019.

[Signature] Gail E Bunce (seal)

William D Bunce II GAIL E BUNCE
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, NC, hereby certify that William D. Bunce, II and Gail E. Bunce, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's (Personally Know), personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Jennifer W. Palermo
Notary Public
Wake County, North Carolina

[NOTARY SEAL]

[Signature]
Notary Public
State of North Carolina
My Commission Expires: October 25, 2020

Application #:

Submittal Date:

Insert legal description below.

1209 Wimberly Road

BEGINNING at a point on the north-eastern right-of-way margin of Wimberly Road, said point having North Carolina State Plane Coordinates of North: 730,593.08 and East 2,024,286.65; thence from said beginning point, the following calls:

- S 86°11'46" E a distance of 182.99' to a point;
- S 85°45'45" E a distance of 769.81' to a point;
- S 01°58'45" W a distance of 328.13' to a point;
- S 89°21'41" W a distance of 740.23' to a point;
- N 28°28'40" W a distance of 63.48' to a point;
- a curve turning to the right with an arc length of 307.65', with a radius of 3895.50', with a chord bearing of N 26°12'54" W, with a chord length of 307.57' to a point;
- N 23°57'09" W a distance of 80.40' to the Point of Beginning.

The above described tract containing 309,217 square feet (7.099 acres)

Application #:

Submittal Date:

Insert legal description below.

1401 Wimberly Road

BEGINNING at an existing iron pipe having North Carolina State Plane Coordinates of North: 730,196.13 and East 2,025,225.6; thence from said beginning point, the following calls:

- N 01°58'45" E a distance of 328.13' to a point;
- S 85°45'45" E a distance of 349.08' to a point;
- S 85°46'48" E a distance of 99.95' to a point;
- S 00°17'40" W a distance of 355.27' to a point;
- S 03°11'05" W a distance of 537.08' to a point;
- S 89°38'42" W a distance of 291.42' to a point;
- N 00°34'26" W a distance of 130.32' to a point;
- S 89°41'26" W a distance of 150.96' to a point;
- N 01°58'45" E a distance of 469.32' to the Point of Beginning.

The above described tract containing 392,670 square feet (9.014 acres)

Application #:

Submittal Date:

Insert legal description below.

1405 Wimberly Road

BEGINNING at a point on the north-eastern right-of-way margin of Wimberly Road, said point having North Carolina State Plane Coordinates of North: 729,291.13 and East 2,025,364.73; thence from said beginning point, the following calls:

- N 00°34'26" W a distance of 306.48' to a point;
- N 89°38'42" E a distance of 291.42' to a point;
- S 00°12'43" E a distance of 516.89' to a point;
- A curve turning to the right with an arc length of 162.31', with a radius of 4171.73', with a chord bearing of N 54°51'15" W, with a chord length of 162.30' to a point;
- N 54°07'46" W a distance of 77.08' to a point;
- N 53°37'44" W a distance of 118.09' to a point;
- N 00°34'26" W a distance of 306.48' to the Point of Beginning.

The above described tract containing 119,882 square feet (2.752 acres)

Application #:

Submittal Date:

Insert legal description below.

1409 Wimberly Road

BEGINNING at a point on the north-eastern right-of-way margin of Wimberly Road, said point having North Carolina State Plane Coordinates of North: 728,871.53 and East 2,026,004.45; thence from said beginning point, the following calls:

- N 62°13'45" W a distance of 45.22' to a point;
- A curve turning to the right with an arc length of 363.19', with a radius of 4171.73', with a chord bearing of N 58°27'47" W, with a chord length of 363.07' to a point;
- N 00°12'43" W a distance of 516.89' to a point;
- N 03°11'05" E a distance of 537.08' to a point;
- N 89°00'32" E a distance of 296.40' to a point;
- S 06°41'35" E a distance of 419.20' to a point;
- S 01°35'27" W a distance of 853.23' to a point;
- N 62°13'45" W a distance of 45.22' to the Point of Beginning.

The above described tract containing 410,586 square feet (9.426 acres)

Application #:

Submittal Date:

Insert legal description below.

1000 Double Helix Road

BEGINNING at an existing iron pipe having North Carolina State Plane Coordinates of North: 730,146.11 and East 2,026,310.56; thence from said beginning point, the following calls:

- S 89°04'35" W a distance of 331.33' to a point;
- S 89°00'32" W a distance of 296.40' to a point;
- N 00°17'40" E a distance of 160.60' to a point;
- N 58°39'41" E a distance of 373.67' to a point;
- N 04°43'53" W a distance of 584.42' to a point;
- S 83°51'56" E a distance of 49.88' to a point;
- S 65°54'24" E a distance of 85.43' to a point;
- N 41°41'56" E a distance of 69.17' to a point;
- S 32°39'55" E a distance of 219.03' to a point;
- S 50°46'48" E a distance of 91.31' to a point;
- S 00°32'58" W a distance of 696.25' to the Point of Beginning.

The above described tract containing 358,904 square feet (8.239 acres)

Application #:

Submittal Date:

Insert legal description below.

1012 Double Helix Road

BEGINNING at an existing iron pipe having North Carolina State Plane Coordinates of North: 731,418.45 and East 2,025,687.51; thence from said beginning point, the following calls:

- S 67°39'28" E a distance of 247.90' to a point;
- S 49°40'39" E a distance of 166.19' to a point;
- S 32°39'55" E a distance of 157.06' to a point;
- S 41°41'56" W a distance of 69.17' to a point;
- N 65°54'24" W a distance of 85.43' to a point;
- N 83°51'56" W a distance of 49.88' to a point;
- S 04°43'53" E a distance of 584.42' to a point;
- S 58°39'41" W a distance of 373.67' to a point;
- N 00°17'40" E a distance of 194.66' to a point;
- N 00°10'17" E a distance of 927.55' to the Point of Beginning;

The above described tract containing 304,410 square feet (6.988 acres)

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.

September 4, 2019

Date

Dear Neighbor:

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

1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Dr 0722595328, 0722598851, 0723406397, 0723504154,
 Address(es) 0723508938 & PIN(s) 0723601654

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

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

Application Type		Approving Authority
<input checked="" type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/>	Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/>	Special Use Permit	Town Council (QJPH*)
<input checked="" type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

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

120 units - 70 single family detached and 50 townhomes. Town of Apex owned land attached for future park is shown for reference only. The park is NOT part of this Rezoning or Master Subdivision Plan

Estimated submittal date: October 1, 2019

MEETING INFORMATION:

Property Owner(s) name(s): Tony Karr, Timothy Streeter, Billy Ray Wolfe, Sarah Ronk, Wm & Gail Bunce,
 Applicant(s): Envision Homes, LLC ^{Willie & Donna Wolfe and John Paton}
 Contact information (email/phone): Josh Swindell - Josh@envisionhomesnc.com, 919-389-7595
 Meeting Address: Coldwell Banker Office 2nd Fl Conference Rm, 100 Connemara Rd, Cary
 Date of meeting**: Monday, September 16, 2019
 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>.

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: Wolfe Properties PUD Zoning: PUD-CZ
 Location: 1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Drive
 Property PIN(s): See attached Sheet Acreage/Square Feet: 43.39

Property Owner: See attached Sheet
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

Developer: Envision Homes, LLC
 Address: 4441 Six Forks Road Suite 106-117
 City: Raleigh State: NC Zip: 27609
 Phone: 919-389-7595 Fax: _____ Email: josh@envisionhomesnc.com

Engineer: The Curry Engineering Group, PLLC
 Address: 205 S. Fuquay Avenue
 City: Fuquay-Varina State: NC Zip: 27526
 Phone: 919-552-0849 Fax: _____ Email: andy@curryeng.com

Builder (if known): TBD
 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 Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

PIN	Owner	Mail Address 1	Mail Address 2	Site Address
0722595328	KARR, TONY STREETER, TIMOTHY V	3800 SARATOGA DR	RALEIGH NC 27604-3445	1405 WIMBERLY RD
0722598851	WOLFE, BILLY RAY	1409 WIMBERLY RD	APEX NC 27523-6767	1409 WIMBERLY RD
0723406397	RONK, SARAH W	1209 WIMBERLY RD	APEX NC 27523-6771	1209 WIMBERLY RD
0723504154	WOLFE, WILLIE T JR WOLFE, DONNA G	1401 WIMBERLY RD	APEX NC 27523-6767	1401 WIMBERLY RD
0723508938	BUNCE, WILLIAM D II BUNCE, GAIL E	7617 SNAFFLEBIT LN	APEX NC 27502-3975	1012 DOUBLE HELIX RD
0723601654	PATON, JOHN TERRY	1000 DOUBLE HELIX RD	APEX NC 27523-6735	1000 DOUBLE HELIX RD

NEIGHBORHOOD MEETING SIGN-IN SHEET

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




Meeting Address: Coldwell Banker Office 2nd Fl Conference Rm, 100 Connemara Rd, Cary

Date of meeting: September 16, 2019 Time of meeting: 6 PM

Property Owner(s) name(s): See attached in packet

Applicant(s): Envision Homes, LLC

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Andy Petty / Curry Engineering	205 S. Fuquay Avenue Fuquay-Varina, NC 27526	919-552-0849	andy@curryeng.com	
2.	<i>Joe Barker / EH</i>	<i>4700 Falls of Neuse Raleigh, NC</i>			
3.	<i>Jennifer Maeck</i>	<i>550 White oak road Apex</i>			
4.	<i>Josh Swindell</i>	<i>4700 Falls of Neuse Rd. Raleigh, NC</i>			
5.	<i>John Hton</i>	<i>1000 Double Helix Rd Apex NC</i>			
6.	<i>Billy & Alexia Wolfe</i>	<i>1409 Wimberly Rd. Apex NC 27523</i>			
7.	<i>Erik Sullivan</i>	<i>5529 Sunlight Dr.</i>			
8.	<i>Lisa Ross</i>	<i>1104 Double Helix Rd</i>			
9.	<i>Jeffrey Ross</i>	<i>1104 Double Helix Rd</i>			
10.	<i>Lorna Wolfe</i>	<i>1401 Wimberly Rd</i>			
11.	<i>Dean Bunck</i>	<i>1012 Double Helix</i>			
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): See attached

Applicant(s): Envision Homes

Contact information (email/phone): Josh Swindell - josh@envisionhomesnc.com

Meeting Address: 100 Connemara Drive, Cary, NC

Date of meeting: 9/16/19 Time of meeting: 6 PM

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

Property is currently county zoned R-80W - Are you matching density and impervious for R-80W?
Neighbor stated adjacent development matched R-40 for density.

Applicant's Response:

No we are not matching density or impervious limitations for R-80W because we will now be
in the Town of Apex, not under the county's UDO. We will have to meet all stormwater
regulations set forth in the Town of Apex, not the county.

Question/Concern #2:

What are you doing for existing culverts to protect them from being blown out?

Applicant's Response:

We will address culvert sizes during the construction drawings phase of the project but the
project will have to comply with the Town of Apex standards.

Question/Concern #3:

Density for Townhomes versus single family

Applicant's Response:

The overall project density is limited to 3 DU/A. Its not specific by use.

Question/Concern #4:

How does the access easement to the north remain?

Applicant's Response:

We will have to have our attorney review the easement language for the access easement
however, an easement will still be provided to a public right of way so that there is still a public
access easement to the existing properties.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): _____

Applicant(s): _____

Contact information (email/phone): _____

Meeting Address: _____

Date of meeting: _____ Time of meeting: _____

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

There is a deed restriction requiring a 100' undisturbed no clear cutting buffer as part of the Bunce property. Why is that not shown on the plans? Neighbor provided deed to applicant.

Applicant's Response:

We were not aware of this deed restriction. We will have our attorney review the document for validity. If it is determined this is a legal deed restriction on the property the buffer will be honored.

Question/Concern #2:

How are the existing mailboxes for existing homes being handled?

Applicant's Response:

We will coordinate with the USPS but they will be relocated to the nearest public right of way

Question/Concern #3:

Will there be a privacy fence put up? Concern for trespassing

Applicant's Response:

This will be determined at the building and construction level. Typically we do not put up privacy fences unless strictly required or requested by the home buyer.

Question/Concern #4:

Will we be notified for Planning Board and Town Council Meetings?

Applicant's Response:

Yes. Notices will come from the Town of Apex, not the developer for rezoning. Master Subdivision is staff approval only.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): _____

Applicant(s): _____

Contact information (email/phone): _____

Meeting Address: _____

Date of meeting: _____ Time of meeting: _____

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

Do you know the location of the fire station as part of the TOA Park Project?

Applicant's Response:

No we do not know that location.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

I, Wendy Loeffler, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Coldwell Banker, 100 Connemara Rd, Cary (location/address) on September 16, 2019 (date) from 6:00 pm (start time) to 8:00 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

10/1/19
Date

By: Wendy Loeffler

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Amanda L Lane, a Notary Public for the above State and County, on this the 1 day of October, 2019.

SEAL



Amanda L Lane
Notary Public
Amanda L Lane
Print Name

My Commission Expires: 2/11/2023

WOLF PROPERTIES PUD REZONING & MASTER SUBDIVISION NEIGHBORHOOD MEETING PACKET

Meeting Location – 100 Connemara Drive, 2nd Floor Conference Room
Cary, NC 27519

Meeting Date – Monday September 16, 2019

Packet Information

1. Vicinity Map
2. Existing Zoning & Land Use Map
3. Proposed Subdivision Layout
4. Project Contact Information Sheet
5. Common Construction Issues & Who to Call Sheet

Contact Information

Andrew Petty, PE

Vice President / Senior Engineer

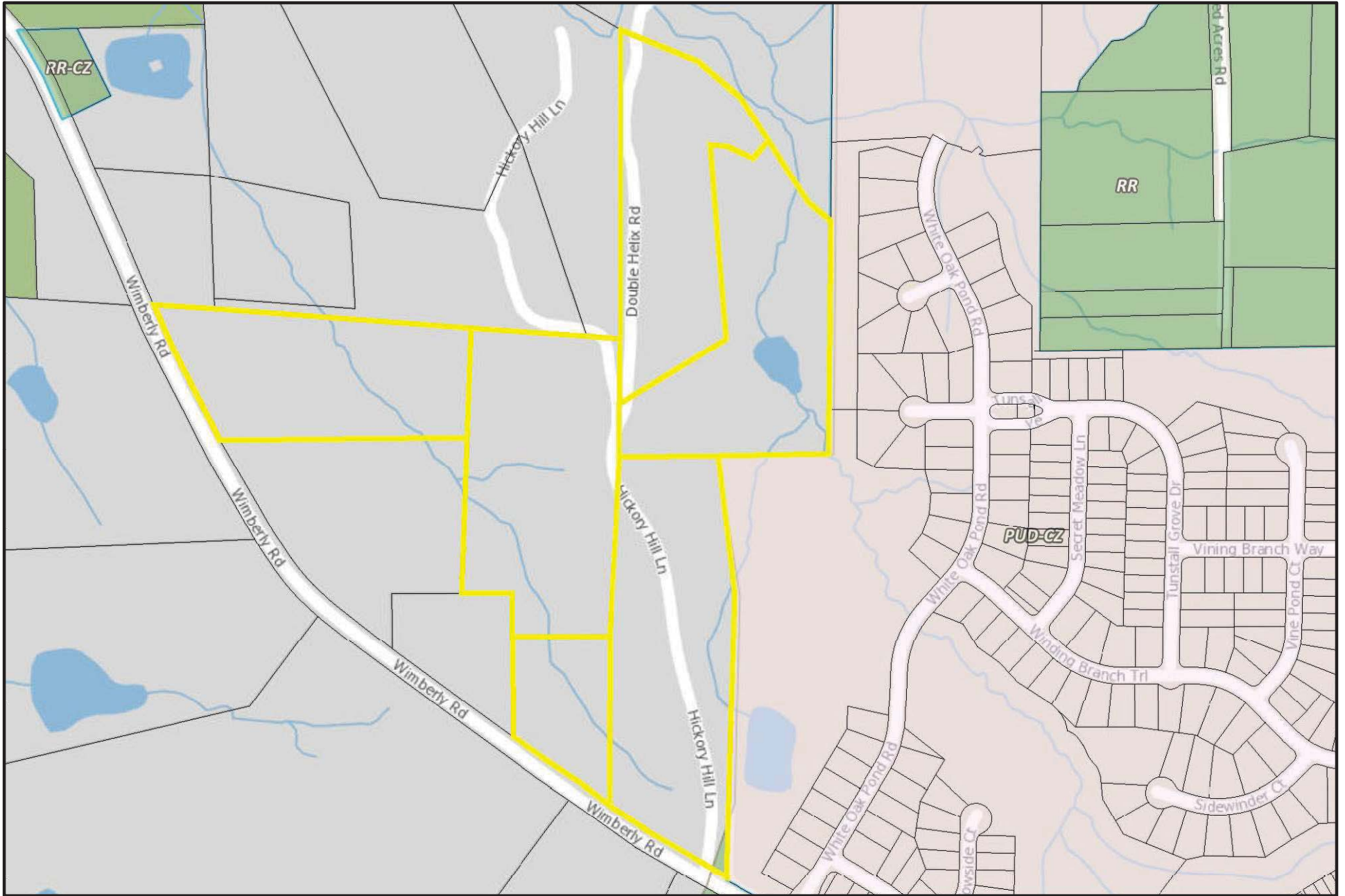
Curry Engineering Group

205 S. Fuquay Avenue

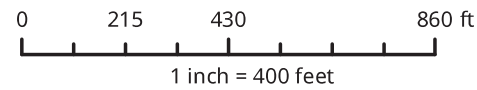
Fuquay-Varina, NC 27526

919.552.0849

andy@curryeng.com

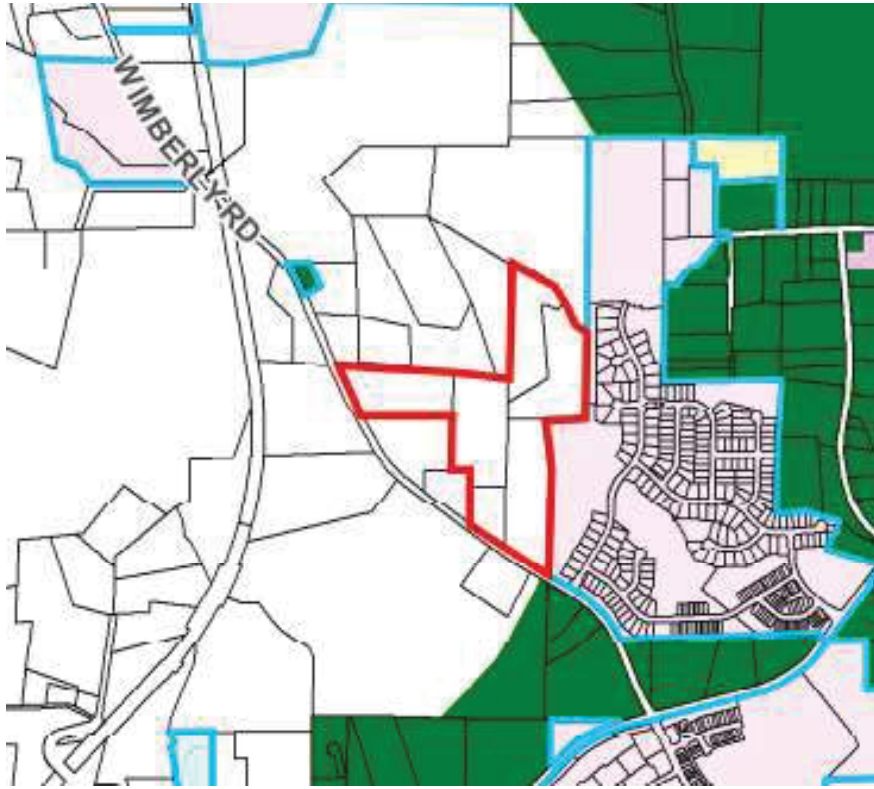


Wolfe Properties PUD

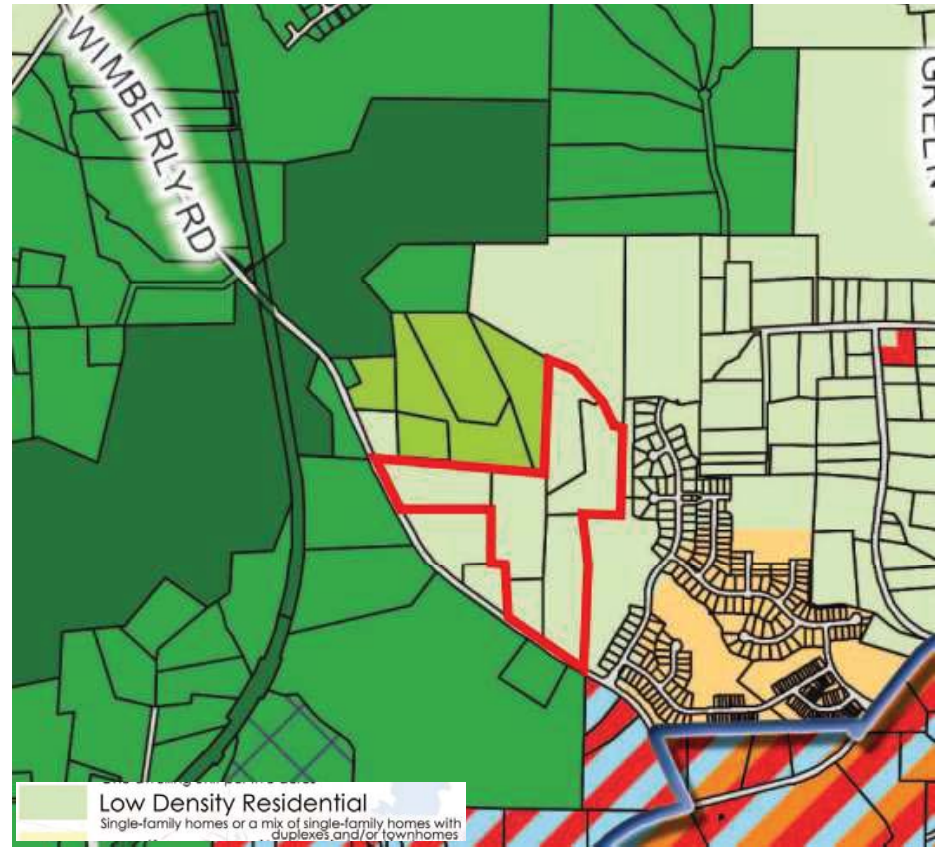


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*IMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein,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



Zoning Map - Wake County Zoned R-80W



2045 Land Use Plan - Low Density Residential

RESIDENTIAL LOT TYPE LEGEND

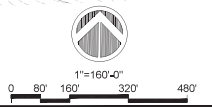
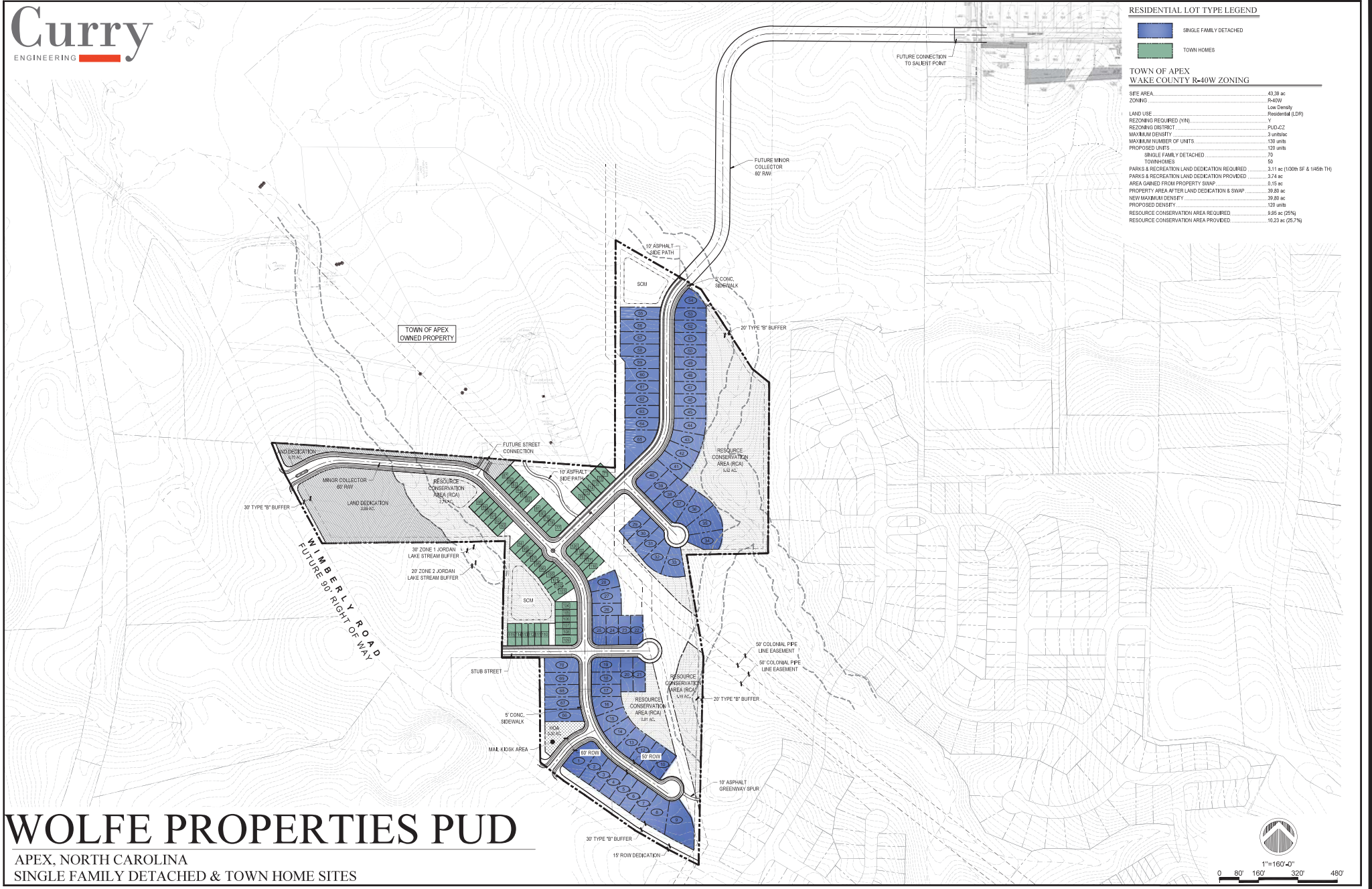
- SINGLE FAMILY DETACHED
- TOWN HOMES

**TOWN OF APEX
WAKE COUNTY R-40W ZONING**

SITE AREA	43.28 ac
ZONING	R-40W Residential (LDR)
LAND USE	Residential (LDR)
REZONING REQUIRED (Y/N)	Y
REZONING DISTRICT	PUD-C2
MAXIMUM DENSITY	3 units/ac
MAXIMUM NUMBER OF UNITS	130 units
PROPOSED UNITS	120 units
SINGLE FAMILY DETACHED	70
TOWNHOMES	50
PARKS & RECREATION LAND DEDICATION REQUIRED	3.11 ac (100th SF & 145th TH)
PARKS & RECREATION LAND DEDICATION PROVIDED	3.74 ac
AREA GAINED FROM PROPERTY SWAP	0.16 ac
PROPERTY AREA AFTER LAND DEDICATION & SWAP	39.28 ac
NEW MAXIMUM DENSITY	39.28 ac
PROPOSED DENSITY	120 units
RESOURCE CONSERVATION AREA REQUIRED	9.85 ac (25%)
RESOURCE CONSERVATION AREA PROVIDED	10.23 ac (25.7%)

WOLFE PROPERTIES PUD

APEX, NORTH CAROLINA
SINGLE FAMILY DETACHED & TOWN HOME SITES



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: Wolfe Properties PUD Zoning: PUD-CZ
 Location: 1405, 1409, 1209 & 1401 Wimberly Rd and 1012 & 1000 Double Helix Drive
 Property PIN(s): See attached Sheet Acreage/Square Feet: 43.39

Property Owner: See attached Sheet
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

Developer: Envision Homes, LLC
 Address: 4441 Six Forks Road Suite 106-117
 City: Raleigh State: NC Zip: 27609
 Phone: 919-389-7595 Fax: _____ Email: josh@envisionhomesnc.com

Engineer: The Curry Engineering Group, PLLC
 Address: 205 S. Fuquay Avenue
 City: Fuquay-Varina State: NC Zip: 27526
 Phone: 919-552-0849 Fax: _____ Email: andy@curryeng.com

Builder (if known): TBD
 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 Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-3413 (919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Prepared for:

ENVISION HOMES, LLC

4441 Six Forks Road
Suite 106-117
Raleigh, NC 27609

PD PLAN

Wolfe Properties PUD

A PLANNED UNIT DEVELOPMENT

Town of Apex, North Carolina

October 1, 2019

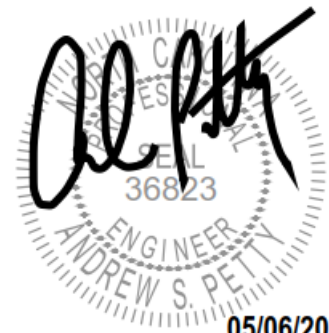
Revised December 6, 2019

Revised February 14, 2020

Revised March 13, 2020

Revised May 6, 2020

Curry
ENGINEERING



Prepared by:

Andrew Petty, PE
The Curry Engineering Group, PLLC
PO Box 2018
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
(919)552-0849

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2.0 Vicinity Map

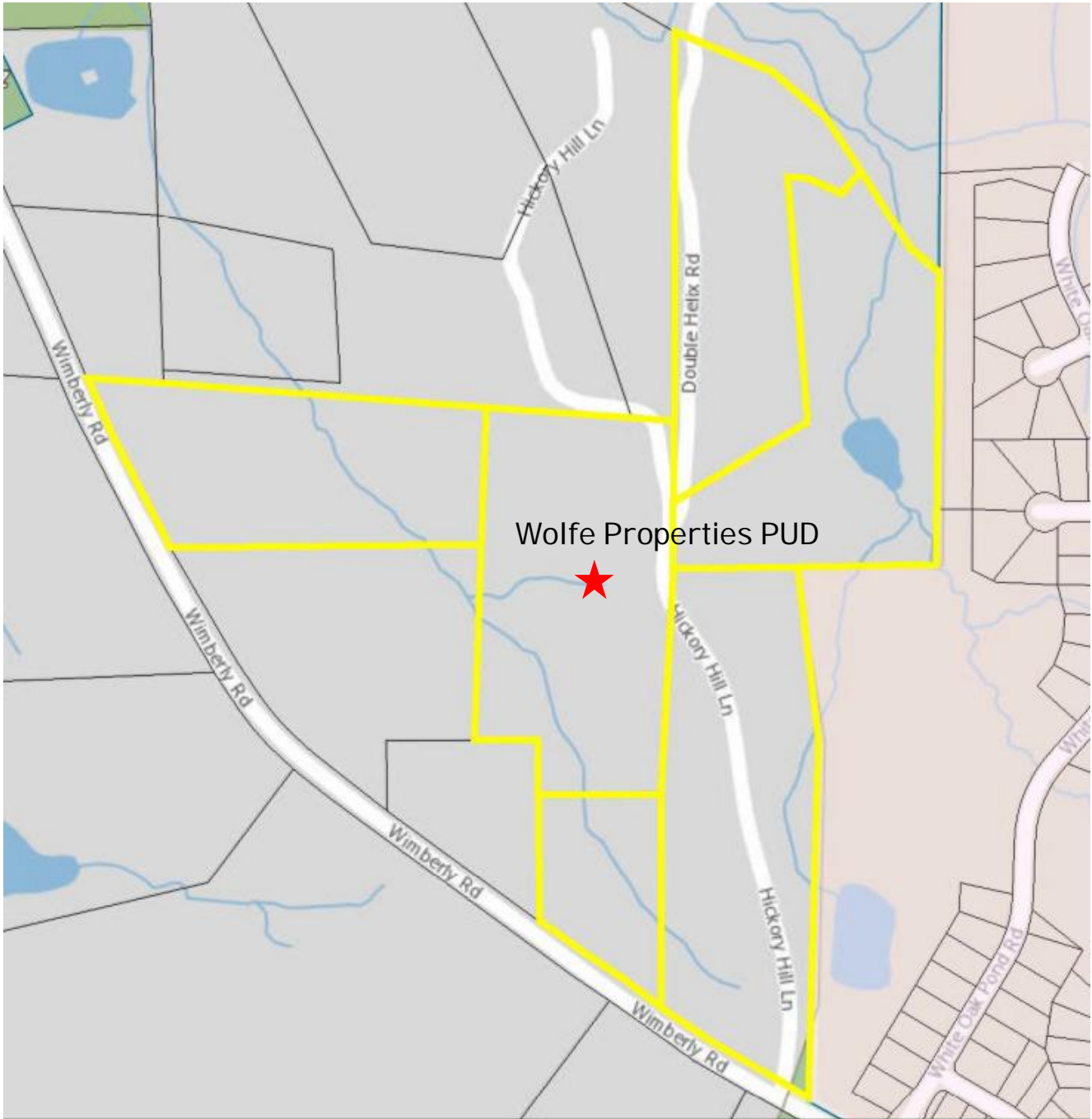


Figure 1 - Vicinity Map – Courtesy of Wake County iMaps 2019

3.0 Project Data

3.1 Project Name: Wolfe Properties PUD

3.2 Owner/Developer: Envision Homes, LLC
4441 Six Forks Road, Suite 106-117
Raleigh, NC 27609
(919) 389-7595

3.3 Prepared By: The Curry Engineering Group, PLLC
205 S Fuquay Avenue
Fuquay-Varina, NC 27526
(919) 552-0849

3.4 Designated Single Point of Contact: Andrew Petty, PE
The Curry Engineering Group, PLLC

3.5 Current and Proposed Zoning of the Property:

Current Zoning: County R-80 W & Town of Apex RR
Proposed Zoning: PUD-CZ

3.6 Current and Proposed Land Uses:

Current: Residential, Vacant
Proposed: Residential

3.7 Current and Proposed 2045 Land Use Designation:

Current: Low Density Residential
Proposed: Low Density Residential

4.0 Purpose Statement

Wolfe Properties PUD is a proposed residential project to be developed under the Town of Apex ordinance as a Planned Unit Development (PUD). The project contains six parcels under contract by Envision Homes, LLC. The project is located along Wimberly Road and adjacent to the Preserve at White Oak development. These parcels are all designated as Low Density Residential on the 2045 Land Use Map.

The proposal to rezone this property to PUD-CZ is in keeping with the town's objectives to create high quality developments with a small town feel. This development will be a pedestrian friendly community with sidewalks along both sides of the internal public streets and sidewalk stubs to the future Town of Apex Park. The project will cluster small lots and multi-family dwelling units near the future town park to create a community feel and ensure the future park is an amenity to the community. This development will enhance the value of the surrounding properties by providing quality residential development for the areas as a mixed residential development.

5.0 Permitted Uses

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

Residential Uses

Single family (Minimum Lot Size = 6,000 sf)

Townhome (Minimum Width = 20')

Accessory Apartment

Utilities

Utility, minor

Recreational Uses

Greenway

Park, active

Park, passive

Recreational facility, private

Government Services – Limited to Parcel #1 and #2 as shown on the PUD Plan.

6.0 Design Controls

6.1 Maximum Densities

Maximum residential density for the project is 3.0 units per gross acre or a maximum of 130 units. The total gross acreage for the property is 43.52. This development proposes 130 units.

6.2 Proposed Maximum Height of the Buildings and Number of Stories

Single Family Maximum Height – 42'	Single Family Maximum Stories – 2
Townhouses – Maximum Height – 50'	Townhouses Maximum Stories – 3

6.3 Proposed Minimum Building Setbacks

Residential Single Family Detached

From Buffer or RCA – 10'

Front Yard – 10' Minimum

Side Yard – 5' Minimum (no aggregate)

Corner Side Yard – 10' Minimum

Rear Yard – 10' Minimum

Driveways from Back of Sidewalk to Garage – 20' (12' minimum width)

Townhouses

From Buffer or RCA – 10'

Front Yard – 10' Minimum

Side Yard (end units) – 5' Minimum

Rear Yard – 5' Minimum

From Public Right-of-Way to Garage – 18' Minimum where no sidewalk is present

From Public Right-of-Way to Garage – 20' Minimum where sidewalk is present

Building Side to Side – 10'

Building Side to Rear – 30'

Building Rear to Rear – 40'

6.4 Percentage of Built upon Area

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

6.5 Perimeter Buffers

The PD plans show buffers around the site to provide visual breaks between uses and public roads. We are proposing a 30' Type B buffer along Wimberly Road assuming the buffer is under disturbed. If the buffer is disturbed it shall be increased to a 50' Type B buffer. The perimeter buffers have been shown to be a 20' Type B buffer with the exception of property that abuts Town property; this shall be 10' Type B buffer. If Government Services are proposed, the buffers shall be a Type A.

6.6 Economy Housing Condition

Where economy housing is housing that can be purchased by a household that earns approximately the median household income for Apex, Wolfe Properties PUD will address economy housing by providing a minimum of 10% of the total number of units of the development, as determined at the master subdivision phase. The townhouse units shall have a minimum width of 18' and a maximum width of 20' with no garages and allowable parking in compliance with Section 8.3 however they shall adhere to all other setback and architectural conditions set forth in the PUD plan.

7.0 Architectural Standards

7.1 Single Family Detached Residential Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Garage doors must contain windows, decorative details or carriage-style adornments.
3. House entrances for homes with front facing single-car garages must have a covered porch/stoop area leading to the front door.
4. The garage cannot protrude more than one foot out from the front façade or front porch unless it is a side entry garage.
5. The visible side of a home on a corner lot facing the public street shall contain at least 2 decorative elements such as, but not limited to, the following elements.
 - Windows
 - Bay Window
 - Recessed Window
 - Decorative Window
 - Trim around the Windows
 - Wrap around porch or Side Porch
 - Two or More Building Materials
 - Decorative Brick/Stone
 - Decorative Trim
 - Decorative Shake
 - Decorative Air Vents on Gable
 - Decorative Gable
 - Decorative Cornice
 - Column
 - Portico
 - Balcony
 - Dormer
6. All windows on a side elevation shall have decorative trim, shutters or shall be a bay window.

7. Front porches, when provided, shall be at least six-feet (6') deep.
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
9. Eaves shall project at least 12 inches from the wall of the structure.
10. The roof shall be pitched at 5:12 or greater for 75% of the building designs. These lots will be identified on the Master Subdivision Plan
11. A minimum of 50% of all single family homes will be restricted to have a master bedroom located on the first floor of the building. However, up to 50% of the homes shall be permitted to have a master bedroom not on the first floor. These units shall be identified on the final plat.

7.2 Residential Townhome Standards

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. There shall be one roof element such as a gable or dormer on each unit.
3. Garage doors must contain windows, decorative details or carriage-style adornments.
4. House entrances for units with front facing single-car garages must have a covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than one foot out from the front façade or front porch.
6. All exterior windows shall have decorative trim on all four sides.
7. On corner lots, the side elevation facing the public street shall contain at least two decorative elements such as but not limited to:
 - Trim around windows
 - Two or more building materials
 - Decorative brick/stone
 - Side Entry

7.3 Non-Residential Use Standards

1. EIFS or synthetic stucco shall not be used in the first four feet above grade.
2. The building exterior shall have more than one (1) material color.
3. The building shall have more than one parapet height.
4. The following exterior materials shall not be permitted: vinyl siding, metal walls, and painted, smooth-faced concrete block (decorative blocks are acceptable).

8.0 Parking and Loading

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

9.0 Signs

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

10.0 Natural Resource and Environmental Data

- 10.1 This project is located in the Jordan Lake drainage basin which is in the Cape Fear Basin. This project currently falls just outside the primary watershed protection overlay district as shown on the Town of Apex watershed maps; however once annexed it will be in the primary watershed protection overlay district.
- 10.2 There is no FEMA mapped floodplain on the site as shown on FEMA FIRM Map Number 3720072300 or 3720072201, dated May 2, 2006.
- 10.3 There are no known historic structures on this project.
- 10.4 The PUD is required to provide at least 25% of the total area for Resource Conservation Area and landscape buffers. If the residential single family lots are mass graded, then the project shall dedicate an additional 5% RCA. For this project that will equate to 10.88 acres of required RCA area. This project proposes to dedicate 10.90 acres and will increase that area if mass graded.
- 10.5 Existing deciduous trees greater than 18" in diameter that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative site location approved by Town Planning Staff.

11.0 Stormwater Management

Wolfe Properties PUD will meet all applicable requirements and standards as described in section 6.1 of the Apex UDO. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff for the 1 year and 10 year storm events. This project will commit to providing attenuation for the 2 year and 25 year storms as well.

Wolfe Properties PUD will use approved devices to control the stormwater sediment runoff. These devices may include wet detention basins, constructed wetlands, bioretention areas, sand filters or any other approved stormwater control measure. Stormwater control devices

shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

12.0 Parks and Recreation

The Wolfe Properties PUD was reviewed by the Parks, Recreation and Cultural Resources Advisory Commission on February 26th, 2020 and they unanimously recommended a land dedication in the location provided in the PUD Plan, located contiguous to the southern boundary of the future park property along the frontage of Wimberly Road to comply with Sec 14.1.3 Standards of Dedication. The total acreage to be dedicated will be determined by the total unit count at the time of Master Subdivision Plan approval. They also recommended the reservation of a Public Greenway Easement along one of the Utility Easement corridors to provide access to the Park for the Wolfe Properties PUD as well as the Preserve at White Oak Creek with the location being determined at the time the Master Subdivision Plan approval.

13.0 Public Facilities

All internal public streets will have sidewalks on both sides of the street. Roadway improvements will be required along Wimberly Road and these improvements will be coordinated with the Town of Apex and NCDOT. The roadway widening along Wimberly Road shall be based on the Town of Apex's thoroughfare plan. The project will provide a minor collector street through the subdivision that will stub to north for future extension as shown on the town's thoroughfare plan. Bicycle and pedestrian improvements associated with subdivision plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall comply with the adopted Comprehensive Transportation Plan in effect at the time of subdivision plan approval as provided for in the UDO.

In compliance with the Town of Apex's UDO Section 13.19.4, the project offers, subject to NCDOT review and approval the following off-site roadway improvements:

1. Green Level West and Wimberly Road Intersection: The developer shall construct a northbound taper right turn lane on Wimberly Road with 50-foot of full width deceleration and a 100-foot taper prior to the first plat. Construction of curb and gutter will be limited to only along the 50-foot deceleration along the sidewalk and storm drainage structures will only be placed in areas as necessary to continue existing drainage patterns and not restrict existing structures.
2. Wimberly Road and Jenks Road Intersection: The developer shall construct a southbound taper right turn lane on Wimberly Road with 50-foot of full width deceleration and a 100-foot taper prior to the first plat. No curb & gutter will be installed. Vegetated conveyances will be utilized to stay consistent with current conditions and no upgrades to existing storm drainage infrastructure.

As shown on the PUD Utility Plan, the sanitary sewer connection will connect to an existing sewer manhole and line near the northern end of Double Helix Road. Water distribution service

will be provided to this project by eight inch waterline connection to the existing twelve inch waterline along Wimberly Road.

14.0 Phasing

The project shall be developed in multiple phases and construction would likely start in 2020.

15.0 Consistency with Land Use Plan

The Town of Apex 2045 Land Use Map currently designates these parcels as Low Density Residential. We believe this PUD is appropriate for the area and is consistent with the current intent of the Town Council.

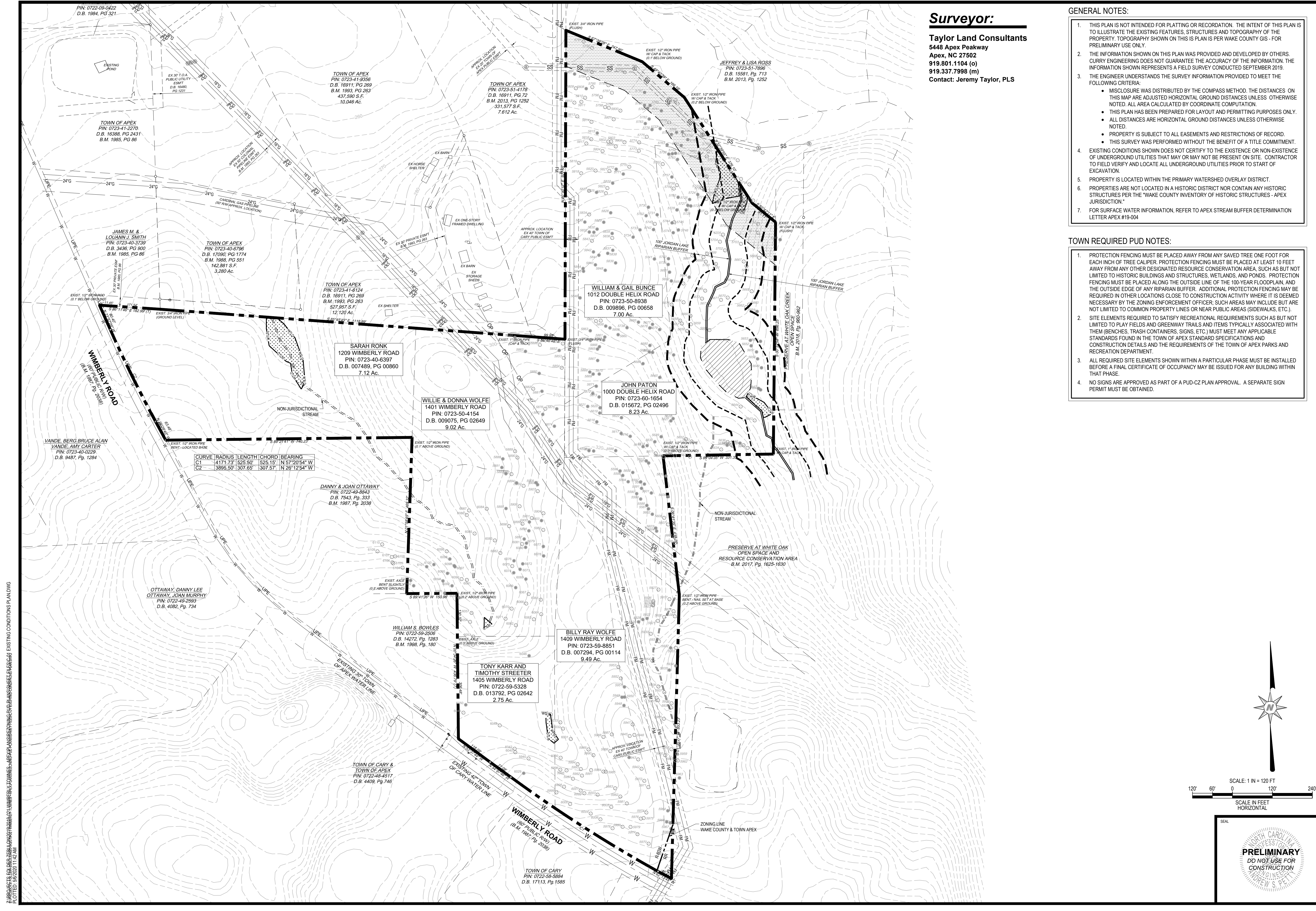
16.0 Compliance with the UDO

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

17.0 Land Use Notes

- 17.1 This project will require the formation of a Homeowners Association which will handle the maintenance of common areas, buffers, RCA, stormwater devices, etc.
- 17.2 Any existing houses on the properties will be either moved or removed from the site.

END OF REPORT



Surveyor:
Taylor Land Consultants
 5448 Apex Peakway
 Apex, NC 27502
 919.801.1104 (o)
 919.337.7998 (m)
 Contact: Jeremy Taylor, PLS

- GENERAL NOTES:**
- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. TOPOGRAPHY SHOWN ON THIS IS PER WAKE COUNTY GIS - FOR PRELIMINARY USE ONLY.
 - THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED SEPTEMBER 2019.
 - THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
 - MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
 - PROPERTY IS LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT.
 - PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT NOR CONTAIN ANY HISTORIC STRUCTURES PER THE "WAKE COUNTY INVENTORY OF HISTORIC STRUCTURES - APEX JURISDICTION."
 - FOR SURFACE WATER INFORMATION, REFER TO APEX STREAM BUFFER DETERMINATION LETTER APEX #19-004

- TOWN REQUIRED PUD NOTES:**
- 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.).
 - 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.
 - 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.
 - NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

WOLFE PROPERTIES PUD - PD PLANS
EXISTING CONDITIONS PLAN

208 S. Trypan Avenue
 Fayetteville, NC 27804
 T: (919) 562-0489
 F: (919) 562-0483

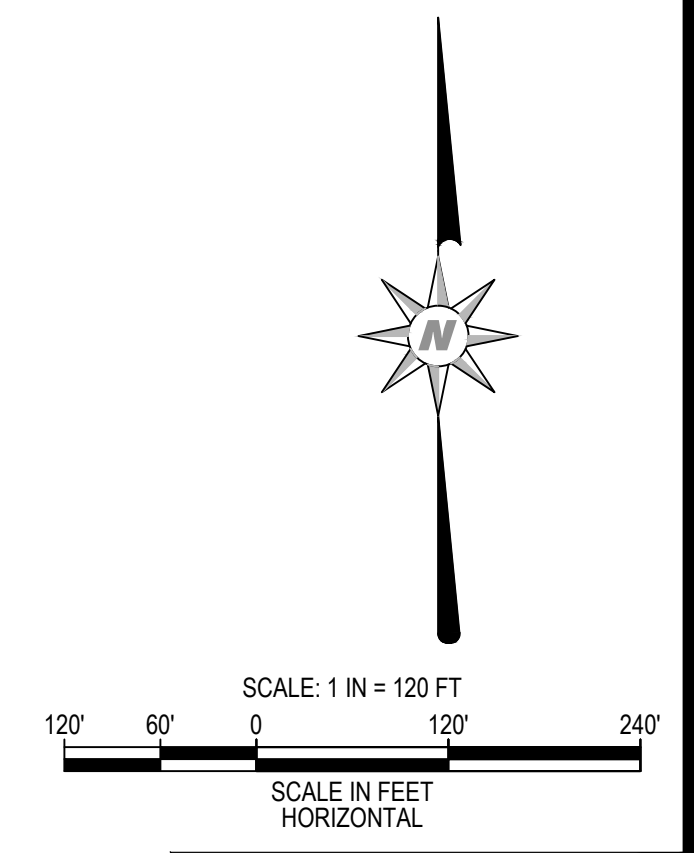
Curry
 ENGINEERING

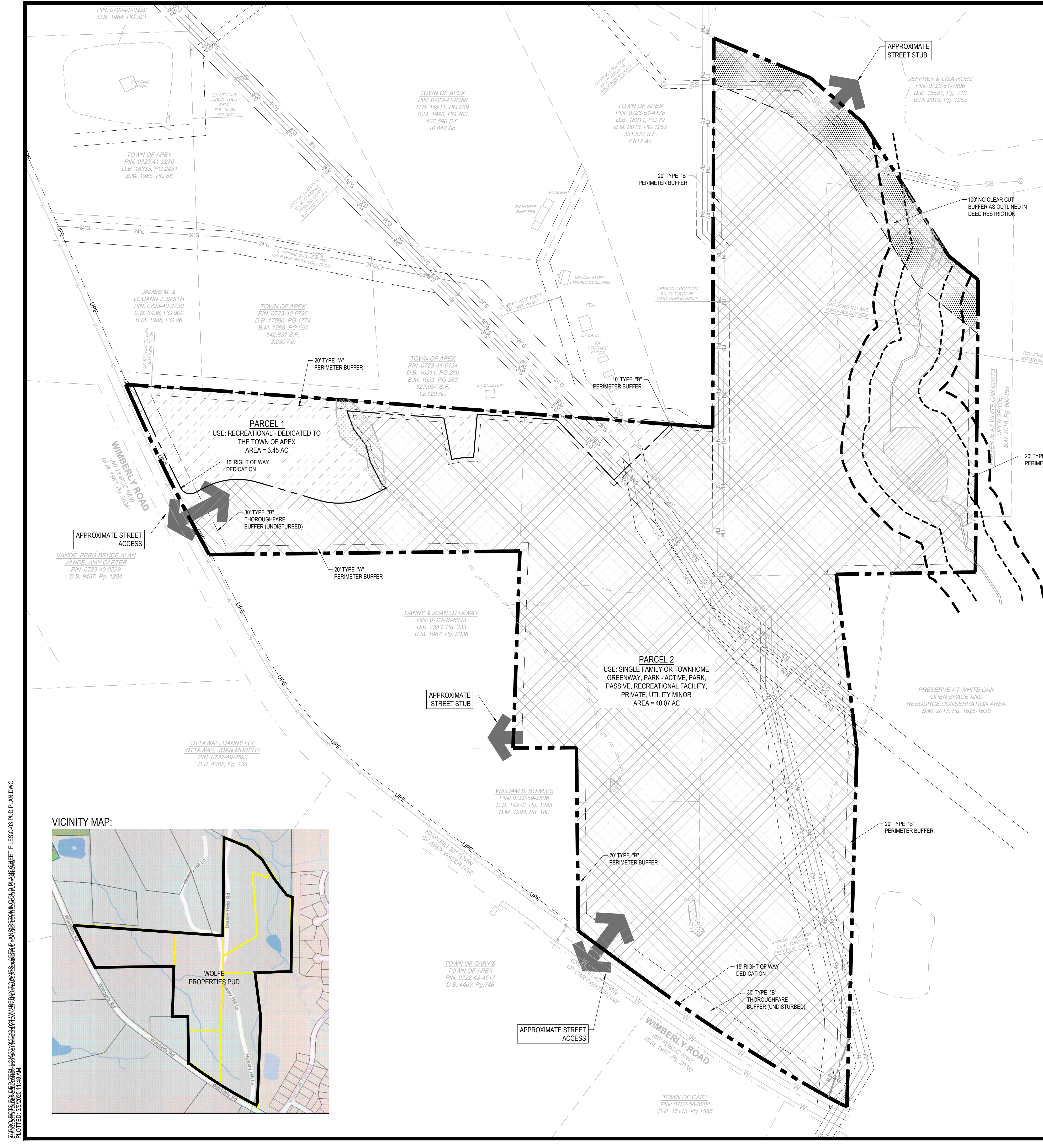
10/10/2020 11:42 AM
 2: PROJECTIONS, EQUAL AREA, UTM, 16S, 18Q, 12N
 3: WIMBERLY ZONING: APEX PD PLAN SHEET 6 OF 6
 4: EXISTING CONDITIONS PLAN DWG
 PLOTTED: 05/02/2020 11:42 AM

10/10/2020 11:42 AM
 A: TOWN OF APEX COMMENTS
 REVISIONS
 DATE: OCTOBER 1, 2019
 FILE NO: 2019-021
 HOUR SCALE: 1" = 100'
 ORIG SHEET SIZE: 24" x 36"

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

C-01





PROJECT COMMITTED TRANSPORTATION ELEMENTS:

- IN COMPLIANCE WITH THE TOWN OF APEX'S UDO SECTION 13.19.4, THE PROJECT OFFERS, SUBJECT TO NCDOT REVIEW AND APPROVAL, THE FOLLOWING OFF-SITE ROADWAY IMPROVEMENTS:
- GREEN LEVEL WEST AND WIMBERLY ROAD INTERSECTION: THE DEVELOPER SHALL CONSTRUCT A NORTHBOUND TAPER RIGHT TURN LANE ON WIMBERLY ROAD WITH 50-FOOT OF FULL WIDTH DECELERATION AND A 100-FOOT TAPER PRIOR TO THE FIRST PLAT. CONSTRUCTION OF CURB AND GUTTER WILL BE LIMITED TO ONLY ALONG THE 50-FOOT DECELERATION ALONG THE SIDEWALK AND STORM DRAINAGE STRUCTURES WILL ONLY BE PLACED IN AREAS AS NECESSARY TO CONTINUE EXISTING DRAINAGE PATTERNS AND NOT RESTRICT EXISTING STRUCTURES.
 - WIMBERLY ROAD AND JENKS ROAD INTERSECTION: THE DEVELOPER SHALL CONSTRUCT A SOUTHBOUND TAPER RIGHT TURN LANE ON WIMBERLY ROAD WITH 50-FOOT OF FULL WIDTH DECELERATION AND A 100-FOOT TAPER PRIOR TO THE FIRST PLAT. NO CURB & GUTTER WILL BE INSTALLED. VEGETATED CONVEYANCES WILL BE UTILIZED TO STAY CONSISTENT WITH CURRENT CONDITIONS AND NO UPGRADES TO EXISTING STORM DRAINAGE INFRASTRUCTURE.

GENERAL NOTES:

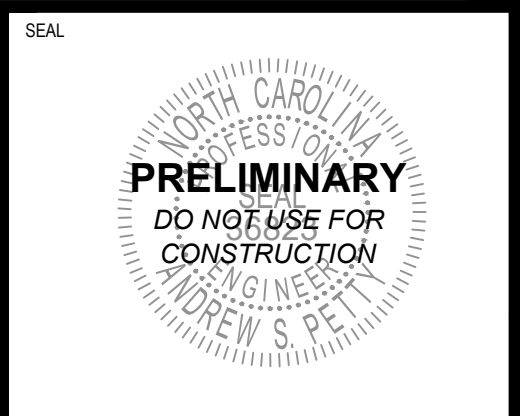
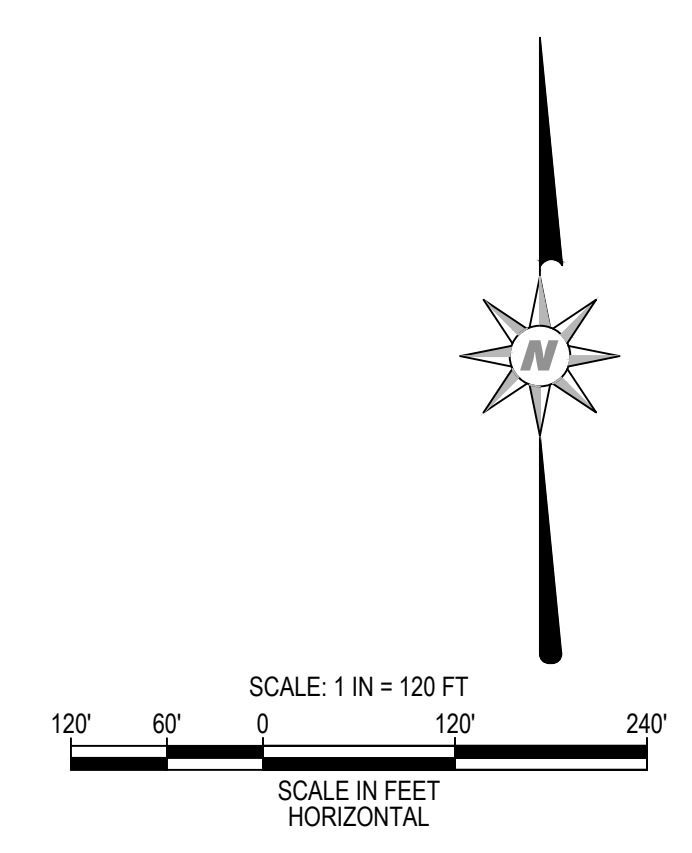
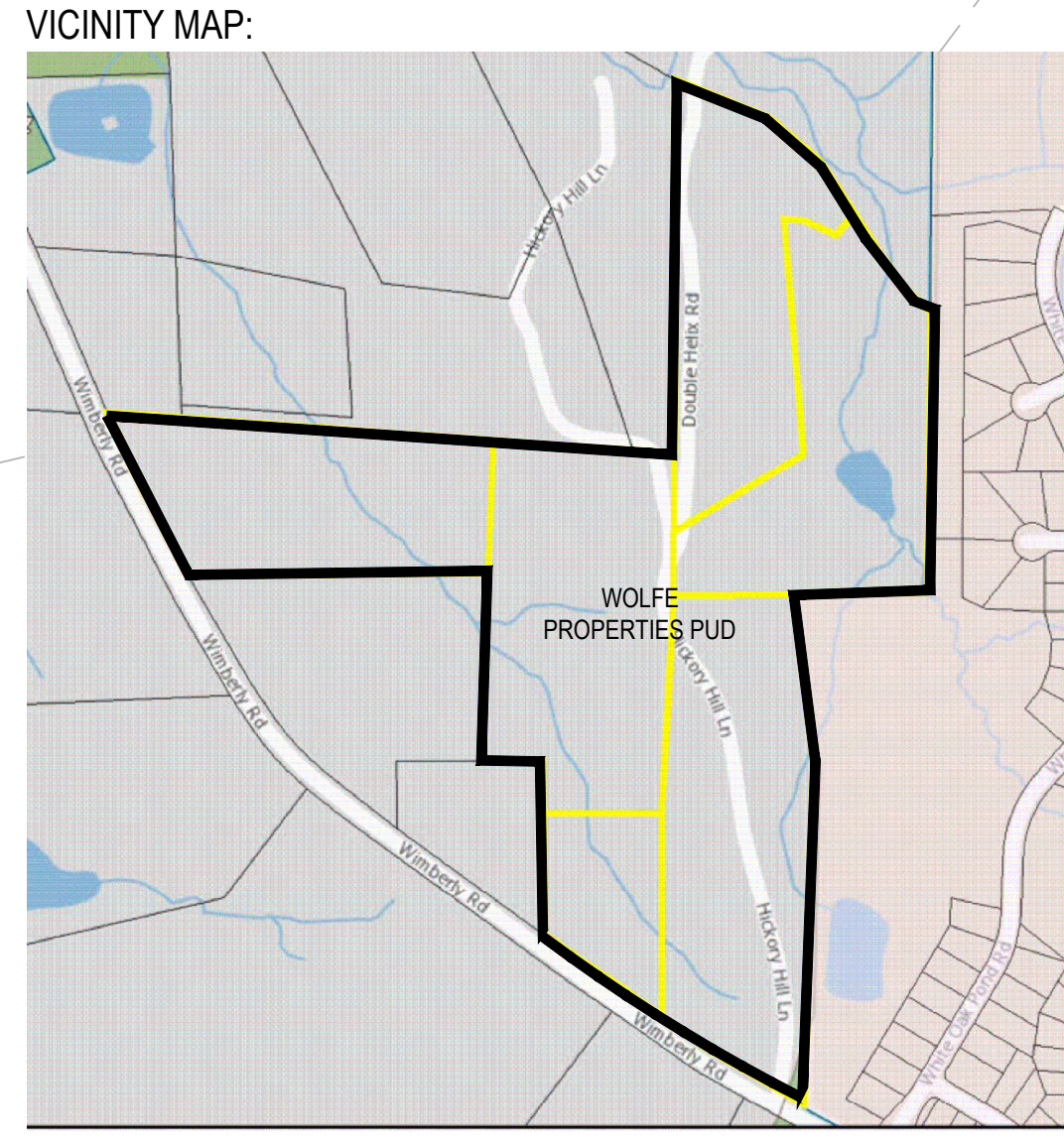
- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. TOPOGRAPHY SHOWN ON THIS IS PER WAKE COUNTY GIS - FOR PRELIMINARY USE ONLY.
- THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED SEPTEMBER 2019.
- THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
 - MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
 - THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
- PROPERTY IS LOCATED WITHIN THE PRIMARY WATERSHED OVERLAY DISTRICT.
- PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT NOR CONTAIN ANY HISTORIC STRUCTURES PER THE "WAKE COUNTY INVENTORY OF HISTORIC STRUCTURES - APEX JURISDICTION."

TOWN REQUIRED PUD NOTES:

- 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.).
- 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.
- 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.
- NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

SITE DATA:

DEVELOPMENT NAME	WOLFE PROPERTY PUD
PROPERTY ADDRESS	SEE EXISTING CONDITIONS PLAN
PUD TOTAL AREA	43.52 ACRES
PUBLIC ROAD R/W DEDICATION (WIMBERLY ROAD)	0.42 AC
WAKE COUNTY PINS	SEE EXISTING CONDITIONS PLAN
CURRENT ZONING	R-80W (COUNTY) & RR (TOWN)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD-CZ)
RCA/BUFFER AREA	
REQUIRED	10.88 AC (25%)
RCA PROPOSED	10.90 AC (25%)
CURRENT 2045 LUM DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED 2045 LUM DESIGNATION	LOW DENSITY RESIDENTIAL
PROPOSED MAXIMUM BUILDING HEIGHT	42 FEET - SF
	50 FEET - TH
PROPOSED TOWNHOME NUMBER OF STORIES	3
PROPOSED RESIDENTIAL DENSITY	3 UNITS/ACRE
PROPOSED PARKING REQUIREMENTS	2 SPACES PER UNIT PLUS GUEST PARKING AT 1SPACE/4 UNITS
WATERSHED DISTRICT	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT CAPE FEAR
PROPOSED MINIMUM BUILDING SETBACKS	
SINGLE FAMILY DETACHED	
FROM BUFFER OR RCA - 10'	
FRONT YARD - 10' MINIMUM	
SIDE YARD - 5' MINIMUM (NO AGGREGATE)	
CORNER SIDE YARD - 10' MINIMUM	
REAR YARD - 10' MINIMUM	
DRIVEWAYS FROM BACK OF SIDEWALK TO GARAGE - 20' MIN.	
TOWNHOMES	
FROM BUFFER OR RCA - 10'	
FRONT YARD - 5' MINIMUM	
SIDE YARD (END UNITS) - 5' MINIMUM	
REAR YARD - 5' MINIMUM	
FROM PUBLIC RIGHT-OF-WAY TO GARAGE - 18' MIN. WHERE NO SIDEWALK IS PRESENT	
FROM PUBLIC RIGHT-OF-WAY TO GARAGE - 20' MIN. WHERE SIDEWALK IS PRESENT	
BUILDING SIDE TO SIDE - 10'	
BUILDING SIDE TO REAR - 30'	
BUILDING REAR TO REAR - 40'	



WOLFE PROPERTIES PUD - PD PLANS

PUD PLAN

208 S. Fagan Avenue, Cary, NC 27513
T: (919) 552-0849, F: (919) 552-0843
CURRY ENGINEERING, INC. NC LIC. NO. PA17938

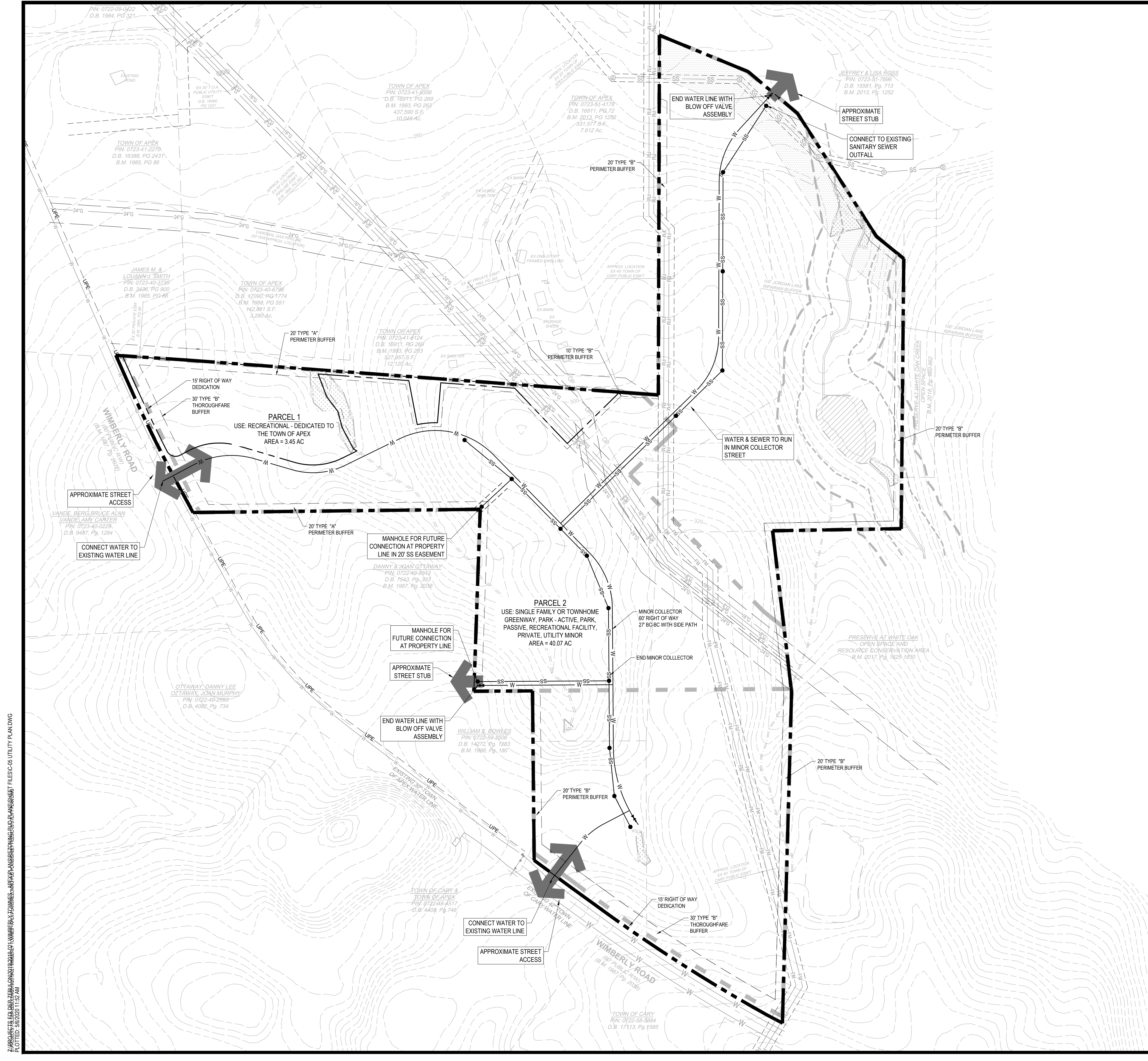
Curry ENGINEERING

C-03

NO.	DATE	DESCRIPTION
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DATE: OCTOBER 1, 2019
FILE NO: 2019-021
HORZ SCALE: 1" = 120'
VERT SCALE: 1" = 10'
SHEET SIZE: 24" x 36"

Z:\PROJECTS\2019\10\20191021\20191021\WIMBERLY_TOWNSHIP_PUD_PLANS\SHEET_FELSC03_PUD_PLAN.DWG
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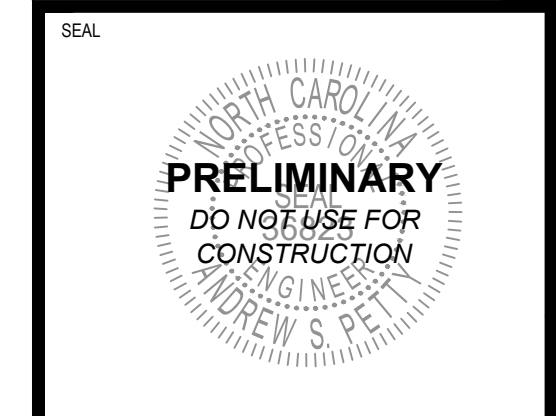
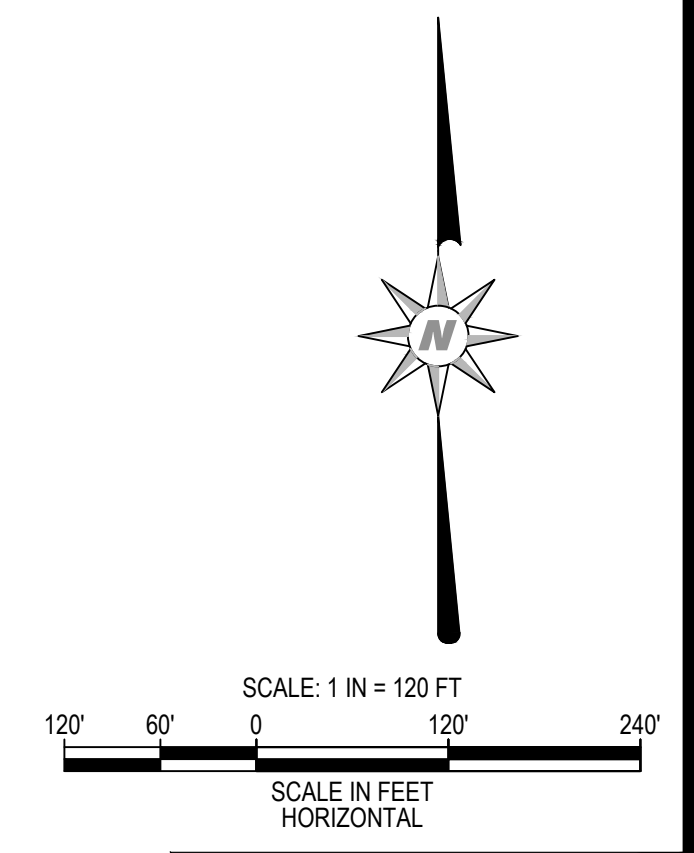
- GENERAL NOTES:**
- PLANNING NOTES:**
1. THE PARCEL AREAS AND RCA AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER SUBDIVISION PLAN APPROVALS.
 2. THE LOCATION AND ALIGNMENT OF THE MINOR RESIDENTIAL STREET SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
 3. THE MAINTENANCE OF RCA, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE MANAGED BY THE OWNER/DEVELOPER OF EACH PARCEL.
 4. THE MINOR RESIDENTIAL STREET SHALL HAVE SIDEWALK ON ONE SIDE OF THE STREET INTERNAL PUBLIC STREET CONNECTIONS TO THE MINOR RESIDENTIAL STREET SHALL MEET TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
 6. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS). SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
 7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
 8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
 9. TOWN OF APEX ELECTRIC UTILITIES CONTACT IS RODNEY SMITH AT 919-249-3342.

- TOWN REQUIRED PUD NOTES:**
1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
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 4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

Z:\PROJECTS\EQ\DEB_ZEBEL\04162019\04162019\WIMBERLY\ZONING\PHD\PLANS\SHNET_FELSC05 UTILITY PLAN.DWG
 PLOTTED: 05/02/2020 11:52 AM

NO.	DATE	DESCRIPTION
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2	10/01/2019	ISSUED FOR PERMITS
3	10/01/2019	ISSUED FOR PERMITS
4	10/01/2019	ISSUED FOR PERMITS
5	10/01/2019	ISSUED FOR PERMITS
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18	10/01/2019	ISSUED FOR PERMITS
19	10/01/2019	ISSUED FOR PERMITS
20	10/01/2019	ISSUED FOR PERMITS

WOLFE PROPERTIES PUD - PD PLANS
UTILITY PLAN



208 S. Foyale Avenue
 Fayetteville, NC 27804
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 F: (919) 562-0483

Curry
 ENGINEERING

NC LIC. NO. PA7938

C-05



Cottage 2 Story
Wimberly Road

12.03.19



Farmhouse 2 Story

Wemberly Road

12.03.19



30-year architectural shingle

8" Lap Siding
(Fiber Cement)

Miratec Shutters

Cultured Stone

Metal Roofing

Single-hung (GBG)
Vinyl Windows

Decorative Steel Garage Doors

SDL Fiberglass Door
(stained or painted)

Euro Two Story

Wimberly Road

12.03.19



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Rustic Farmhouse 1 1/2 Story

Wimberly Road

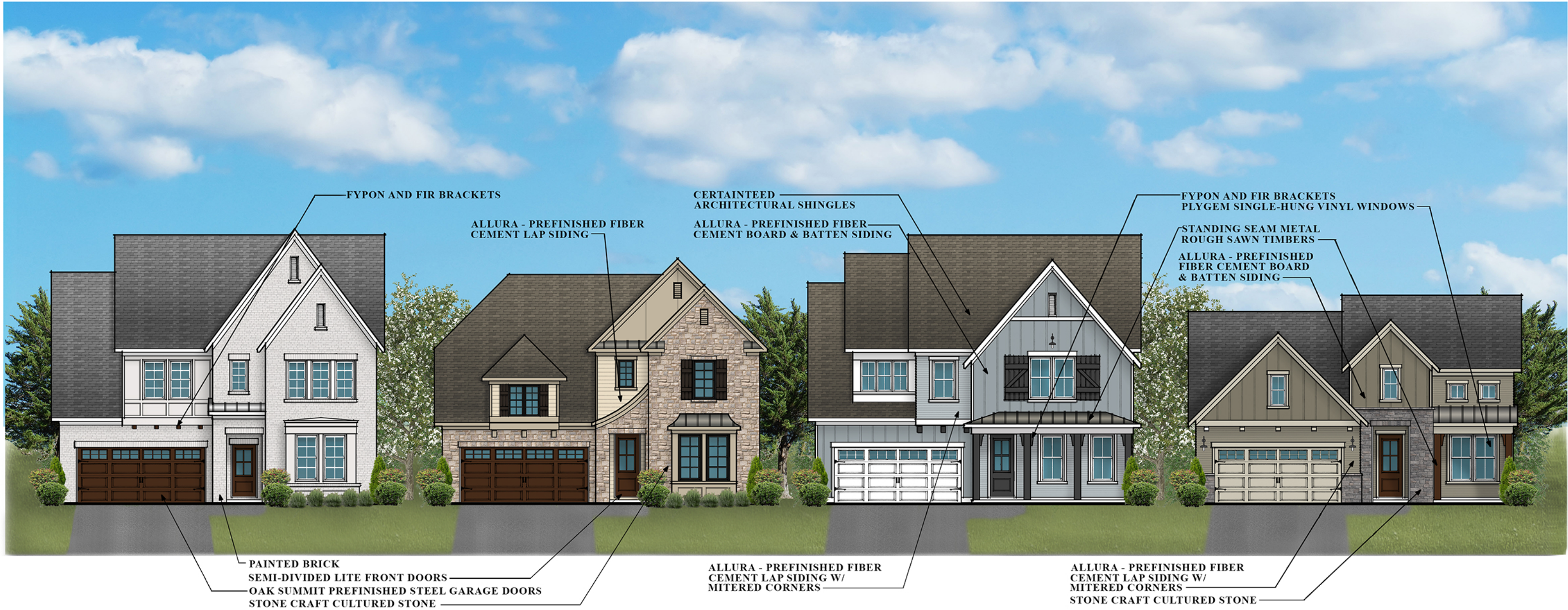
12.03.19

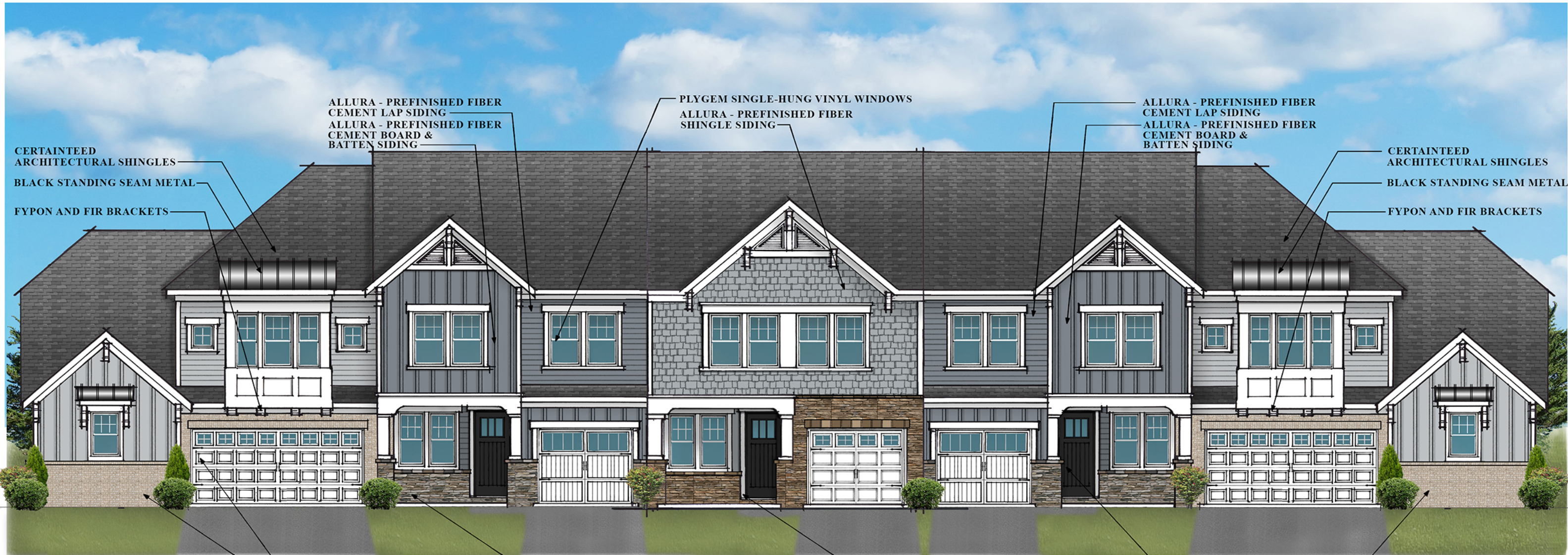


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OAK SUMMIT PREFINISHED STEEL GARAGE DOORS
 SAN GABRIEL BRICK

STONE CRAFT CULTURED STONE

STONE CRAFT CULTURED STONE

SEMI-DIVIDED LITE FRONT DOORS
 SAN GABRIEL BRICK

32' End Unit

26' Interior Unit
 Elev 'A'

26' Interior Unit
 Elev 'B'

26' Interior Unit
 Elev 'A'

32' End Unit



Wimberly Road Streetscape

12.20.19



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