

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 #: 22CZ22 Submittal Date: 10/03/2022
Fee Paid: \$ _____ Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Elevate 64 West
Address(es): 3805 & 3809 US Hwy 64
PIN(s) 0712-84-2430, 0712-74-9870

_____ Acreage: +/- 35.15
Current Zoning: RR Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Office Employment, Commercial Services, High Density Residential
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

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:	<u>35.15</u>
Area proposed as non-residential development:	Acreage:	<u>10.545</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>30%</u>

Applicant Information

Name: FA Develop, LLC
Address: 530 Eugene Court
City: Greensboro State: NC Zip: 27401
Phone: 336.294.9199 E-mail: admin@signaturepropertygroup.com

Owner Information

Name: Louvenia Ann S Goodwin
Address: 3809 US 64 Hwy W
City: Apex State: NC Zip: 27523
Phone: 919-781-7074 E-mail: _____

Agent Information

Name: CE Group - Joe Faulkner
Address: 301 Glenwood Ave, Suite 220
City: Raleigh State: NC Zip: 27603
Phone: (919) 606-7703 E-mail: joe@CEGROUP.com

Other contacts: _____

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 22CZ22

Submittal Date: 10/03/2022

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town’s adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

The 2045 Land Use Map designates this site for High Density Residential, Office Employment, and/or Commercial Services. The proposed use of 392 apartment units and 34,000 SF of commercial space is consistent with the 2045 Land Use Map.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and compatibility with the character of surrounding land uses.

Apex has designated the Highway 64 frontage for mixed use including high density residential. Adjoining or nearby sites have already been rezoned for townhomes, apartments, schools, and commercial uses which are under construction or completed.

3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use’s compliance with Sec 4.4 *Supplemental Standards*, if applicable.

The proposed CZ District will comply with Section 4.4's supplemental standards.

PETITION PROCESS INFORMATION

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

See attached Exhibit A for a discussion of proposed zoning conditions that will minimize any potential adverse effects. The proposed use will not generate excessive or unusual trash, traffic, or other nuisances.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

Please see attached Exhibit B, with recommendations of the Environmental Advisory Board and the Applicant's proposed zoning conditions to accommodate these recommendations.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

The proposed uses are not likely to have any adverse impact on public facilities or services and are consistent with the Apex 2045 land use plan. Applicant has obtained a preliminary Traffic Impact Study indicating no adverse impact on roads.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

The proposed uses will expand housing options for Apex residents, as well as extend a segment of greenway. The proposed development will include construction of a 12" water main on the frontage of Hwy 64 per Apex long-term infrastructure plan.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

The proposed uses will not be detrimental to adjacent properties. On the contrary, the construction of new road, water, and sewer infrastructure in this development will benefit adjacent properties and increase their value.

PETITION PROCESS INFORMATION

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

The proposed uses will not constitute a nuisance or hazard due to traffic, noise, or population.

The preliminary TIA demonstrates a no adverse impact on traffic, and the proposed use is consistent with the Apex 2045 Land Use Plan.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The applicant will seek site plan review from Apex staff to create a development that meets or exceeds the requirements of the UDO.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 22CZ22

Submittal Date: 10/03/2022

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 #: 22CZ22

Submittal Date: 10/03/2022

Proposed Subdivision/Development Information

Description of location: 3809 Highway 64 West

Nearest intersecting roads: New Hill Olive Chapel Road to the west, Lawson Lane (private), to the east.

Wake County PIN(s): 0712-84-2430, 0712-74-9870

Township: White Oak

Contact Information (as appropriate)

Contact person: Craig Taylor

Phone number: 336.294.9199 Fax number: _____

Address: 530 Eugene Court, Greensboro NC 27401

E-mail address: ctaylor@signaturepropertygroup.com

Owner: Louvenia Ann S Goodwin

Phone number: 919-781-7074 Fax number: _____

Address: 3809 US 64 Hwy W, Apex NC 27523

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: Elevate 64 West

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 22CZ22 Submittal Date: 10/03/2022

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

(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.

_____, 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: _____

TOWN OF APEX

BY: _____
Authorized Agent

BY: _____
Authorized Agent

DATE: _____

DATE: _____

AGENT AUTHORIZATION FORM

Application #: 22CZ22

Submittal Date: 10/03/2022

Louvenia Ann S. Goodwin is the owner* of the property for which the attached application is being submitted:

- 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: 3805 & 3809 US Hwy 64 West, Apex NC

The agent for this project is: FA Develop, LLC

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

Agent Name: FA Develop, LLC

Address: 530 Eugene Ct, Greensboro NC 27401

Telephone Number: 336.294.9199

E-Mail Address: admin@signaturepropertygroup.com

Signature(s) of Owner(s)*

X Louvenia Ann S. Goodwin

Louvenia Ann S Goodwin

Type or print name

October 2, 2022

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 #: 22CZ22

Submittal Date: 10/03/2022

The undersigned, FA Develop, LLC (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 3805&3809 US Hwy 64 West, Apex NC 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 _____, and recorded in the Wake County Register of Deeds Office on _____, in Book _____ Page _____.
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 _____, 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 _____, 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.

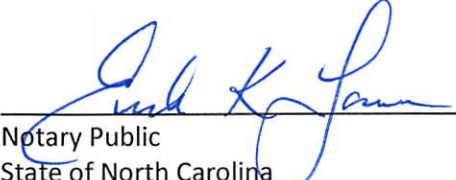
This the 3d day of October, 2022.

 (seal)
VP - FA Develop, LLC - Craig Taylor
 Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Guilford

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

Erika K. Larson
NOTARY PUBLIC
Davidson County, NC
My Commission Expires April 06, 2026


 Notary Public
 State of North Carolina
 My Commission Expires: 4-6-26

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 22CZ22

Submittal Date: 10/03/2022

Insert legal description below.

Being all of Wake County parcel number 0712749870 and 0712842430 as described in deed book (D.B.) 18884 page (Pg.) 1101 and book of maps (B.M.) 1987 Pg. 493, recorded in the Wake County Register of Deeds and being more particularly bounded and described as follows:

Beginning at a 1/2" iron pipe, said pipe being the Northwest corner of Mabopane Foundation as described in D.B. 17693 Pg. 551 and on the Southern right of way (R/W) of U.S. HWY 64, thence following the Southern R/W of U.S. HWY 64 for the following courses and distances N 82°56'01" E a distance of 583.30' to THE TRUE POINT OF BEGINNING, a 1/2" iron pipe, being the Northeast corner of said Mabopane Foundation; thence N 82°56'01" E a distance of 1432.12' to a 5/8" rebar, the Northwest corner of Clara's Legacy, LLC as described in D.B. 18483 Pg. 1288; thence with the Western lines of said Clara's Legacy, LLC and Gaylene W. Goodwin as described in D.B. 12-E Pg. 3228 S 00°38'48" W a distance of 1323.37' to a 1" iron pipe, the Northeast corner of Seagroves Family, LLC as described in D.B. 14213 Pg. 2028, passing a 1" iron pipe at a distance of 528.04' and a 1/2" iron pipe at a distance of 865.27'; thence with the Northern line of said Seagroves Family, LLC N 89°57'28" W a distance of 1002.06' to a 1/2" iron pipe, the Northwest corner of said Seagroves Family, LLC and on the Eastern line of Deer Creek Owners Association, as described on D.B. 19016 Pg. 2557, passing a 1/2" iron pipe at a distance of 687.31'; thence with the Eastern line of said Deer Creek Owners Association for the following courses and distances N 03°21'09" E a distance of 195.23' to a 1/2" iron pipe; thence N 29°30'01" W a distance of 573.36' to a 1/2" iron pipe; thence N 86°51'40" W a distance of 149.09' to a 1/2" iron pipe, on the Northern line of said Deer Creek Owners Association and the Southeast corner of said Mabopane Foundation; thence following the Eastern line of said Mabopane Foundation N 02°00'16" E a distance of 444.55' to the point of beginning, having an area of 35.15 acres, more or less.

Developer Company Information	
Company Name	FA Develop, LLC
Company Phone Number	336.294.9199
Developer Representative Name	Craig Taylor
Developer Representative Phone Number	336.294.9199
Developer Representative Email	ctaylor@signaturepropertygroup.com

New Residential Subdivision Information	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Elevate 64
Address of Subdivision (if unknown enter nearest cross streets)	3805 US Hwy 64 W
REID(s)	
PIN(s)	0712-84-2430, 0712-74-9870

Projected Dates Information	
Subdivision Completion Date	October 2025
Subdivision Projected First Occupancy Date	July 2024

Lot by Lot Development Information																
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates				
								Min	Max	Low	High	Year	# Units	Year	# Units	Year
Single Family																
Townhomes																
Condos																
Apartments	392			200	192							2024	224	2025		
Other																

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

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

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



Instruction Packet and Affidavit for Neighborhood Meetings

Town of Apex
Planning Dept
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-249-3338

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. Planning staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types and any long range plan amendments directly associated with such projects prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7.B. The intent of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application. A neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezoning (including Planned Unit Developments);
- Major Site Plans;
- Minor Site Plans for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, and “Convenience store with gas sales”;
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning; Major Site Plan; Minor Site Plans for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, or “Convenience store with gas sales”; residential Master Subdivision Plan (excluding exempt subdivisions); or Special Use Permit, the applicant must conduct at least one (1) Neighborhood Meeting. **The notices for this Neighborhood Meeting shall not be mailed until after the pre-application meeting with the Technical Review Committee has been held.** This meeting may be held in-person or virtually. Virtual meetings shall provide a dial-in option in addition to a link to participate by internet. The applicant shall submit all forms included in this packet with the initial application submittal.

The Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners and tenants abutting and within 300 feet of the subject property, and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the neighborhood meeting, not including the day of mailing. The applicant shall send an email to addressing.team@apexnc.org to request the notification list as early as possible in order to receive the list in time for the mailing. The list will be provided within 5-10 business

days of the initial request. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors.

- The applicant shall include with the meeting notice a vicinity map in addition to the materials listed under “Mailing and handout requirements” below.

The meeting must be held within specific timeframes and meet certain requirements:

- The meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period. The meeting cannot be held on Town recognized holidays (<http://www.apexnc.org/calendar.aspx>).
- In-person meetings:
 - Meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
 - A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Virtual meetings:
 - Meeting shall be held via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice. A dial-in option shall be provided.
 - An attendance sheet must be used to log known attendees at the virtual meeting. Note if no one attended.
- Mailing and handout requirements to help facilitate discussion:
 - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ):
 - A vicinity map and existing zoning map of the area; and
 - An exhibit(s) showing any proposed long range plan amendment(s), if applicable.
 - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; Minor Site Plans for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, and “Convenience store with gas sales”; residential Master Subdivision Plans; and Special Use Permits:
 - A vicinity map and preliminary plans of the proposed development. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the “send plans” box on the sign-in sheet; applicant shall provide reduced copies upon request. For virtual meetings, the applicant must ask meeting participants if they would like any materials emailed/mailed to them; and
 - An exhibit showing all proposed long range plan amendments, if applicable.
 - Printed copies must equal the number of notices required to be sent.
 - Contact information for the applicant’s representative and Town Staff must be provided on the attached “Project Contact Information” form.
 - “Common Construction Issues & Who to Call” sheet (attached) must be included as part of the handout.
 - A copy of the handout must be included as part of the Neighborhood Meeting report.
- The agenda of the meeting shall include:
 - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
 - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
 - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by attendees, and responses by the applicant, if any, must be noted. For in person meetings, provide blank comment sheets or notecards for neighbors to submit

written comments. For virtual meetings, copy all questions and answers entered into the meeting's chat feature before closing the meeting and save them into a document. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.

- The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to the Planning Department, neighbors, and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One (1) reduced copy of the maps and/or plans included in the invitation and presented to the neighbors at the Neighborhood Meeting.

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.

9/14/2022

Date

Dear Neighbor:

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

3805 US 64 Hwy West

0712842430

3809 US 64 Hwy West

0712749870

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. 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 <http://www.apexnc.org/180>.

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) <small>Proposed Transportation Plan Amendments are associated</small>	Town Council
<input type="checkbox"/>	Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/>	Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/>	Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment 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)):

392 Multifamily apartments and 34,000sq feet of Commercial Office Space

Estimated submittal date: October 3, 2022

MEETING INFORMATION:

Property Owner(s) name(s): Louvenia Ann S. Goodwin

Applicant(s): FA Develop, LLC

Contact information (email/phone): ctaylor@signaturepropertygroup.com/(336)294-9199

Meeting Address: See attached

Date/Time of meeting**: September 29/5:00 to 7:00

Welcome: 5:00-5:10 Project Presentation: 5:10-6:00 Question & Answer: 6:00-7:00

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.

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: Elevate Apex Zoning: Ex. = RR / Prop.= PUD-CZ

Location: 3805/3809 US 64 Highway West

Property PIN(s): 0712842430_0712749870 Acreage/Square Feet: +/- 35.15 Acres

Property Owner: Louvenia Ann S. Goodwin

Address: 3809 US Highway 64 West

City: Apex State: NC Zip: 27563

Phone: 919-781-7074 Email: _____

Developer: FA Develop, LLC

Address: 530 Eugene Ct.

City: Greensboro State: NC Zip: 27401

Phone: (336) 294-9199 Fax: _____ Email: ctaylor@signaturepropertygroup.com

Engineer: CE Group

Address: 301 Glenwood Ave, Suite 220

City: Raleigh State: NC Zip: 27603

Phone: (919) 606-7703 Fax: _____ Email: joe@CEGROUP.com

Builder (if known): Signature Development Group

Address: 530 Eugene Ct.

City: Greensboro State: NC Zip: 27401

Phone: (336) 294-9199 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 and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

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

Construction Traffic:	James Misciagno	919-372-7470
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

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

Dirt in the Road:	James Misciagno	919-372-7470
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

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

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

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

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

Stormwater Control Measures:	Jessica Bolin	919-249-3537
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Jessica Bolin at 919-249-3537.

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

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: Zoom Meeting

Date of meeting: 9/29/2022 Time of meeting: 5PM to 7PM

Property Owner(s) name(s): Louvenia Ann S Goodwin

Applicant(s): FA Develop, 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. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Ryan Smith/Seagroves Family, LLC	1732 Lawson Ln. Apex, NC 27502			
2.	Paula Howard	599 Neodak Rd Apex, NC 27523			
3.	Jennifer Gordiano	2021 Buckner Clark Rd Pittsboro 27312			
4.	Rebecca Iphone	1125 Chestnut Bluff Run Apex 27502			
5.	Joe Faulkner/CE Group	301 Glenwood Ave Suite 220 Raleigh			
6.	Craig Taylor/Signature	530 Eugene Ct. Greensboro			
7.	Britt Bowers/Signature	530 Eugene Ct. Greensboro			
8.					
9.					
10.					
11.					
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): Louvenia Ann S. Goodwin

Applicant(s): FA Develop, LLC

Contact information (email/phone): ctaylor@signaturepropertygroup.com/336-294-9199

Meeting Address: Zoom Meeting

Date of meeting: 9/29/2022 Time of meeting: 5PM - 7PM

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received 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:

How wide will the perimeter buffers be on the southern boundary of the property? Commenter believes buffers should be 50 feet due to neighboring land being Agricultural Type 6.

Applicant's Response:

Buffers currently designed at 25 feet, we will check UDO and design accordingly.

Question/Concern #2:

Neighboring land is Wake County Voluntary Agricultural District, activities involve controlled burning and heavy equipment. May be requirement to notify residents of these activities.

Applicant's Response:

Applicant will review notification requirements and address accordingly.

Question/Concern #3:

Neighboring land has an agricultural dam that if breached may flow onto subject property.

Applicant's Response:

Based on the topo any breach would go into Deer Creek, not toward planned buildings.

Question/Concern #4:

Fences and retaining walls and how will your property be graded out?

Applicant's Response:

Too early in the process to know for sure.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Louvenia Ann S. Goodwin

Applicant(s): FA Develop, LLC

Contact information (email/phone): ctaylor@signaturepropertygroup.com/336-294-9199

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Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received 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: 5

Will new roads stub directly to property line? Expressed concern about new road exposing neighboring land to trespassing and illegal dumping.

Applicant's Response:

Typically town requires new roads to be built to property line. Applicant will consider fencing and barriers to reduce trespassing.

Question/Concern #2: 6

Commenter questioned impact of development on Lawson Lane which is private road, specifically regarding access, fencing, and setbacks.

Applicant's Response:

New development will not connect to Lawson Lane. Setbacks will be in accordance with UDO. Fencing in the area will be considered.

Question/Concern #3: 7

When we will have a more detailed site plan?

Applicant's Response:

Probably by the end of October.

Question/Concern #4: 8

Are zoom meetings the required way to have neighborhood meetings? An in person meeting would be better. Many residents that wanted to attend but couldn't because of technology limitations.

Applicant's Response:

Zoom meetings are optional. We will consider holding a second, in-person meeting.

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): Louvenia Ann S. Goodwin

Applicant(s): FA Develop, LLC

Contact information (email/phone): ctaylor@signaturepropertygroup.com/336-294-9199

Meeting Address: Zoom Meeting

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Question/Concern #~~1~~: 9

What areas will be tree save areas? Will there be Type A or B Buffers?

Applicant's Response:

Tree save areas and buffers shown in Green on site plan, subject to further design and review by Apex.

Buffer is currently planned for Type B.

Question/Concern #~~2~~: 10

Have you done a traffic study? Is DOT recommending U turn at Pinefield Road? Will additional traffic lights be installed?

Applicant's Response:

Preliminary TIA is complete, suggests minimal impact on traffic. Development will be right out only, with u-turn possible at Pinefield. TIA does not suggest additional traffic lights.

Question/Concern #~~3~~: 11

Where is the construction entrance? Will Lawson Lane be used for construction traffic?

Applicant's Response:

Construction entrance will be on Highway 64 at approximate location of current driveways. Lawson Lane will not be used.

Question/Concern #~~4~~: 12

What is the height of 4 story apartment building? Will it have a flat roof or pitched?

Applicant's Response:

Not sure of the height but we can find out. We plan to use pitched roofs in this location.

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, Craig Taylor, do hereby declare as follows:

Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom Meeting (location/address) on September 29, 2022 (date) from 5:00 PM (start time) to 7:00 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.

10/3/22
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Guilford

Sworn and subscribed before me, ERIKA K. LARSON, a Notary Public for the above State and County, on this the 3rd day of October, 20 22.

SEAL

[Signature]
Notary Public
ERIKA K. LARSON
Print Name

Erika K. Larson
NOTARY PUBLIC
Davidson County, NC
My Commission Expires April 06, 2026

My Commission Expires: 4-6-26

EXHIBIT A

ELEVATE 64 WEST – PROPOSED ZONING CONDITIONS

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

20. Multi-family apartments
21. Day care facility
22. Church or place of worship
23. Drop-in or short-term day care
24. Government service
25. School, public or private
26. Veterinary clinic
27. Pet services
28. Botanical garden
29. Greenway
30. Park, active
31. Park, passive
32. Recreation facility, private
33. Restaurant, general
34. Medical or dental office or clinic
35. Medical or dental laboratory
36. Office, business or professional
37. Publishing office
38. Research facility
39. Hotel or motel

1. Artisan studio
2. Barber and beauty shop
3. Book store
4. Convenience store
5. Dry cleaners and laundry service
6. Financial institution
7. Floral shop
8. Greenhouse or nursery, retail
9. Grocery, general or specialty
10. Health/fitness center or spa
11. Newsstand or gift shop
12. Personal service
13. Pharmacy
14. Real estate sales
15. Retail sales, general
16. Studio for art
17. Tailor shop
18. Microbrewery
19. Microdistillery

Exteriors shall incorporate variation in materials. The primary (front) façade of the main buildings to be considered may include:

1. Brick and/or stone masonry
2. Decorative concrete block (integral color and/or textured)
3. Stone accents

4. Aluminum storefronts with anodized or pre-finished window colors
5. EIFS cornices, and parapet trim
6. Precast concrete
7. Roof features may include flat roofs with parapet, hip roofs, shed roofs, or awnings with metal or canvas material
8. Soffit and fascia materials to be considered include EIFS with crown trim elements
9. Cementitious siding
10. Decorative metal wall or signage elements

Exterior materials not allowable as a part of the development are as follows:

1. Vinyl siding
2. Painted, smooth faced concrete block
3. Metal walls

Greenway:

Elevate 64 West will extend the public Reedy Branch Greenway from the Deer Creek subdivision to the eastern property line of Elevate 64 West, exact route to be determined.

EXHIBIT B

ELEVATE 64 WEST – PROPOSED ENVIRONMENTAL ZONING CONDITIONS

The Applicant met with the Apex Environmental Advisory Board (EAB) on July 20, 2022. The EAB made seven recommendations. These recommendations, and Applicants plan to address them, are set forth below:

1. Existing pond will be retained and protected.
 - Applicant response: Agreed.
2. Install a minimum of 10 pet waste stations.
 - Applicant response: Agreed.
3. Native flora will be incorporated into landscape plan.
 - Applicant response: Agreed.
4. A minimum 25-kilowatt (kW) solar PV system for the generation of electricity to offset the electric consumption of the common area and pool. A 25-kW solar PV system will consist of approximately 66 solar panels.
 - Applicant response: Applicant has contacted a qualified, Triangle-based solar energy consulting and installation firm to evaluate the feasibility of the suggested system. Applicant intends to install the system if the consultant's report projects a reasonable return on the investment. Applicant will provide additional feedback on this recommendation during the rezoning process and a final decision before the Planning Board meeting.
5. Five percent (5%) of the parking spaces have EV charging stations installed.
 - Applicant response: Agreed. Note that this will be accomplished through a combination of DC rapid-charging stations and AC household charging stations.
6. The retention ponds be sized to accommodate the 25-year and 100-year 24-hour storm.
 - Applicant response: Agreed.
7. SCM and infrastructure shall not be placed in the stream buffer area, with the exception of Apex utility and greenway easements.
 - Applicant response: Agreed.

ELEVATE 64 WEST

Planned Unit Development

Apex, North Carolina

November 4, 2022



APPLICANT: FA Develop, LLC
530 Eugene Ct
Greensboro, NC 27401

CONSULTANT: CE Group, Inc.
301 Glenwood Ave. Suite 220
Raleigh, NC 27603

ELEVATE 64 WEST

TABLE OF CONTENTS

VICINITY MAP.....	3
PROJECT DATA	4
PURPOSE STATEMENT	5
PERMITTED USES.....	5
DESIGN CONTROLS.....	8
ARCHITECTURAL STANDARDS.....	9
PARKING AND LOADING.....	15
SIGNAGE.....	15
NATURAL RESOURCES AND ENVIRONMENTAL DATA.....	15
STORMWATER MANAGEMENT	17
PARKS AND RECREATION.....	17
PUBLIC FACILITIES.....	18
PHASING.....	19
CONSISTENCY WITH LAND USE PLAN.....	19
COMPLIANCE WITH UDO.....	20

ELEVATE 64 WEST

VICINITY MAP



ELEVATE 64 WEST

PROJECT DATA

Name of Project:	Elevate 64 West
Property Owner:	Louvenia Ann S Goodwin 3809 US 64 Hwy West Apex, NC 27523
Developer:	FA Develop, LLC 530 Eugene Ct Greensboro, NC 27401
Prepared by:	CE Group, Inc. 301 Glenwood Avenue Suite 220 Raleigh, NC 27603
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Unit Development Conditional Zoning (PUD-CZ)
Current 2045 Land Use Map Designation:	Mixed Use: Office Employment/Commercial Services/High Density Residential
Site Address:	3805 & 3809 US Hwy 64 West Apex, NC
Property Identification Number:	0712749870 & 071282430
Total Acreage:	+/- 35.15 Acres
Area Designated as Mixed Use on 2045 LUM:	+/-35.15 Acres
Area Proposed as Non-Residential:	30% minimum - 10.545 Acres Minimum (including RCA, Buffers, etc)

ELEVATE 64 WEST

PURPOSE STATEMENT

Elevate 64 West is a proposed mixed-use development consisting of high density residential and non-residential uses. The property is located along the southern side of the US Hwy 64 West corridor and is adjacent to the existing Deer Creek Subdivision to the west and agricultural / residential use land to the south and east. All these surrounding properties are designated as mixed use on the 2045 Land Use Map, which promotes commercial, office, and high-density residential uses.

The proposed development will consist of high-density residential luxury apartments which will be highly amenitized. Amenities will include a pool, clubhouse with fitness area, outdoor grilling kitchen, dog park, and many others. In addition to the high density residential the development will also provide for complimentary non-residential uses in accordance with the 2045 Land Use Map. The total site area is 35.15 acres of which 30% minimum will be dedicated to these non-residential uses. The non-residential use will be located along the US 64 Highway corridor.

The development is compatible with the surrounding areas. This site is within a rapidly developing area of the Town's ETJ with Deer Creek subdivision and Triangle Math and Science Academy located to the west. Agriculture and a single-family residence are located to the east of the site. There is an existing Forestry use to the south which will be partially buffered by an open space/stormwater control measure area which will include a 50-foot buffer as required by UDO section 8.2.6. The remaining portion of the forestry use will be buffered via a new planned local connector roadway (50' right-of-way) which will also provide a 30-foot street front buffer along the property line.

There is also an amendment to the Town's Transportation Plan that will include a future north-south Major Collector that can potentially connect US Highway 64 to Olive Chapel Road. In addition, there is an east-west future local connector being proposed. This development will construct both roads within the boundaries of the project.

ELEVATE 64 WEST

The proposed layout will preserve the existing non-jurisdictional pond in addition to protecting other environmentally sensitive areas on the property and required Resource Conservation Areas as required by the Town's UDO. There is an existing greenway located on the adjacent Deer Creek subdivision which will be extended 730-feet offsite through this development and connected to the internal roadway system. This connection provides further connectivity for the Town's greenway system plan, benefiting current and future residents. In addition, there will be internal sidewalks providing safe connectivity to the proposed uses and to the adjacent properties.

ELEVATE 64 WEST

PERMITTED USES

Below is a list of permitted uses for both the high-density residential use area and non-residential uses. All uses are subject to the limitations and regulations stated in the Town's UDO.

RESIDENTIAL:

Condominium

Multi-family or Apartment

NON-RESIDENTIAL:

Day care facility

Drop-in or short term day care

Government Service

Veterinary clinic or hospital

Botanical garden

Greenway

Park, active

Park, passive

Recreational facility, private

Restaurant, general

Medical or dental office or clinic

Medical or dental laboratory

Office, business or professional

Publishing office

Hotel or motel

Artisan studio

Barber and beauty shop

Book store

Convenience store

Dry cleaners and laundry service

Financial institution

Floral shop

Health/fitness center or spa

Personal Service

Pharmacy

Studio for art

Tailor shop

Pet services

Microbrewery

Microdistillery

Grocery, general

Grocery, specialty

Retail sales, general

Real estate sales

ELEVATE 64 WEST

DESIGN CONTROLS

RESIDENTIAL

MULTI-FAMILY APARTMENT OR CONDOMINIUMS

Acreage:	Approximately 24.585 acres
Total Number of Units:	392 units maximum (1- and 2-bedroom units)
Maximum Building Height:	60' 4-stories

Internal Building setbacks per UDO section 5.2.2.F

Building Setback along Southern Parent Property line (Forestry Use)	95'
---	-----

NONRESIDENTIAL

Acreage:	Approximately 10.545 acres
Maximum Height:	40' 2-stories

Notwithstanding any contrary UDO provision or language in this PUD, there shall be no minimum setback or buffer requirement along the shared property line between the Residential and Non-residential uses.

BUFFERS/STREETSCAPES/LANDSCAPING

Perimeter Buffers:

Western Buffer:	15-foot Type A
Southern Buffer:	50-foot (along non-roadway frontage section Forestry use) Type A 30-foot Streetfront Type B along local collector south side of roadway 10-foot Streetfront Type A along local collector north side of roadway
Eastern Buffer:	20-foot Type B, except where the Lawson Lane encroaches onto property. Where the encroachment occurs, there shall be a 10-foot Type B buffer.

Streetscape Buffers:

Along US 64 –	100-foot Type A
Along New Major Collector -	10-foot Type A

ELEVATE 64 WEST

Per UDO 8.2.6.B.5.f.ii.c.: Highway buffers along non-residential uses meeting all of the following criteria shall be reduced to a planted 50' Type A buffer.

- i. No more than 20% of the façades of non-residential buildings facing the highway can use EIFS or other synthetic stucco.
- ii. Pedestrian connections in the form of sidewalks and/or multi-use paths shall be made from non-residential buildings to adjacent residential development and properties with future residential land use. The form of the connection shall be determined by the Director of Planning and Community Development or designee.
- iii. Furthermore, properties that front a limited-controlled access highway with no other access or road frontage shall be allowed to reduce the opacity of no more than 50% of this buffer to a Type E buffer. The remainder of the buffer shall be planted to a Type A standard.

AFFORDABLE HOUSING

At least twenty (20) residential units or, if greater, five percent (5%) of the total residential units (as shown on the first site plan submittal), shall be designated as restricted workforce affordable housing rental units (the "Affordable Units") for a minimum affordability period of ten (10) years starting from the date of issuance of the first residential Certificate of Occupancy (the "Affordable Restriction Period"). The Affordable Units shall be occupied by households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI), adjusted for family size, as most recently published by the U.S. Department of Housing and Urban Development (HUD). The Affordable Units may be either one or two bedroom units and rented during the Affordable Restriction Period at maximum rent limits applicable to households earning eighty percent (80%) of the Raleigh, NC Area Median Income ("AMI"), adjusted for family size, as most recently published by HUD and stipulated by the most recently published North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credit (LIHTC) Multifamily Tax Subsidy Program (MTSP) income and rent limits for the Wake County Metropolitan Area. Prior to issuance of the first residential Certificate of Occupancy, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions. During the Affordable Restriction Period, the property owner shall be responsible for performing all property management and administration duties to ensure compliance with this affordable housing condition and shall submit annual compliance reports to the Town verifying compliance with this affordable housing condition. Following expiration of the Affordable Restriction Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Affordable Units may freely be marketed and leased at market-rate rents.

ARCHITECTURAL STANDARDS

The following architectural controls are offered to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony.

ELEVATE 64 WEST

RESIDENTIAL REQUIREMENTS

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

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

NON-RESIDENTIAL REQUIREMENTS

1. The predominant exterior building materials shall be high quality materials, including:
 1. Brick masonry
 2. Decorative concrete block (either integrally colored or textured)
 3. Stone accents
 4. Aluminum storefronts with anodized or pre-finished colors.
 5. EIFS cornices, and parapet trim
 6. Precast concrete
2. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
3. The building exterior shall have more than one material color.
4. The building shall have more than one parapet height.
5. The main entrance to the building shall be emphasized.
6. Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties.

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

ELEVATE 64 WEST

REPRESENTATIVE RESIDENTIAL BUILDING ELEVATIONS



ELEVATE 64 WEST



REPRESENTATIVE NON-RESIDENTIAL BUILDING ELEVATIONS



ELEVATE 64 WEST



ELEVATE 64 WEST



ELEVATE 64 WEST

PARKING AND LOADING

Development in the Residential District shall comply with parking requirements in Section 8.3.2 of the Town of Apex UDO. Any garage units within the residential development will count towards parking requirement. Residential parking will provide a minimum of 5% of total parking with access to EV Charging.

Parking in the Non-Residential area shall comply with parking requirements in Section 8.3.2 of the Town of Apex UDO.

SIGNAGE

Signage shall comply with UDO Section 8.7.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS

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

Resource Conservation Areas (RCA)

The Development shall include a minimum of 25% RCA. RCA area shall comply with Section 8.1.2 of the UDO.

Floodplain

The project site does not sit within a designated current or future 100 year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720071200L, dated July 19, 2022.

Historic Structures

The Property is currently vacant and there are no known historic structures present within the project boundary.

ELEVATE 64 WEST

Environmental Commitments Summary

The Applicant met with the Apex Environmental Advisory Board (EAB) on July 20, 2022. The EAB made seven recommendations. These recommendations, and Applicants plan to address them, are set forth below:

1. Existing pond will be retained and protected.
 - a. The existing pond shall be preserved and protected.
2. Install a minimum of 10 pet waste stations.
 - a. The project shall install at least ten (10) pet waste station throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
3. Native flora will be incorporated into landscape plan.
 - a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native of North Carolina. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.
4. A minimum 7.5-kilowatt (kW) solar PV system for the generation of electricity to partially offset the electric consumption of the common area and pool.
 - a. A solar photovoltaic (PV) system of at least 7.5 KW shall be instated within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The system may be spread across on or more of the buildings, as needed. Any buildings with the solar PV system shall be identified on the Site Plan which may be amended from time to time.
5. Five percent (5%) of the parking spaces have EV charging stations installed.
 - a. The developer shall provide 5% of all parking spaces as EV charging spaces.
6. For stormwater management, post-development peak runoff shall not exceed the pre-development peak runoff for the 25-year and 100-year 24-hour storm events.
 - a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance.
7. SCM and infrastructure shall not be placed in the stream buffer area, with the exception of Apex utility and greenway easements.
 - a. No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure, greenways, roadways, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.

ELEVATE 64 WEST

STORMWATER MANAGEMENT

The Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10 year, 25 year, 100 year and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

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

No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure, greenways, roadways, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize the impacts to the riparian buffer.

Existing Pond on-site will have at a minimum 1,500 sf of submerged and/or partially submerged vegetative shelf planted with wetland plantings to aid with water quality and protect the shoreline from erosion. Density of plantings will consist of 50 plants per 200 sf of area. Plant material will be in accordance to the NCDENR BMP manual Chapter C-3.

PARKS AND RECREATION

The Elevate 64 West project was reviewed at the November 30th, 2022 Parks, Recreation and Cultural Resources Advisory Commission meeting. The Advisory Commission unanimously recommended a fee-in-lieu of dedication with credit for the construction of greenway trail within the project boundary as well as off-site into the existing, adjacent Deer Creek Subdivision. The rate of the fees owed will be set at the time of rezoning approval by the Town Council and will run the life of the project for the number and type of units proposed.

GREENWAY TRAILS

The Advisory Commission also recommended the proposal for Elevate 64 West to extend the public Reedy Creek Greenway from the existing Deer Creek subdivision to the western property line of Elevate 64 West. Greenway will also be extended within Elevate 64 West to proposed internal pedestrian network, exact route to be determined at the time of Site Plan approval. All approved greenway trails must be completed prior to the point of 50% of the Total number or residential units in the project being issued a building permit for the Site Plans.

ELEVATE 64 WEST

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in Town of Apex UDO and shall be designed according to the Town of Apex and NCDOT engineering standards where applicable. Road and utility infrastructure shall be as follows:

GENERAL ROADWAY INFRASTRUCTURE

Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan in effect as of the submission date of this rezoning.

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply and are consistent with the Town's recommendations regarding the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex. All proposed access points to state-maintained roadways including improvements specified in the zoning conditions are ultimately subject to both Apex and NCDOT approval at the time of subdivision and site plan and are subject to change if required based on engineering evaluation at that time.

- US Highway 64 at Site Access 1
 - Construct the access as a left-in, right-in, right-out.
 - Provide a westbound turn lane on US 64 with 150 feet of storage and appropriate deceleration length and taper.
 - Provide an eastbound right turn lane on US 64 with 100 feet of storage and appropriate deceleration length and taper as applicable.
 - Provide a channelization northbound right-out free-flow lane with an eastbound 810-foot acceleration lane plus 240-foot taper on US 64.
 - The site access will be designed in accordance with NCDOT and Town of Apex standards as applicable and is the only access permitted to connect to US 64 as part of the PUD.
 - Site access will be provided via a north-south Major Collector Street to be constructed by the PUD from the US 64 to the southern boundary of the PUD.
- US 64 at Pinefield Road
 - Construct a concrete median diverter island between the westbound U-turn lane and the eastbound left-turn/U-turn lane on US 64 in conjunction with intersection

ELEVATE 64 WEST

widening as needed to accommodate these changes, preventing southbound left turns from Pinefield Road.

- Construct an east-west Local Connector Street starting at the north-south Major Collector Street and stubbing to the eastern boundary of the PUD
- Cross access will be provided via public access easement to adjacent parcel to the east (PIN# 0712-74-2710).
- Cross access will be provided via public access easement to adjacent parcel to the west (PIN# 0712-93-2588).
- Cross Access will be provided via public access easement to adjacent parcel to the south (PIN # 0712-83-4236) off of east/west local connector.

PEDESTRIAN IMPROVEMENTS

This project shall comply with the Town's Bicycle and Pedestrian System Plan Map. Sidewalk shall be provided along both sides of all public streets within this development. Where required, the project shall construct 10-foot wide asphalt side paths in lieu of sidewalk along the public streets.

WATER AND SANITARY SEWER

All lots within the project will be served by Town of Apex for water and sanitary sewer. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

OTHER UTILITIES

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the Developer and shall meet UDO standards.

PHASING

The Development will be completed in multiple phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, if the requested Land Use Map Amendment is approved. The Future Land Use Map designates the Property as High Density/Office Employment/Commercial Services.

ELEVATE 64 WEST

COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

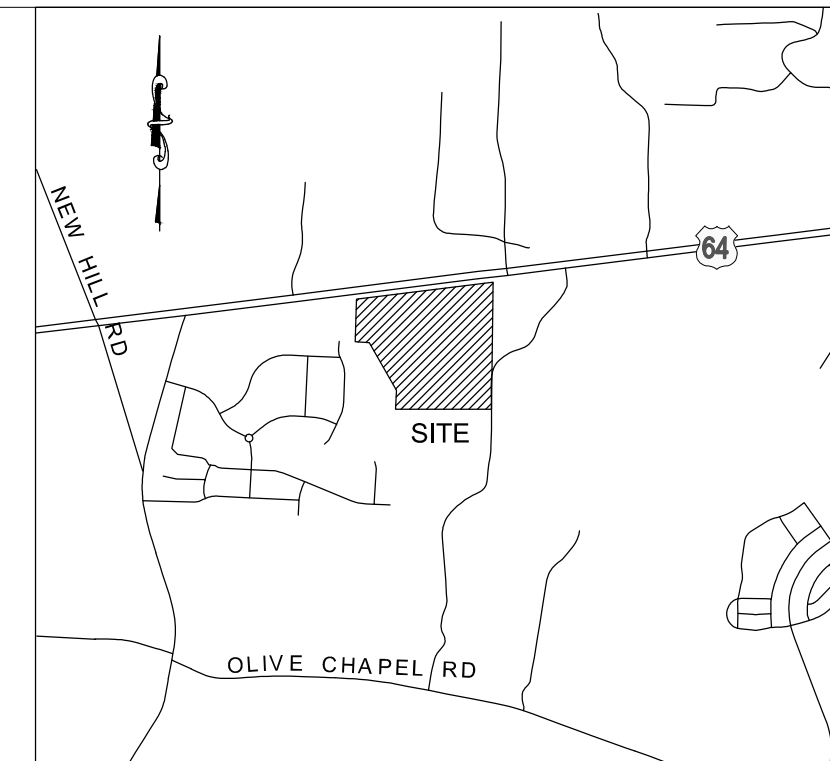
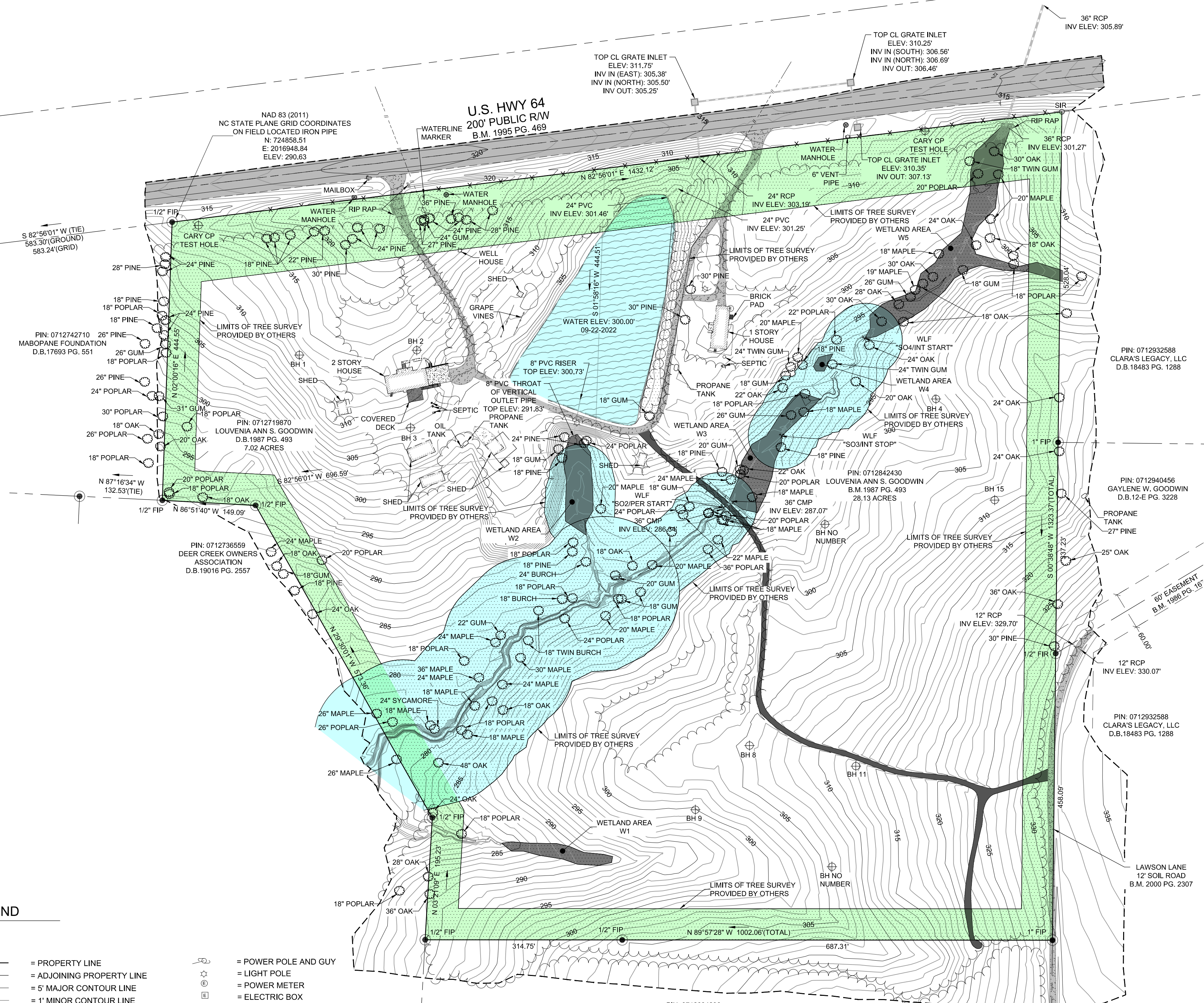
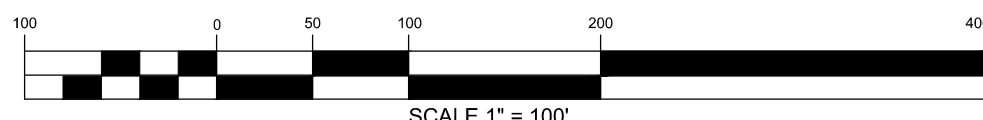
NC GRID
NAD83(2011)

NAD 83 (2011)
NC STATE PLANE GRID COORDINATES
ON FIELD LOCATED IRON PIPE
N: 724930.51
E: 2016948.84
ELEV: 290.63

NAD 83 (2011)
NC STATE PLANE GRID COORDINATES
ON FIELD LOCATED IRON PIPE
N: 724930.51
E: 2017527.75
ELEV: 290.63

LEGEND

- = PAVEMENT
- = GRAVEL
- = CONCRETE
- = DECK
- = BRICK
- = RIP RAP
- = WETLANDS AREA
- = WATER
- = DIRT ROAD
- = LIMITS OF TREE SURVEY PROVIDED BY OTHERS
- = PROPERTY LINE
- = ADJOINING PROPERTY LINE
- = 5' MAJOR CONTOUR LINE
- = 1' MINOR CONTOUR LINE
- = LIMITS OF TOPOGRAPHIC SURVEY
- = RIGHT-OF-WAY LINE
- = EDGE OF GRAVEL
- = OVERHEAD ELECTRIC
- = TREE LINE
- = FENCE
- = STORM
- = WALL
- = SOLID ROAD STRIPE
- = DASHED ROAD STRIPE
- = DASHED ROAD STRIPE
- = POWER POLE AND GUY
- = LIGHT POLE
- = POWER METER
- = ELECTRIC BOX
- = AIR CONDITIONER UNIT
- = VENT PIPE
- = WATER MANHOLE
- = GRATE INLET
- = BORE HOLE
- = WATERLINE MARKER
- = MAILBOX
- = SIGN
- = TURN LANE ARROW
- = FOUND IRON PIPE
- = FOUND IRON REBAR
- = SET IRON REBAR
- = REINFORCED CONCRETE PIPE
- = POLYVINYL CHLORIDE
- = DEED BOOK
- = BOOK OF MAPS
- = PAGE



SITE DATA:

3809 US HWY 64 W
LOUVENIA ANN S. GOODWIN
PIN #: 0712719870
D.B. 18884 PG. 1101
B.M. 1987 PG. 493
AREA: 7.02 ACRES

3905 US 64 HWY W
LOUVENIA ANN S. GOODWIN
PIN #: 0712842430
D.B. 18884 PG. 1101
B.M. 1987 PG. 493
AREA: 28.13 ACRES

TOTAL AREA: 35.15 ACRES

ZONING:
EXISTING ZONING: RR (RURAL RESIDENTIAL)

GENERAL NOTES:

AREA DETERMINED UTILIZING COMPUTER SOFTWARE.

DISTANCES ARE GROUND DISTANCES (US FEET) UNLESS OTHERWISE SHOWN.

NO SUBSURFACE INVESTIGATION PERFORMED BY FLEMING ENGINEERING, INC. UTILITY LOCATION WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND INDICATORS ONLY. UNDERGROUND UTILITIES SHOWN WERE FOUND MARKED AT THE TIME OF SURVEY.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THE SURVEYOR HAS NOT PERFORMED A TITLE INVESTIGATION ON THIS PROPERTY. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A. HORIZONTAL DATUM: NAD83(2011). VERTICAL DATUM: NAVD83(GEOID 18)

THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAPS. (FIRM) MAP NUMBERS 3720071200L, EFFECTIVE DATE JULY 19th, 2022.

THE WETLANDS FLAGS FOUND WERE OFTEN NOT SEQUENTIAL OR MISSING NUMBERS.

LIMITS OF TREE SURVEY WAS PROVIDED BY OTHERS

PURPOSE OF TREE SURVEY WAS TO LOCATE 18" DIAMETER AND LARGER TREES.

NO NGS MONUMENTS WERE RECOVERED WITHIN 2000' OF THE PROPERTY.

I, TOMMY W. WRIGHT CERTIFY THAT THE CONTROL FOR THIS SURVEY IS FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

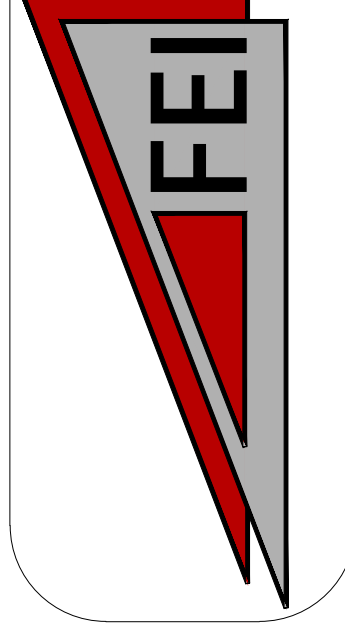
- CLASS OF SURVEY: CLASS A
 - POSITIONAL ACCURACY: 0.05'
 - TYPE OF GPS FIELD PROCEDURE: STATIC
 - DATES OF SURVEY: 07-29-2022 THROUGH 09-21-2022 AND 11-21-2022
 - DATUM EPOCH: NAD83(2011)EPOCH (2010)
 - PUBLISHED/FIXED-CONTROL USE: DR4334 NCLL NCLL LILLINGTON CORRS ARP, DL3891 NCLL JORDAN LAKE CORRS ARP, DG9328 DURH DURHAM COOP CORRS ARP GEOID MODEL: 2018
 - MEAN COMBINED GRID FACTOR: 0.99998882(GROUND TO GRID)
 - UNITS: US SURVEY FEET
- HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(NSRS (2011))
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID18)

SURVEYORS CERTIFICATION:

I, TOMMY W. WRIGHT CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 18884, PAGE 1101). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK, PAGE AS SHOWN. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:29,064.7 (CLASS A) AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 29th DAY OF NOVEMBER, 2022.

Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950



3809 US HWY 64 W
EXISTING CONDITIONS

CLIENT INFORMATION:
SIGNATURE DEVELOPMENT GROUP, LLC
530 EUGENE CT
GREENSBORO, NC 27401

PROPERTY ADDRESS:
3809 US HWY 64 W
APEX, NC 27523

NO	DATE	REVISION NOTE
1		
2		
3		
4		
5		
6		
7		
8		
9		

DRAWN BY: JDB/STW
CHECKED BY: TWW
DATE: 11-29-2022
PROJECT NO.: 19008.004
REF. NO.: -
SCALE: 1" = 100'





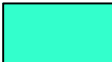




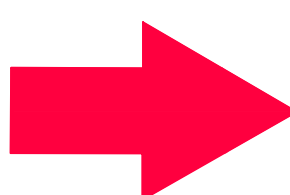
SHEET
1 OF 1

ELEVATE 64 WEST PD PLAN EXHIBIT

APEX, NORTH CAROLINA
February 24, 2022

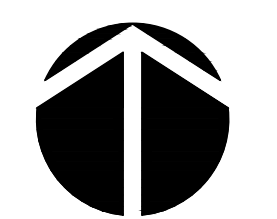
PROPOSED MULTI-FAMILY UNITS = ±392 UNITS
MAIN TRACT AREA = ±35.83 AC
RETAIL/OFFICE MIN. AREA = 10,548 ACRES
WATERSHED: JORDAN LAKE / PRIMARY WATERSHED
PROTECTION OVERLAY

LEGEND

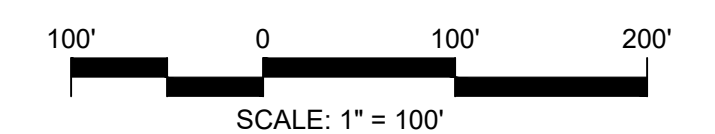
-  APPROXIMATE RCA AREA
-  APPROXIMATE GREENWAY TRAIL EXTENSION FROM EXISTING DEER CREEK SUBDIVISION
-  STORMWATER MANAGEMENT DEVICE/OPEN SPACE
-  APPROXIMATE MULTI-FAMILY (HIGH DENSITY RESIDENTIAL) AREA
-  APPROXIMATE RETAIL / OFFICE AREA
-  APPROXIMATE LOCATION OF PROPOSED PUBLIC CROSS ACCESS EASEMENT
-  APPROXIMATE LOCATION OF MAJOR COLLECTOR AND LOCAL COLLECTOR ROADWAYS
-  APPROXIMATE PUBLIC ROAD ACCESS

DEVELOPMENT NOTES:

- 1) PLAN SHEET IS INTENDED FOR ILLUSTRATIVE USE ONLY AND IS SUBJECT TO CHANGE.
- 2) PER 2.3.4(F)(1)(F)(I) OF THE UDO, THE PD PLAN FOR THE PUD-CZ SHALL DEMONSTRATE A SAFE AND ADEQUATE ON-SITE TRANSPORTATION CIRCULATION SYSTEM. THE ON-SITE TRANSPORTATION CIRCULATION SHALL BE INTEGRATED WITH THE OFF-SITE TRANSPORTATION CIRCULATION SYSTEM OF THE TOWN. THE PD PLAN FOR PUD-CZ SHALL BE CONSISTENT WITH THE APEX TRANSPORTATION PLAN AND THE TOWN OF APEX STANDARD SPECIFICATION AND STANDARD DETAILS AND SHOW REQUIRED RIGHT-OF-WAY WIDTHS AND ROAD SECTIONS.
- 3) MAJOR COLLECTOR AND LOCAL CONNECTOR ROAD ALIGNMENT LOCATION WILL BE DETERMINED AT THE MAJOR SUBDIVISION PLAN STAGE WITH TOWN STAFF APPROVAL. ANY SUBSTANTIAL CHANGES MAY REQUIRE TRANSPORTATION PLAN AMENDMENTS.
- 4) SITE MUST MEET CURRENT TOWN WATER SYSTEM MASTER PLAN. MUST COORDINATE WITH PROJECT NEXT DOOR AND VERIFY WATER MAIN CONNECTIONS ADJACENT TO US 64.



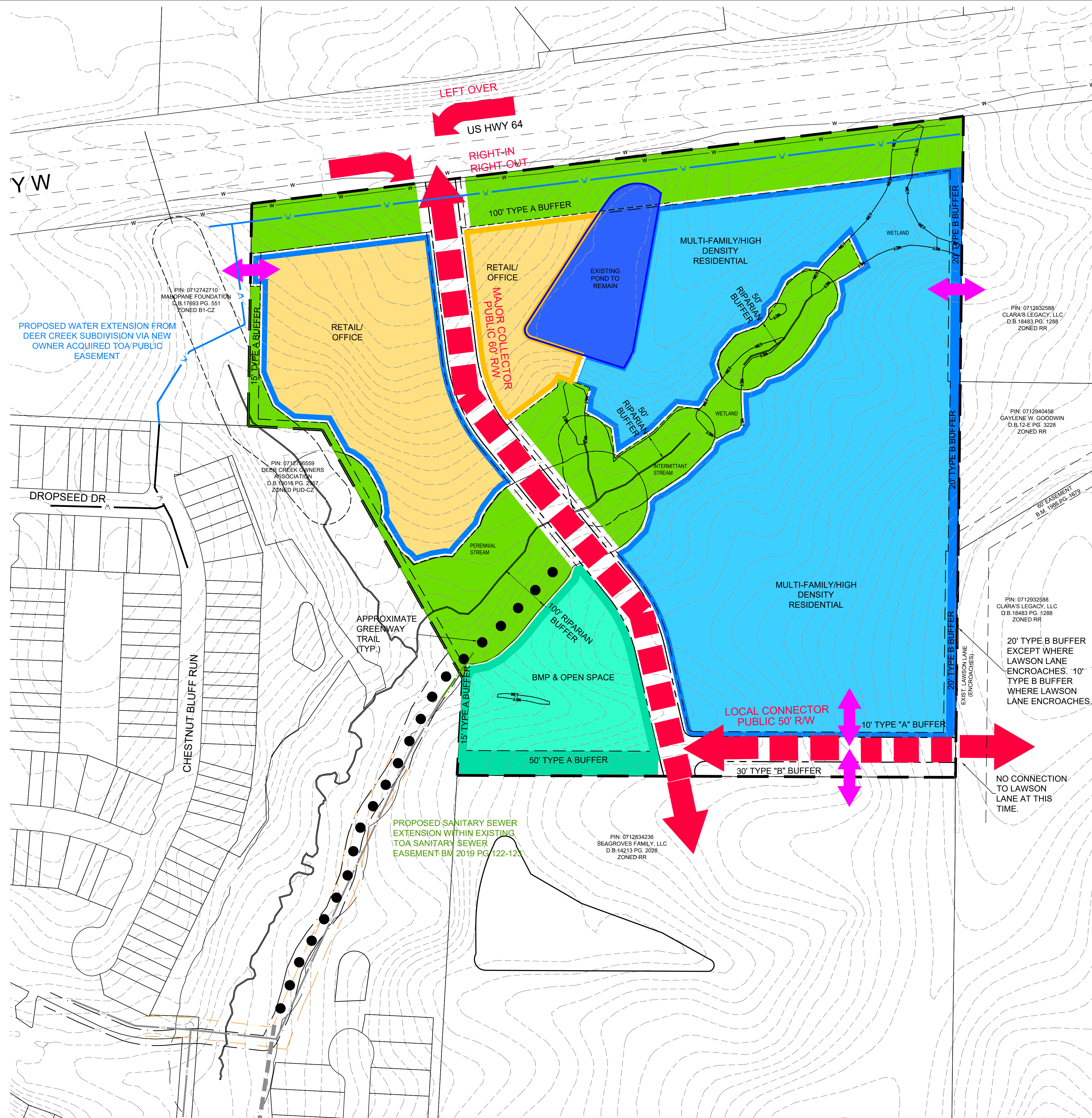
NORTH

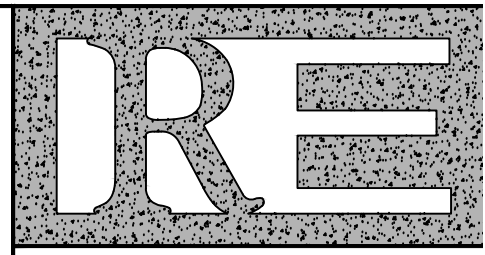


CE GROUP

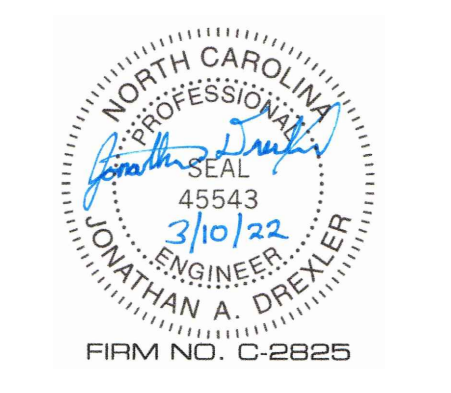
301 GLENWOOD AVE. SUITE 220
RALEIGH, NC 27603
PHONE: 919-367-8790
www.cegroupinc.com
License # C-1739

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION





Rehab Engineering, P.C.
 401 East Fourth Street, Suite 201
 Winston Salem, North Carolina 27101-4171
 www.rehab-eng.com
 office 336.714.8935
 fax 336.722.9872



Version Name:	Construction Documents
Date:	2022-03-10
Version:	01

PROJECT NUMBER:	20-15
DRAWN BY:	JAD
SHEET:	BLDG56-1 B3.1

- ELEVATION MATERIAL KEY (CONTINUED):
- 17 6-0 x 6-8 WOOD FRAME FULL LITE GLASS JULIET BALCONY DOOR W/ 12" TRANSOM
 - 2" BRICK MOLD BOARD JAMBS & HEAD
 - SLOPED BRICK VENEER ROWLOCK SILL, SOLDIER COURSE HEAD
 - 18 6-0 x 6-8 WOOD FRAME FULL LITE GLASS JULIET BALCONY DOOR W/ 12" TRANSOM
 - 5/4 5.5" FIBER CEMENT BOARD SILL, JAMBS, & HEAD
 - 19 PRE-FINISHED 42" ALUMINUM GUARDRAIL
 - 20 PRE-FINISHED 42" ALUMINUM JULIET BALCONY GUARDRAIL
 - 22 CIRCULATION RAINSCREEN: COMPOSITE DECKING SLATS ON METAL FRAME (SEE STRUCTURAL)
 - 23 ONE-LIGHT OUTDOOR CYLINDER ACCENT LIGHT
 - 24 TWO-LIGHT OUTDOOR CYLINDER ACCENT LIGHT
 - 25 HVAC WALL PLENUM W/ ARCHITECTURAL LOUVER & SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
 - *ONLY REQUIRED ON WALLS ADJACENT TO SUNROOM WITH MECHANICAL UNIT FACING*
 - 26 HVAC WALL PLENUM W/ ARCHITECTURAL LOUVER & 5/4 2.5" FIBER CEMENT TRIM
 - *ONLY REQUIRED ON WALLS ADJACENT TO SUNROOM WITH MECHANICAL UNIT FACING*
 - 27 30"x30" HARDIE BOARD ACCENT MEDALLION W/ 5/4 3.5" FIBER CEMENT BOARD TRIM & 4/4 2" FIBER CEMENT BOARD BATTENS
 - 28 ALUMINUM FRAME SUNSHADE AWNINGS WITH 8:12 PITCH STANDING SEAM METAL ROOF TO MATCH CIRCULATION ENTRY ROOFS (DESIGN BY OTHERS)

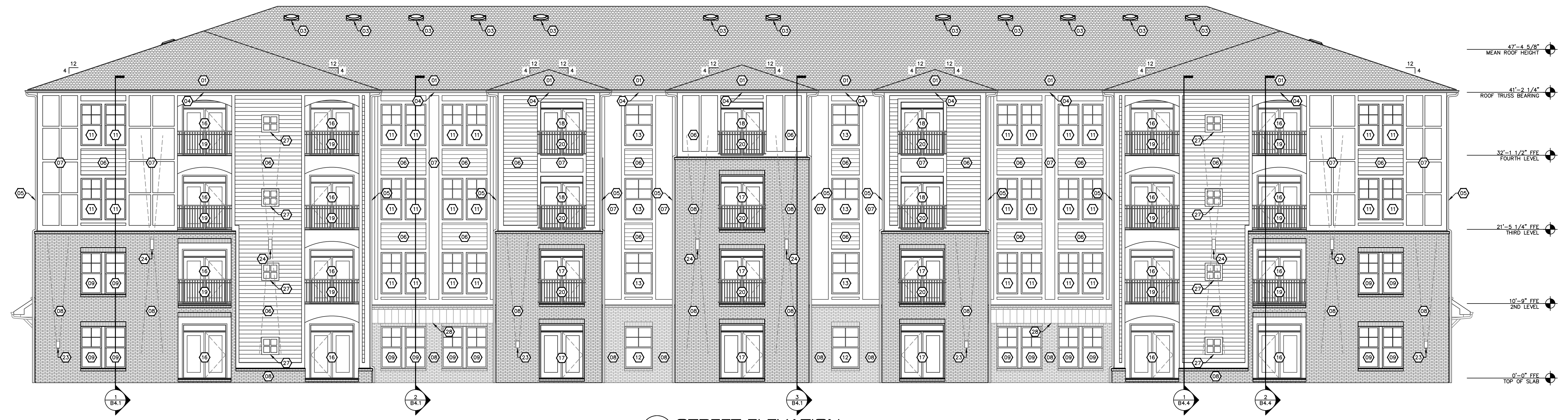
- ELEVATION MATERIAL KEY (CONTINUED):
- 09 3-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
 - 5/4 5.5" FIBER CEMENT BOARD CENTER MULLION
 - SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
 - 10 NOT USED
 - 11 3-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
 - 5/4 5.5" FIBER CEMENT BOARD CENTER MULLION, SILL, JAMBS, & HEAD
 - 12 4-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
 - SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
 - 13 4-0 x 6-0 VINYL FRAME SINGLE HUNG WINDOW
 - 5/4 5.5" FIBER CEMENT BOARD SILL, JAMBS, & HEAD
 - 14 2-0 x 2-0 VINYL FRAME PICTURE WINDOW
 - SLOPED BRICK VENEER ROWLOCK SILL, BRICK VENEER JAMBS, SOLDIER COURSE HEAD
 - 15 2-0 x 2-0 VINYL FRAME PICTURE WINDOW
 - 5/4 5.5" FIBER CEMENT BOARD SILL, JAMBS, & HEAD
 - 16 6-0 x 6-8 WOOD FRAME FULL LITE GLASS PORCH DOOR W/ 12" TRANSOM
 - 2" BRICK MOLD BOARD JAMBS & HEAD

- ELEVATION MATERIAL KEY:
- 01 25 YEAR ARCHITECTURAL SHINGLES OVER #15 ROOFING FELT
 - 02 METAL ROOF OVER #15 ROOFING FELT
 - 03 METAL DOME ATTIC VENT - SEE BUILDING ROOF PLAN
 - 04 PRE-FINISHED 5K ALUMINUM SEAMLESS GUTTER OVER ALUMINUM TRIM COIL FASCIA
 - 05 PRE-FINISHED 4"x3" ALUMINUM DOWNSPOUT - CONNECT TO UNDERGROUND STORMWATER SYSTEM (SEE CIVIL DRAWINGS)
 - 06 8.25" FIBER CEMENT LAP SIDING (7" EXPOSURE)
 - 5/4 5.5" FIBER CEMENT BOARD: FRIEZE BOARD & CLADDING TRANSITIONS
 - 5/4 9.25" FIBER CEMENT BOARD: SILL TRIM & WALL CORNER TRIM (RIP WALL CORNER TRIM ADJACENT TO BRICK VENEER AS REQUIRED TO ALIGN WITH TRIM ABOVE)
 - 07 FIBER CEMENT PANELS
 - 5/4 5.5" FIBER CEMENT BOARD: FRIEZE BOARD & CLADDING TRANSITIONS
 - 4/4 3.5" FIBER CEMENT BOARD: VERTICAL & HORIZONTAL BATTEN STRIPS
 - 5/4 5.5" FIBER CEMENT BOARD: PORCH OPENING JAMBS
 - 5/4 9.25" FIBER CEMENT BOARD: SILL TRIM, WALL CORNER TRIM, CIRCULATION OPENING CORNERS
 - 08 BRICK VENEER
 - SLOPED ROWLOCK SILL: CLADDING TRANSITIONS & PORCH OPENING SILLS
 - SOLDIER COURSE: PORCH OPENING HEAD

NOT USED



1 PARKING LOT ELEVATION
1/8" = 1'



2 STREET ELEVATION
1/8" = 1'

ELEVATIONS - PARKING LOT & STREET

