

## 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 #: 22CZ05 Submittal Date: 2/1/2022  
Fee Paid: \$ Check #: \_\_\_\_\_

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Morris Tract PUD  
Address(es): 7208-B, 7208, and 0 Morris Acres Rd  
PIN(s) 0732289587, 0732382530, and 0732382709

\_\_\_\_\_ Acreage: 16.955  
Current Zoning: Rural Residential (RR) Proposed Zoning: PUD-CZ  
Current 2045 LUM Designation: Medium-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: n/a  
Area proposed as non-residential development: Acreage: n/a  
Percent of mixed use area proposed as non-residential: Percent: n/a

### Applicant Information

Name: WithersRavenel  
Address: 137 S Wilmington St., Suite 200  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 535-5212 E-mail: bvega@withersravenel.com

### Owner Information

Name: Edith Morris  
Address: 7208 Morris Acres Rd.  
City: Apex State: NC Zip: 27532  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent Information

Name: WithersRavenel  
Address: 137 S Wilmington St, Suite 200  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 535-5212 E-mail: bvega@withersravenel.com

Other contacts: etang@withersravenel.com  
\_\_\_\_\_  
\_\_\_\_\_

## 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 #: 22CZ05 Submittal Date: 2/1/2022  
Fee Paid: \$ Check #: \_\_\_\_\_

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Morris Tract PUD  
Address(es): 7304 Morris Acres Rd.  
PIN(s) 0732295017

\_\_\_\_\_ Acreage: 0.142  
Current Zoning: Rural Residential (RR) Proposed Zoning: PUD-CZ  
Current 2045 LUM Designation: Medium-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: n/a  
Area proposed as non-residential development: Acreage: n/a  
Percent of mixed use area proposed as non-residential: Percent: n/a

### Applicant Information

Name: WithersRavenel  
Address: 137 S Wilmington St., Suite 200  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 535-5212 E-mail: bvega@withersravenel.com

### Owner Information

Name: North Carolina Department of Transportation Turnpike Authority  
Address: 1505 Mail Service Center  
City: Raleigh State: NC Zip: 27699-1505  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent Information

Name: WithersRavenel, Brendie Vega  
Address: 137 S Wilmington St., Suite 200  
City: Raleigh State: NC Zip: 27601  
Phone: (919) 535-5201 E-mail: bvega@withersravenel.com  
Other contacts: etang@withersravenel.com  
\_\_\_\_\_  
\_\_\_\_\_

## PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 22CZ05

Submittal Date: 2/1/22

### 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 proposal is consistent with the 2045 Land Use Map. Planned Unit Development is an allowable zoning district in the Medium Density Residential land use map classification and the proposed conditions maintain the density within the 3-7 dwelling units per acre range.

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

The proposed uses for Morris Tract PUD are limited to single-family homes and townhouses which are primary uses in the Medium Density Residential future land classification. There is an existing single-family neighborhood to the northeast; however, the southwest has a high-density residential/commercial services/ office employment future land classification. The PUD would soften the transition between the existing single-family neighborhood and future development.

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

There are no supplemental standards listed for single-family detached homes and attached townhouse units.

## 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.

The development will minimize adverse impact. It will have landscaped buffers on all sides which will ameliorate any disturbance to neighbors and visually screen the development. Limiting the permitted uses to single-family dwellings and townhouse units will significantly reduce any impacts to surrounding property. SCMs will be sized to the 100-year storm event.

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.

The development minimizes environmental impact. The design avoids disturbing wetlands and streams, and the much of the remainder of the site is currently cleared. SCMs will be sized to the 100 year storm event, and the applicant will work with the neighbors to understand their experience with stormwater and their concerns.

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 site will have minimal impact on public facilities. Based on conversations with the Town of Apex staff, it is the applicant's understanding that a development of this nature will neither overwhelm public facilities nor detract from service availability. Further evaluation of public facilities will be required at the Construction Drawing Stage.

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.

This development will not harm the health, safety, or welfare of residents of the Town or the ETJ. It will add quality housing stock to the community. There is no reason to believe that the presence of additional housing will pose a threat to the Town of Apex or its ETJ.

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

The development will not be detrimental to adjacent properties. Like the proposed neighborhood, the adjacent properties contain residential uses. In addition, appropriate perimeter buffers will be installed to alleviate any disturbance to existing properties. The new development will be carefully designed to blend with adjacent properties and engineered to deter nuisances.

**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.

Single-family dwellings and townhouses are generally regarded as low-intensity uses. They produce fewer impacts than other land uses. In addition, the numerous points of ingress and egress provided will provide for connectivity and disperse traffic. Stubs are provided to the north for future connectivity.

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 proposed district, associated uses, layout, and general development characteristics comply with the applicable requirements of the Unified Development Ordinance.

Application #: 22CZ05 Submittal Date: 2/1/22

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

7208, 0, and 0 Morris Acres Rd.

(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.

Edith S. Morris, 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: Edith S. Morris

TOWN OF APEX

BY: Edith S. Morris  
Authorized Agent

BY: \_\_\_\_\_  
Authorized Agent

DATE: 1-31-2022

DATE: \_\_\_\_\_

**AFFIDAVIT OF OWNERSHIP**

Application #: 22CZ05

Submittal Date: 2/1/22

The undersigned, Brendie Vega (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 0, 7208, 7208-B, 7304 Morris Acres Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated \_\_\_\_\_, 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 31<sup>st</sup> day of May, 2022  
Brendie Vega (seal)  
Brendie Vega  
 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 Brendie Vega, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Driver's License personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Natalie O. McKinney  
 Notary Public  
 State of North Carolina  
 My Commission Expires: 8/11/2025

**AFFIDAVIT OF OWNERSHIP**

Application #: 22CZ05

Submittal Date: 2/1/22

The undersigned, Brendie Vega (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 7304, 7208, and 0 Morris Acres Rd. and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 10/15/2013, and recorded in the Wake County Register of Deeds Office on 03/20/2018, in Book 2018 Page 528.
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 10/15/2013, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 10/15/2013, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 27<sup>th</sup> day of January, 2022.

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



Abriel Spittel Abriel Spittel  
Notary Public  
State of North Carolina  
My Commission Expires: October 26, 2026

AGENT AUTHORIZATION FORM

Application #: 22CZ05 Submittal Date: 2/1/22

Edith Morris 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: ~~7304~~ 7208, and 0 Morris Acres Rd.

The agent for this project is: WithersRavenel, Ed Tang and Brendie Vega

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

Agent Name: WithersRavenel

Address: 137 S Wilmington St., Suite 200, Raleigh, NC 27601

Telephone Number: (919) 535-5212

E-Mail Address: bvega@withersravenel.com

Signature(s) of Owner(s)\*  
*Edith S. Morris*  
Edith S. Morris 1-31-2022  
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.

# AGENT AUTHORIZATION FORM

Application #: 22C705

Submittal Date: 2/1/22

\_\_\_\_\_ 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: \_\_\_\_\_

The agent for this project is: \_\_\_\_\_

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

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature(s) of Owner(s)\*

\_\_\_\_\_

\_\_\_\_\_

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: EXHIBIT A – LEGAL DESCRIPTION**

Application #: 22CZ05

Submittal Date: 2/1/22

**Insert legal description below.**

See attached.

**Legal description for Tract 1 "Edith Morris"**

**Beginning** at an Existing Axle located at the Southwest corner of a tract of land owned by Wilma Lee Morris, PIN No. 0732298556, Recorded at Book of Maps 2001, Page 291, Wake County Registry. Said Existing Axle having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 729,123.48', E: 2,032,670.88' Thence, South 88°52'12" East a distance of 904.77' to an Existing Iron Pipe; Thence North 89°57'34" East a distance of 36.59' to an Existing Iron Rebar; Thence North 89°44'31" East a distance of 62.17' to an Existing Iron Pipe; Thence South 02°27'02" West a distance of 119.42' to an Existing Iron Rebar; Thence South 02°22'53" West a distance of 111.43' to an Existing Iron Rebar; Thence South 02°18'02" West a distance of 92.88' to an Existing Iron Rebar; Thence South 02°21'36" West a distance of 208.96' to an Existing Iron Rebar; Thence South 02°22'28" West a distance of 428.91' to a New Iron Pipe located on the Northern Right of Way of Morris Acres Road; Thence continuing along said Right of Way, North 62°20'05" West a distance of 374.12' to a Point; Thence leaving said Right of Way, North 11°17'51" East a distance of 318.24' to a Point; Thence North 83°39'21" West a distance of 217.02' to a Point; Thence North 05°16'39" East a distance of 54.78' to a Point; Thence North 88°49'51" West a distance of 125.97' to a Point; Thence South 02°21'09" West a distance of 48.00' to a Point; Thence North 89°50'51" West a distance of 48.48' to a Point; Thence North 62°23'51" West a distance of 165.92' to a Point; Thence South 27°36'09" West a distance of 122.99' to a Point; Thence with a curve to the right having a radius of 783.00', an arc length of 399.10', a chord bearing of North 37°42'52" West, and distance of 394.79', to a New Iron Pipe; Thence North 02°05'21" East a distance of 182.00' to an Existing Iron Rebar; Thence South 88°46'47" East a distance of 131.45' to an Existing Axle, Being the Point and Place of **Beginning**, and having an area of 14.129 Acres (615,464 Square Feet), More or Less.

**Legal description for Tract 2 "Edith Morris"**

**Beginning** at a Point located on the Northern Right of Way of Morris Acres Road, said Point also being the Southeast corner of a tract of land owned by Edith Morris, PIN No. 0732289587, Recorded at Deed Book 2450, Page 555, Wake County Registry. Said Point having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 728,411.08', E: 2,033,127.17', Thence North 05°16'39" East a distance of 244.89' to a Point; Thence South 83°39'21" East a distance of 217.02' to a Point; Thence South 11°17'51" West a distance of 318.24' to a Point; Thence North 62°20'05" West a distance of 198.57' to a Point, Being the Point and Place of **Beginning**, and having an area of 1.306 Acres (56,885 Square Feet), More or Less.

**Legal description for Tract 3 "Edith Morris"**

**Beginning** at a Point located on the Northern Right of Way of Morris Acres Road, said Point also being the Southeast corner of a tract of land owned by Edith Morris, PIN No. 0732289587, Recorded at Deed Book 2450, Page 555, Wake County Registry. Said Point having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 728,411.08', E: 2,033,127.17', Thence, North 62°20'05" West a distance of 121.61' to an Existing NCDOT Right of Way Disc; Thence North 26°40'56" East a distance of 20.62' to an Existing NCDOT Right of Way Disc; Thence North 62°34'09" West a distance of 156.03' to a Point; Thence with a curve to the right having a radius of 783.00', an arc length of 137.84', a chord bearing of North 57°21'34" West, and distance of 137.66', to a Point; Thence North 27°36'09" East a distance of 122.99' to a Point; Thence South 62°23'51" East a distance of 165.92' to a Point; Thence South 89°50'51" East a distance of 48.48' to a Point; Thence North 02°21'09" East a distance of 48.00' to a Point; Thence South 88°49'51"

## Attachment A

East a distance of 125.97' to a Point; Thence South 05°16'39" West a distance of 54.78' to a Point; Thence South 05°16'39" West a distance of 244.89' to a Point, Being the Point and Place of **Beginning**, and having an area of 1.520 Acres (66,198 Square Feet), More or Less.

### **Legal description for PIN No. 0732295017 – NCDOT Parcel**

Beginning at an Existing Iron Rebar, said Rebar being located N 88°46'47" West a distance of 131.45' from an existing Axle located at the Southwest corner of a tract of land owned by Wilma Lee Morris, PIN No. 0732298556, Recorded at Book of Maps 2001, Page 291, Wake County Registry. Said Existing Axle having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 729,123.48', E: 2,032,670.88'; Thence South 02°05'21" West a distance of 182.00' to a New Iron Pipe; Thence with a curve to the right having a radius of 783.00', an arc length of 190.70', a chord bearing of North 16°13'03" West, and distance of 190.22', to an Existing Iron Pipe; Thence South 89°15'20" East a distance of 59.77' to an Existing Iron Rebar, being the point and place of Beginning, and having an area of 0.142 Acres (6,173 SF), More or Less.

## Wake County Residential Development Notification

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

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

Please send any questions about this form to:  
[studentassignment-gis-group@wcpss.net](mailto:studentassignment-gis-group@wcpss.net)

Developer Company Information	
<b>Company Name</b>	Pulte Home Company, LLC
<b>Company Phone Number</b>	(919)369-4602
<b>Developer Representative Name</b>	WithersRavenel
<b>Developer Representative Phone Number</b>	(919) 535-5212
<b>Developer Representative Email</b>	bvega@withersravenel.com

New Residential Subdivision Information	
<b>Date of Application for Subdivision</b>	02/01/2022
<b>City, Town or Wake County Jurisdiction</b>	Town of Apex
<b>Name of Subdivision</b>	Morris Acres
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	7304, 7208, and 0 Morris Acres Rd.
<b>REID(s)</b>	0181252, 0205072, 0099535, and 0456020
<b>PIN(s)</b>	0732295017, 0732382709, 0732289587, and 0732382530

Projected Dates Information	
<b>Subdivision Completion Date</b>	Dec 2025
<b>Subdivision Projected First Occupancy Date</b>	June 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	# Units
Single Family	8					6	2	2400	2900	500000	600000	2024	4	2025	4		
Townhomes	100					80	20	2100	2500	400000	500000	2024	50	2025	50		
Condos																	
Apartments																	
Other																	

# 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, Brendie Vega, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Department of Planning and Community Development, 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 on WebEx (location/address) on 01/26/2022 (date) from 6pm (start time) to 8pm (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.

Jan 27, 2022  
Date

By: Brendie Vega

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Abriel Spittel, a Notary Public for the above State and County, on this the 27 day of January, 2022.

SEAL



Abriel Spittel  
Notary Public  
Abriel Spittel  
Print Name

My Commission Expires: October 26, 2026

20220201 Morris Acres PUD Notification List

SITE ADDRESS	PIN NUM	OWNER	MAILING ADDRESS 1	MAILING ADDRESS 2	MAILING ADDRESS 3
800 TUNISIAN DR	0732380119	540 TOWNES HOA, INC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119	
2516 WALDEN WOODS DR	0732398073	ADDEN, NICOLE	2516 WALDEN WOODS DR	APEX NC 27523-6245	
7120 MORRIS ACRES RD	0732387152	ALPS LP	1143 EXECUTIVE CIR STE B	CARY NC 27511-4571	
0 WALDEN WOODS DR	0732397559	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250	
9001 REEDYBROOK CRSG	0732286392	BEAVER CREEK CROSSING LLC	TODD COPELAND	168 BUSINESS PARK DR STE 200	VIRGINIA BEACH VA 23462-6532
2505 FLINTS POND CIR	0732389017	BECKER, GARY A BECKER, BARBARA J	2505 FLINTS POND CIR	APEX NC 27523-4813	
2412 WALDEN CREEK DR	0732480456	CARNER, CHRISTOPHER DAVID CARNER, BRIDGET MARIE	2412 WALDEN CREEK DR	APEX NC 27523-4844	
2521 WALDEN WOODS DR	0732396202	CAUTHEN, JOHNSON JR CAUTHEN, DEBORAH	2521 WALDEN WOODS DR	APEX NC 27523-6245	
829 TUNISIAN DR	0732382191	CHEN, WANLING	829 TUNISIAN DR	APEX NC 27523-7537	
2507 FLINTS POND CIR	0732388153	CHENEY, BRADEN D MACKAY, HEATHER ANN	2507 FLINTS POND CIR	APEX NC 27523-4813	
2100 PEAKSIDE DR	0732382024	CHO, EUNA K CHO, REX H	2100 PEAKSIDE DR	APEX NC 27523-7540	
0 QUEEN CITY CRES	0732377766	CITISIDE AT BEAVER CREEK CROSSING HOA INC	CHARLESTON MGMT	PO BOX 97243	RALEIGH NC 27624-7243
803 TUNISIAN DR	0732380249	DIAZ, CYNTHIA I COLON CADENA, ARGYL I RAMIREZ	803 TUNISIAN DR	APEX NC 27523-7537	
814 TUNISIAN DR	0732381102	DUSUNG ENTERPRISE INC	814 TUNISIAN DR	CARY NC 27519-8830	
2517 WALDEN WOODS DR	0732397014	FALKANGER, JEFFREY J FALKANGER, KERRY C	2517 WALDEN WOODS DR	APEX NC 27523-6245	
805 TUNISIAN DR	0732380268	GAYLES, ANTHONY DARON	805 TUNISIAN DR	APEX NC 27523-7537	
7305 JENKS RD	0732393853	GREEN ACRES OF APEX LLC	7328 JENKS RD	APEX NC 27523-7811	
2503 WALDEN WOODS DR	0732389588	GROSSER, DONALD B JR GROSSER, CYNTHIA S	2503 WALDEN WOODS DR	APEX NC 27523-6245	
815 TUNISIAN DR	0732381272	GUPTA, SAURABH MITTAL, SONAL	815 TUNISIAN DR	APEX NC 27523-7537	
2519 WALDEN WOODS DR	0732396197	HARPER, PAUL MARK HARPER, RENAE KEY	2519 WALDEN WOODS DR	APEX NC 27523-6245	
818 TUNISIAN DR	0732381049	HONG, GIN JONG DAVIS	102 BRASS RING CT	CARY NC 27513-3616	
801 TUNISIAN DR	0732380310	HOUSTON, MICHAEL J HOUSTON, KRISTIN A	231 CANDIA LN	CARY NC 27519-8810	
2502 WALDEN WOODS DR	0732480708	ISAACS, DANIEL J	2502 WALDEN WOODS DR	APEX NC 27523-6245	
2524 WALDEN WOODS DR	0732397472	KAPLAN, PETER KAPLAN, ERIN B	2524 WALDEN WOODS DR	APEX NC 27523-6245	
2505 WALDEN WOODS DR	0732389603	KOESTER, JOHN D KOESTER, JOHANNA P	2505 WALDEN WOODS DR	APEX NC 27523-6245	
841 TUNISIAN DR	0732383044	LAO, TERENCE LAO, CATHERINE	1301 MAGNOLIA BEND LOOP	CARY NC 27519-0121	
8009 REEDYBROOK CRSG	0732289185	LAXMANA, RAJINEESH KUMAR VUMMIDISINGH LAXMANA, SREE HARSHITHA VUMMIDISINGH	8009 REEDYBROOK CRSG	JERSEY CITY NJ 07302-5557	
212 TUNISIAN DR	0732380174	LIN, SEN	812 TUNISIAN DR	APEX NC 27523-7537	
819 TUNISIAN DR	0732382119	LIU, XINGJUN KING, JUN	112 WYNSTONE CT	COLMAR PA 18915-3104	
817 TUNISIAN DR	0732381281	LUO, JING OUYANG, WEN	817 TUNISIAN DR	APEX NC 27523-7537	
845 TUNISIAN DR	0732373978	MADHVANI, VIRAT K MADHVANI, KAJAL V	317 MILLICENT WAY	MORRISVILLE NC 27560-7299	
853 TUNISIAN DR	0732374900	MAGNOLIA PROPERTY MANAGEMENT LLC	203 SAGERVIEW WAY	DURHAM NC 27713-6191	
813 TUNISIAN DR	0732381244	MIDOLO, ANDREA	813 TUNISIAN DR	APEX NC 27523-7537	
2104 PEAKSIDE DR	0732381071	MISTRY, DHANSUKH MISTRY, SHILA D	2104 PEAKSIDE DR	APEX NC 27523-7540	
7208 MORRIS ACRES RD	0732289587	MORRIS, EDITH S	7208 MORRIS ACRES RD	APEX NC 27523-5822	
0 JENKS RD	0732298566	MORRIS, WILMA LEE	7328 JENKS RD	APEX NC 27523-7811	
2526 WALDEN WOODS DR	0732396483	MULCAHY, JOHN M MULCAHY, MICHELE A	2526 WALDEN WOODS DR	APEX NC 27523-6245	
7304 MORRIS ACRES RD	0732295017	NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	TRANSPORTATION SECTION	1505 MAIL SERVICE CTR	RALEIGH NC 27699-1505
0 MORRIS ACRES RD	0732284334	NC DEPT TRNPK AUTHORITY	MARTIN T MCCracken	1505 MAIL SERVICE CTR	RALEIGH NC 27699-1500
2509 WALDEN WOODS DR	0732387613	PARKER, DAVID PARKER, ROBYN	2509 WALDEN WOODS DR	APEX NC 27523-6245	
2522 WALDEN WOODS DR	0732398344	PETERSON, DAVID R PETERSON, GAIL C	2522 WALDEN WOODS DR	APEX NC 27523-6245	
843 TUNISIAN DR	0732383061	PULLJALA, DHEERAJ KUMAR PULLJALA, CHAITANYA	843 TUNISIAN DR	APEX NC 27523-7537	
2528 WALDEN WOODS DR	0732396402	PYNE, CRAIG A GALIEN, KIMBERLY L	2528 WALDEN WOODS DR	APEX NC 27523-6245	
809 TUNISIAN DR	0732381216	RAJARAM, NARAYAN K UTHAMARAJAN, ARTHI	2774 WILLOW ROCK LN	APEX NC 27523-8515	
823 TUNISIAN DR	0732382147	RAMSEY, FRANCES B	823 TUNISIAN DR	APEX NC 27523-7537	
2506 FLINTS POND CIR	0732388289	SAFIAN, DAVID SAFIAN, MICHELLE	2506 FLINTS POND CIR	APEX NC 27523-4813	
8006 REEDYBROOK CRSG	0732289182	SARTORI, JEANETTE	8006 REEDYBROOK KING	APEX NC 27523-7542	
2508 FLINTS POND CIR	0732387292	SIMMONS, RYAN KENNETH SIMMONS, KRystal MARIE	2508 FLINTS POND CIR	APEX NC 27523-4813	
2102 PEAKSIDE DR	0732381092	SINGH, ISHA	2102 PEAKSIDE DR	APEX NC 27523-7540	
2504 FLINTS POND CIR	0732389347	SIT, ANITA YIN CHING LEUNG	2504 FLINTS POND CIR	APEX NC 27523-4813	
825 TUNISIAN DR	0732382164	SMITH, DERMOT J SMITH, JENNIFER R	825 TUNISIAN DR	APEX NC 27523-7537	
2515 WALDEN WOODS DR	0732387923	STEVENS, GREGORY W STEVENS, YOKO FUSE	2515 WALDEN WOODS DR	APEX NC 27523-6245	
847 TUNISIAN DR	0732373896	V & V PROPERTY GROUP LLC	317 MILLICENT WAY	MORRISVILLE NC 27560-7299	
816 TUNISIAN DR	0732381121	VACCA, STACY ELLEN	816 TUNISIAN DR	APEX NC 27523-7537	
2511 WALDEN WOODS DR	0732387723	VOJITCEK, BRANDON M VOJITCEK, LEIGH ANN	2511 WALDEN WOODS DR	APEX NC 27523-6245	
2513 WALDEN WOODS DR	0732387823	WEISS, GEOFFREY L	2513 WALDEN WOODS DR	APEX NC 27523-6245	
807 TUNISIAN DR	0732380287	WEST, DONALD EUGENE II	807 TUNISIAN DR	APEX NC 27523-7537	
2518 WALDEN WOODS DR	0732398164	WILLIAMS, STACEY D WILLIAMS, JOHN C	2518 WALDEN WOODS DR	APEX NC 27523-6245	
2520 WALDEN WOODS DR	0732398254	WOODIE, KEITH AUSTIN, HOLLY	2520 WALDEN WOODS DR	APEX NC 27523-6245	
831 TUNISIAN DR	0732383018	WRIGHT, STEVEN C	831 TUNISIAN DR	APEX NC 27523-7537	
849 TUNISIAN DR	0732373993	ZENG, XIAOMING ZHOU, FAN	128 VALLEY VIEW DR	CHAPEL HILL NC 27516-6260	
827 TUNISIAN DR	0732382173	ZHANG, DONG	2134 CRIGAN BLUFF DR	CARY NC 27513-8356	
		RS FINCHER & COMPANY, LLC	PO BOX 11117	APEX NC 27502	
Current Tenant			7409 Jenks RD	APEX NC 27523	
Current Tenant			7208B Morris Acres RD	APEX NC 27523	
Current Tenant			3101 Reedybrook XING	APEX NC 27523	
Current Tenant			3103 Reedybrook XING	APEX NC 27523	
Current Tenant			3105 Reedybrook XING	APEX NC 27523	
Current Tenant			3107 Reedybrook XING	APEX NC 27523	
Current Tenant			3109 Reedybrook XING	APEX NC 27523	
Current Tenant			3111 Reedybrook XING	APEX NC 27523	
Current Tenant			3113 Reedybrook XING	APEX NC 27523	
Current Tenant			3115 Reedybrook XING	APEX NC 27523	
Current Tenant			3117 Reedybrook XING	APEX NC 27523	
Current Tenant			3119 Reedybrook XING	APEX NC 27523	
Current Tenant			3121 Reedybrook XING	APEX NC 27523	
Current Tenant			3201 Reedybrook XING	APEX NC 27523	
Current Tenant			3203 Reedybrook XING	APEX NC 27523	
Current Tenant			3205 Reedybrook XING	APEX NC 27523	
Current Tenant			3207 Reedybrook XING	APEX NC 27523	
Current Tenant			3209 Reedybrook XING	APEX NC 27523	
Current Tenant			3211 Reedybrook XING	APEX NC 27523	
Current Tenant			3213 Reedybrook XING	APEX NC 27523	
Current Tenant			3215 Reedybrook XING	APEX NC 27523	
Current Tenant			3217 Reedybrook XING	APEX NC 27523	
Current Tenant			3219 Reedybrook XING	APEX NC 27523	
Current Tenant			3221 Reedybrook XING	APEX NC 27523	
Current Tenant			3301 Reedybrook XING	APEX NC 27523	
Current Tenant			3303 Reedybrook XING	APEX NC 27523	
Current Tenant			3305 Reedybrook XING	APEX NC 27523	
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Current Tenant			3317 Reedybrook XING	APEX NC 27523	
Current Tenant			3319 Reedybrook XING	APEX NC 27523	
Current Tenant			3321 Reedybrook XING	APEX NC 27523	
Current Tenant			3401 Reedybrook XING	APEX NC 27523	





January 12, 2022

RE: Morris Tract PUD

Dear Resident or Property Owner:

Please find enclosed an invitation for a neighborhood meeting for the proposed rezoning of 17.09 acres at 7304 and 7208 Morris Acres Rd. (Wake County PINs 0732295017, 0732382709, 0732289587, and 0732382530) from Rural Residential (RR) to Planned Unit Development – Conditional Zoning (PUD-CZ). The proposal would limit the permitted uses to single-family detached residential dwellings and townhouses.

The meeting will take place virtually on Wednesday, January 26th, 2022 from 6 pm to 8 pm on WebEx. You can join by computer, smartphone, tablet, or other internet-enabled device by using the meeting link.

Register in advance at <https://bit.ly/3EYyb2r>. You can also access the registration page using the camera on your smartphone to scan the code below.



There are several ways to access the virtual meeting. To join by phone, use +1-415-655-0001 US Toll, access code: 2421 385 3483. You can also use the event link, <https://bit.ly/3eTO53G>, or use the camera on your smartphone to scan the code below.



Future meetings will include a Planning Board meeting and a legislative hearing before Town Council. If you are unable to attend the meeting, would like to talk outside of the meeting, or have any other questions or concerns, please email [bvega@withersravenel.com](mailto:bvega@withersravenel.com) or call 919-535-5212. If you have questions for the Town, the Planner on the rezoning case is Liz Loftin: [Liz.Loftin@apexnc.org](mailto:Liz.Loftin@apexnc.org) or 919-249-3439.

Sincerely,  
WithersRavenel



Brendie Vega, ACIP, CNU-A  
Director of 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: Morris Tract PUD Zoning: Rural Residential (RR)

Location: 7304 and 7208 Morris Acres Rd.

Property PIN(s): 0732295017, 0732382709, Acreage/Square Feet: 17.09 acres  
0732289587, and 0732382530

Property Owner: Edith Morris

Address: 7208 Morris Acres Rd.

City: Apex State: NC Zip: 27523-5822

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner: North Carolina Department of Transportation Turnpike Authority

Address: Transportation Section, 1505 Mail Service Center

City: Raleigh State: NC Zip: 27699-1505

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: WithersRavenel

Address: 115 MacKenan Dr.

City: Cary State: NC Zip: 27511

Phone: (919) 469-3340 Fax: \_\_\_\_\_ Email: bvega@withersravenel.com

Builder (if known): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

## Town of Apex Department Contacts

Planning and Community Development 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, Senior Transportation Engineer	(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 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto: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.

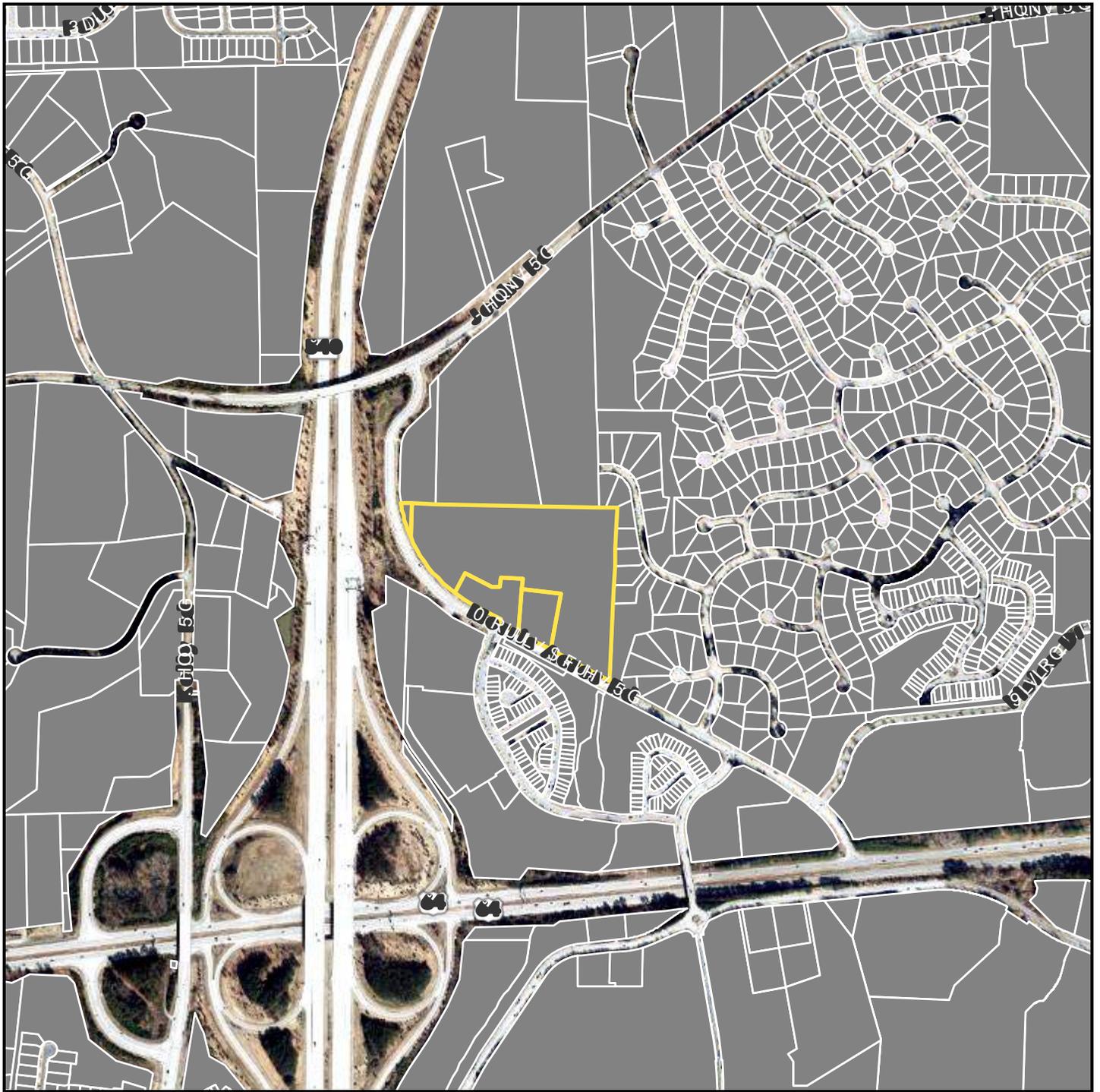
It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce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



ORUULV 7UDFW 38'

m



'LVFODLPHU  
 L0DSV PDNHV HYHU\ HIIRUW WR SURGXFH  
 WKH PRVW FXUUHQW DQG DFFXUDWH LQIR  
 +RZHYHU WKH PDSV DUH SURGXFHG IRU L  
 DQG DZHVXUYH\ 1R ZDUUDQWLHV H[SUH  
 DUH SURYLGHG IRU WKH GDWD WKHUHLQ





WILMA LEE MORRIS  
DB 16593, PG 1783  
BM 2008, PG 303  
PIN No. 0732295482

WILMA LEE MORRIS  
DB 8832, PG 889  
BM 2001, PG 291  
PIN No. 0732295556

GREEN ACRES OF APEX, LLC  
DB 13003, PG 1149  
BM 2008, PG 303  
PIN No. 0732303853

JOHNSON CAUTHEN, JR.  
DEBORAH CAUTHEN  
DB 18938, PG 2012  
LOT 77  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732306202

PAUL HARPER  
RENAE HARPER  
DB 11491, PG 1813  
LOT 78  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732306197

JEFFREY FALKANGER  
KERRY FALKANGER  
DB 10884, PG 1733  
LOT 75  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732307014

GREGORY STEVENS  
YOKO STEVENS  
DB 14580, PG 1666  
LOT 80  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732387923

GEOFFREY WEISS  
DB 15525, PG 2687  
LOT 81  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732387823

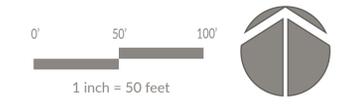
BRANDON VOJTICEK  
LEIGH ANN VOJTICEK  
DB 15736, PG 1725  
LOT 82  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732387723

DAVID PARKER  
ROBYN PARKER  
DB 14761, PG 1200  
LOT 83  
WALDEN CREEK WEST  
BM 2000, PG 443  
PIN No. 0732357613

TOWN OF APEX  
DB 7061, PG 402  
TRACT "A"  
PUBLIC OPEN SPACE  
WALDEN CREEK  
BM 1996, PG 797  
PIN No. 0732387570

**LEGEND**

- TOWNHOMES
- SINGLE FAMILY DETACHED
- SCM
- STREAM BUFFER/ PONDS
- PERIMETER BUFFER
- WETLAND
- OPEN SPACE
- ACCESS POINTS
- ROAD CROSSING



# MORRIS TRACT PUD

# 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: Virtual - Webex

Date of meeting: 1/26/2022 Time of meeting: 6 - 8 p.m.

Property Owner(s) name(s): Edith Morris and NCDOT

Applicant(s): WithersRavenel

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.	See attached.				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

20220126 Morris Acres PUD Neighborhood Meeting Attendance List

Name	Email Address	When Registered	Address 1	Address 2	City	State	ZIP	Phone
Gail Peterson		1/26/2022 18:11	2522 Walden Woods Drive		Apex	Nc	27523	
Donald Grosser		1/26/2022 18:03	2503 Walden Woods Drive		Apex	North Carolina	27523	
Ryan Simmons		1/26/2022 17:58	2508 Flints Pond Cir		Apex	NC	27523	
Randy King		1/26/2022 17:48						
PAUL HARPER		1/24/2022 19:54	2519 Walden Woods Dr		Apex	NC	27523	
Keith Woodie		1/21/2022 11:16	2520 Walden Woods Dr		Apex	NC	27523	
David Parker		1/21/2022 10:01	2509 Walden Woods Dr		Apex	NC	27523	
Brandon Vojticek		1/18/2022 8:53	2511 Walden Woods Dr		Apex	NC	27523	
braden cheney		1/16/2022 8:31	2507 Flints Pond Circle		Apex	NC	27523	
Deborah Cauthen		1/14/2022 13:12	2521 Walden Woods Drive		Apex	NC	27523	
Caroline Richardson		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	
Ed Tang		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	
Brian Lussier		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	
Brendy Vega		1/6/2022 9:03	137 S Wilmington St.	Suite 200	Raleigh	NC	27601	

# 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): Edith Morris and NCDOT  
Applicant(s): WithersRavenel  
Contact information (email/phone): Brendie Vega, bvega@withersravenel.com  
Meeting Address: Virtual (Webex)  
Date of meeting: January 26, 2022 Time of meeting: 6:00 to 8:00 p.m.

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:

**Stormwater.** Attendees asked about plans for stormwater management on the site.

Applicant's Response:

The project team understands that there are existing stormwater concerns in the area, specifically at Flint's Pond and along Walden Woods Drive. The team shared that its priority is to divert as much water from the subdivision as possible. The project will be engineered to withstand a 100-year flood event, which is above and beyond Town standards. The rate of discharge will be less than or equal to current conditions.

Question/Concern #2:

**Buffers.** Neighbors had questions regarding buffering along the eastern boundary of the property. Several neighbors expressed interest in installing a wooden fence.

Applicant's Response:

The applicant showed the location of the 20-foot Type A buffer on the bubble diagram.

The team explained that existing trees will not be disturbed in the buffer and that

further surveying is needed to determine if a fence would be useful with the topography.

Question/Concern #3:

**Sanitary Sewer.** Neighbors asked about the placement of the sewer in relationship to the stream.

Applicant's Response:

At this time, the applicant does not have a definite answer; however, the sewer line may run under the stream. The team will be conducting extensive field research to determine the appropriate path.

Question/Concern #4:

**Units, Location, and Construction Timeline.** Neighbors asked about the number of units and the construction timeline.

Applicant's Response:

The applicant responded that there will be at most eight single-family detached units to the northeast and 102 townhouse units to the southwest. Once approved by Council, the applicant cannot make significant changes to the PUD and will be bound to the layout shown on the bubble diagram. Land development will likely begin in summer 2023, and home construction will start in summer 2024.

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# MORRIS TRACT

PLANNED UNIT DEVELOPMENT

Apex, North Carolina

June 22, 2022

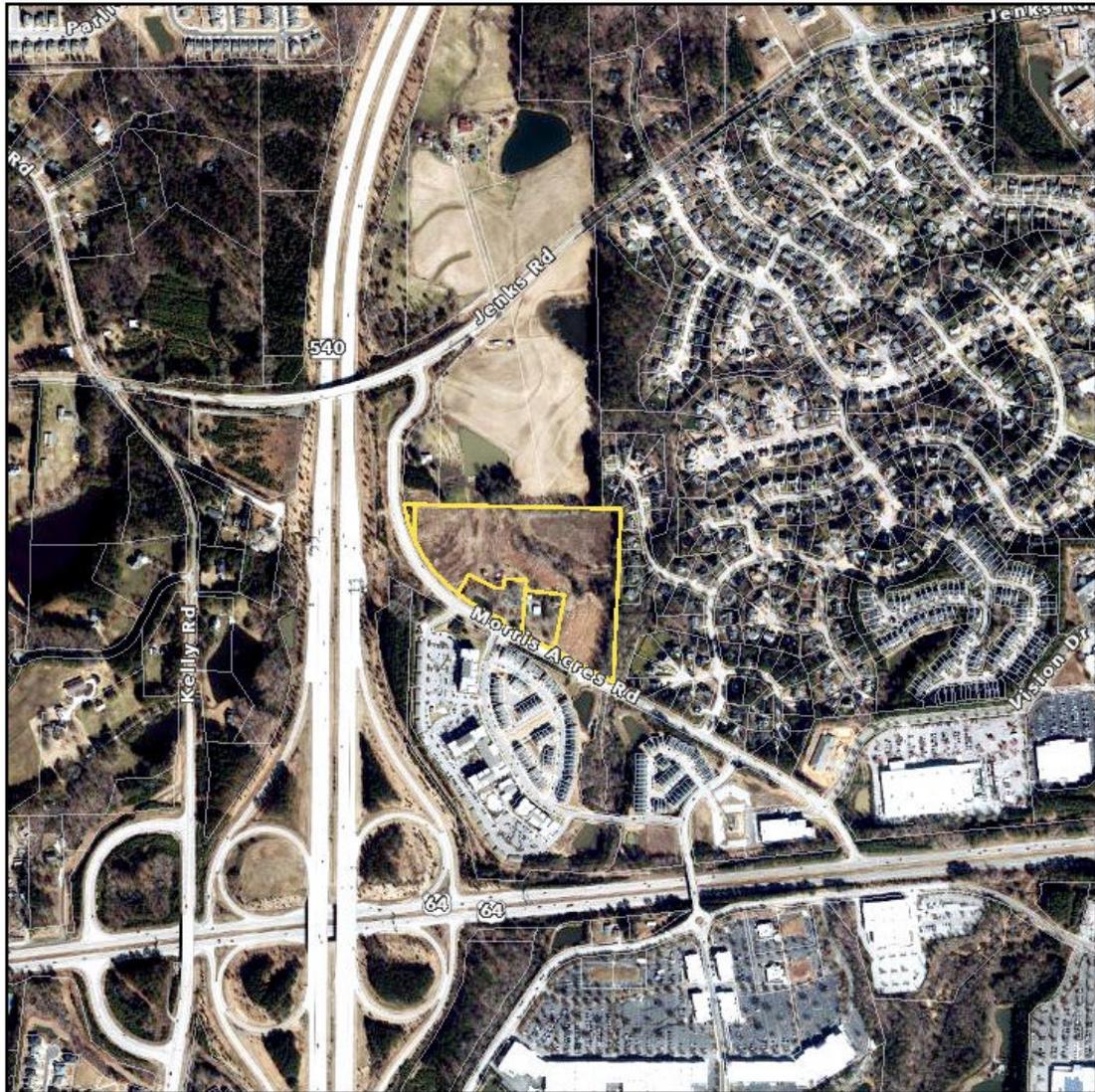
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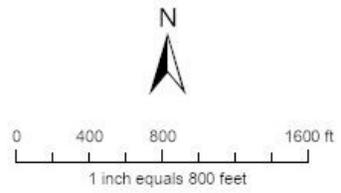
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# I. VICINITY MAP



Morris Tract PUD



## II. PROJECT INFORMATION

---

<b>Project</b>	Morris Tract PUD
<b>PINs</b>	0732295017, 0732382709, 0732289587, and 0732382530
<b>Preparer Information</b>	WithersRavenel 115 MacKenan Drive Cary, NC 27511  Brendie Vega, AICP, CNU-A Ed Tang, PE P: 919.469.3340 F: 919.467.6008 bvega@withersravenel.com etang@withersravenel.com
<b>Traffic Consultant</b>	Kimley-Horn
<b>Current Zoning Designation</b>	Rural Residential (RR)
<b>Proposed Zoning Designation</b>	Planned Unit Development (PUD-CZ)
<b>Current 2045 Land Use Map Designation</b>	Medium Density Residential
<b>Area of Tracts</b>	17.09 acres

### III. PURPOSE STATEMENT

---

#### A. Unified Development Ordinance (UDO) Sections 2.3.4.F.1.

- ◆ The PD Plan encourages cluster and compact development to the greatest extent possible. The PD plan will be interrelated and linked internally and externally by pedestrian ways, bikeways, and other transportation systems.
- ◆ Sidewalks at least five (5) feet in width are provided on all streets throughout the subdivision, as well as sidewalk at least five (feet) in width that will be installed on the frontage of Morris Acres Road.
- ◆ Cul-de-sac(s) will be avoided where environmental features do not constrain the site, and instead will provide connections to existing street(s) and stub(s) to future roads.
- ◆ The development is compatible with the character of the site, where a change to existing land use patterns in the area has increased the surrounding densities and introduced nonresidential uses.
- ◆ The site is within one-half mile of retail, dining, financial institutions, and personal services. Future residents will be able to easily access many necessities and entertainment while minimizing vehicle trips traveled and trip length.
- ◆ The PD Plan proposes architectural standards that are exceptional and provide high-quality design while incorporating energy saving features.

#### B. Conditional Zoning Standards - UDO Sections 2.3.3.F.1-10

- ◆ The PUD Plan is consistent with the 2045 Land Use Map, which has identified this area as Medium Density Residential which allows for single-family homes, duplexes, and townhouses.
- ◆ The proposed plan is consistent with the changing character of the neighborhood. The Town's adopted 2045 plans, are demonstrative of the changes that have occurred and are proposed for this area.
- ◆ The Zoning district supplemental standards do not apply to the uses that have been listed in the List of Uses.
- ◆ Adverse impacts will be minimal since there are currently residences in this location that are served by private services. Annexation into the Town will provide the new subdivision with trash, public water and sewer, and Town of Apex public safety services.
- ◆ While not yet designed, the subdivision will incorporate recommendations made by the Environmental Advisory Board to minimize environmental impacts.
- ◆ The proposed Conditional Zoning District uses will meet the UDO's requirements for public improvement. A fee-in-lieu will be provided to the Town of Apex for parks and recreation, while other public services will benefit from the tax base provided by the increased tax value of the current properties.
- ◆ The proposed District will meet or exceed the Town's requirements which are meant to protect the health, safety, and welfare of the Town and ETJ residents.
- ◆ There will be no substantial detriment to the adjacent properties. The addition of residential at a slightly higher density than what is existing will not be a substantial detriment to adjacent properties.

- ◆ The use will not constitute a nuisance or hazard as residential uses are inherently intended for the use, enjoyment, and safety of residents in their homes.
- ◆ The proposed Conditional Zoning district use will meet or exceed the applicable provisions of the Ordinance except where noted in this document and as permitted by the Conditional Zoning process.

## IV. PERMITTED USES

---

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

### A. Residential

- ◆ Single-family
- ◆ Townhouse, attached
- ◆ Recreation facility, private
- ◆ Accessory apartment
- ◆ Utility, Minor
- ◆ Park, Active
- ◆ Park, Passive

## V. PROPOSED CONDITIONS

---

1. Alleys for units facing Morris Acres Road will accommodate water and sewer utilities within the Town's existing alley cross section subject to staff review and approval at the time of subdivision and construction plans. Public utility easements may be granted on private property to accommodate appurtenances and maintenance.
2. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
3. No homes will be platted within 50 feet of the eastern property line.

## VI. DESIGN CONTROLS

### A. Intensity and Density

Maximum Density	6.44 Dwelling Units/Acre		
Maximum Dwelling Units	110 (10 single-family dwelling units and 100 townhomes)		
Maximum Building Height	50 ft		
Setbacks, Single-family Detached	Front: 5 ft from façade 20 ft from garage to back of sidewalk	Side: 5 ft  Corner Side: 8 ft	Rear: 10 ft
Setbacks, Townhouses, Front-loaded	Front: 10 ft from façade 20 ft from garage to back of sidewalk	Side: 5 ft Corner Side: 10 ft Building to Building: 10 ft	Rear: 10 ft
Setbacks, Townhouses, Alley-loaded	Front: 10 ft from façade	Side: 5 ft Corner Side: 10 ft Building to Building: 10 ft	Rear: 5 ft
Minimum Lot Size, Single-family Detached	6,000 square feet		
Minimum lot width, Townhouses	22 feet		
Maximum Built Upon Area Permitted (PUD-CZ)	70%		
Proposed Built Upon Area	70%		

### B. Perimeter Buffers

North	20-foot Type B
East	20-foot Type A
Morris Acres Rd. (Units facing the street)	30-foot Type E Undisturbed 50-foot Type A/B Disturbed
Morris Acres Rd. (Units oriented away from the street)	30-foot Type B Undisturbed 50-foot Type A/B Disturbed

## VII. ARCHITECTURAL CONTROLS

---

### A. Single-family Detached

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
6. Garage doors must have windows, decorative details, or carriage-style adornments on them.
7. The visible side of a single-family detached dwelling unit on a corner lot facing the public street shall contain at least two decorative elements such as, but not limited to, the following:
  - ◆ 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 gables
  - ◆ Decorative gable
  - ◆ Decorative cornice
  - ◆ Column
  - ◆ Portico
  - ◆ Balcony
  - ◆ Dormer

### B. Townhouses

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. The roofline cannot be a single mass. It must be broken up horizontally and vertically between every unit.
3. Garage doors must have windows, decorative details, or carriage-style adornments on them.
4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
7. The visible side of a townhouse on a corner lot facing the public street shall contain at least two decorative elements such as, but not limited to, the following:

- ◆ 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 gables
- ◆ Decorative gable
- ◆ Decorative cornice
- ◆ Column
- ◆ Portico
- ◆ Balcony
- ◆ Dormer

## VIII. SIGNAGE

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All signage in the Morris Tract PUD will comply with the requirements in Section 8.7 of the Town of Apex UDO.

## IX. PARKING AND LOADING

---

The parking requirements of the Town of Apex UDO Section 8.3 will be met.

## X. ENVIRONMENTAL ADVISORY BOARD (EAB) RECOMMENDATIONS

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The Morris Tract PUD was heard at the EAB on December 16, 2021. The applicant has agreed to the following.

1. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 100-year storm events in accordance with the Unified Development Ordinance. Treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved.
2. The project shall install at least one (1) pet waste disposal reminder sign per Stormwater Control Measure (SCM). The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), amenity centers, sidewalks, greenways, or side paths.
4. The project shall ensure that at least 75% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.

5. The project shall select and install tree, shrub, and perennial species with special attention to providing diverse and abundant pollinator and bird foot sources, including plants that bloom in succession from spring to fall.
6. The project shall plant warm season grasses in order to minimize the need for irrigation and chemical use.
7. A minimum of three (3) native hardwood tree species shall be used for the landscaping on site.
8. The project shall install at least one (1) pet waste station at each play lawn.
9. All homes shall be pre-configured with conduit for a solar energy system.

## XI. NATURAL RESOURCE AND ENVIRONMENTAL DATA

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### A. Watershed

The properties in the PD Plan are located in the Primary Watershed Overlay District and the Beaver Creek Basin.

### B. FEMA Floodplain

No regulatory FEMA mapped floodplain exists on site.

### C. Resource Conservation Area

The site is subject to the Resource Conservation Area (RCA) requirements outlined in the Town of Apex UDO in Section 8.1. This project shall dedicate a minimum 20% of RCA for the overall site area upon site plan submittal.

According to the North Carolina Historic Preservation Office's records, the subject site does not contain historic structures.

## XII. STORMWATER MANAGEMENT

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1. This project is located within the Beaver Creek basin and will be required to attenuate the 1-, 10-, 25-, and 100-year storms.
2. To the extent practicable the stormwater discharge from the onsite SCM(s) will be routed to discharge stormwater from the SCM(s) via a pipe underneath Morris Acres Road (i.e. to the downstream side) subject to Town of Apex and NCDOT approvals.
3. The former pond on the east side of the property was previously breached and the outflow was diverted away from properties with PINs 0732387613, 0732387723, and 0732387823 via an open channel. The proposed project will either pipe or maintain an open channel that continues to direct the natural flow to a point downstream of these properties, subject to Town of Apex, NCDWR, and USACE approvals.

## XIII. PARKS, RECREATION, & CULTURAL RESOURCES (PRCR) ADVISORY COMMISSION

---

The PRCR Advisory Commission unanimously recommended a fee-in-lieu of dedication for the Morris Tract PUD at their March 30, 2022 meeting. The rate of the fee is set at the time of Town Council approval of the rezoning and is based on a maximum of 110 single family attached and detached units and runs with the life of the project. If approved in 2022, the rate would be \$3,753.89 for Single Family Detached and \$2,528.25 for Single Family Attached units.

## XIV. PUBLIC FACILITIES REQUIREMENTS

---

### A. Sanitary Sewer Service

Sewer is available at an outfall at the tributary of the Reedy Branch outfall that runs through a Town of Apex owned parcel.

A capacity study shall be provided at Construction Drawing submittal.

### B. Water Service

Extension of water shall be provided to the proposed development with access to 12" water line in Morris Acres Road.

### C. Gas and Electric Service

Electric services will be extended to the site.

### D. Roadways

The site shall require an internal public roadway network and privately maintained parking spaces. The transportation system shall be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan and the Town of Apex Standard Specifications and Standard Details.

The Transportation plan designates Morris Acres Road as an 80-foot minimum right-of-way with a minimum 10-foot Side Path.

### E. Transit

The nearest transit stop for the local GoApex Route 1 is anticipated to be located at the Beaver Creek Commons shopping center. Regional Transit can be accessed along NC 55 Hwy. The subject site is located within the Transit Oriented Development Context Area.

### F. Pedestrian Facilities

A 10-foot Side Path shall be provided along the frontage of Morris Acres Road, in accordance with the Transportation Plan & UDO.

Sidewalks at least five (5) feet in width shall be provided on both sides of all internal streets, including cul-de-sac(s).

For alley-loaded townhouses that front Morris Acres Road, a minimum five-foot (5') sidewalk connection between the townhouse units and the 10-foot Side Path along Morris Acres Road shall be provided. These connections will perpendicularly cross the 30-foot Thoroughfare Buffer along Morris Acres Road.

## XV. PHASING

---

The site is anticipated to be developed in two (2) phases.

## XVI. AFFORDABLE HOUSING

---

Of the one hundred (100) permitted townhouse dwellings, at least two (2) residential restricted median-income affordable housing townhouse ownership units (Affordable Housing Units) shall be constructed on-site and sold at a mutually agreeable maximum affordable housing median-income ownership initial sales price (includes unit price and lot price) that is calculated based upon the one-hundred percent (100%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income (AMI) as most recently published by the U.S. Department of Housing and Urban Development (HUD).

- ◆ The Affordable Housing Units shall be occupied by low or median-income households earning no more than one hundred percent (100%) of the Raleigh, NC MSA AMI, adjusted for family size as most recently published by HUD.
- ◆ A restrictive covenant (i.e., resale deed restriction) with a minimum affordability period of ten (10) years shall be recorded against each Affordable Housing Unit concurrently at the close of escrow upon the sale of each Affordable Housing Units to memorialize the affordable housing terms and conditions.
- ◆ The two (2) Affordable Housing Unit lots shall be identified on the Master Subdivision Final Plat, which may be amended from time to time.
- ◆ A restrictive covenant (i.e. affordable housing agreement) between the Town and Applicant shall be recorded against the two (2) Affordable Housing Unit lots prior to the issuance of a building permit for such lots to memorialize the affordable housing terms and conditions of the approved zoning condition.
- ◆ Final Affordable Housing Unit floor plan selection which includes the unit size and bedroom size will be at the discretion of the developer.
- ◆ The Developer will be responsible for performing marketing, applicant screening and selection process, and management of the Affordable Housing Units during the affordability period with oversight and support provided by Town staff.

## XVII. ELEVATIONS

---

Elevations will comply with the Architectural and Design Controls for the Morris Tract PUD. Elevations submitted with this PD Plan are representative of what may be provided.

## XVIII. CONSISTENCY WITH ADVANCE APEX

---

The Plan is consistent with the Advance Apex Plan and Land Use Map.

The Apex 2045 Land Use Map identifies the subject parcels as Medium Density Residential. Medium Density Residential lands are characterized by single-family homes, duplexes, quadplexes, and townhomes with densities no less than three (3) and no more than seven (7) dwelling units per acre. Medium Density Residential provides a transition from the more urbanized areas of Apex to low-density neighborhoods.

The proposed density of 6.44 dwelling units per acre and proposed uses meet the Medium Density Residential standards. In addition, once established, the proposed development will soften the transition between large rural lands and residential neighborhoods and commercial areas.

## XIX. CONSISTENCY WITH THE UDO

---

The proposed development is consistent with all applicable requirements of the Town of Apex UDO.

## XX. COMPLIANCE WITH COMPREHENSIVE TRANSPORTATION PLAN AND BICYCLE AND PEDESTRIAN SYSTEM PLAN

---

The proposed development complies with the applicable requirements of the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan.

## XXI. CONFORMITY WITH TOWN OF APEX ADOPTED PLANS AND POLICIES

---

In addition to being consistent with the Town's Advance Apex Comprehensive Plan, Unified Development Ordinance, and the Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan, the proposed development is designed to conform with the following plans and their subsequent maps:

- Parks, Recreation, Greenways, and Open Space Master Plan
  - The development is designed with 10' path adjoining Morris Acres Road as detailed in the Master Plan map.
- Collection System Facility Plan (Master Sewer Plan)

- The development is proximate to adequate water and sewer infrastructure within the Beaver Creek outfall (see Section XIV).
- NC 540/Western Wake Freeway Plan
  - The development is identified as “Medium Density Residential” which is consistent with the proposed use of the site.





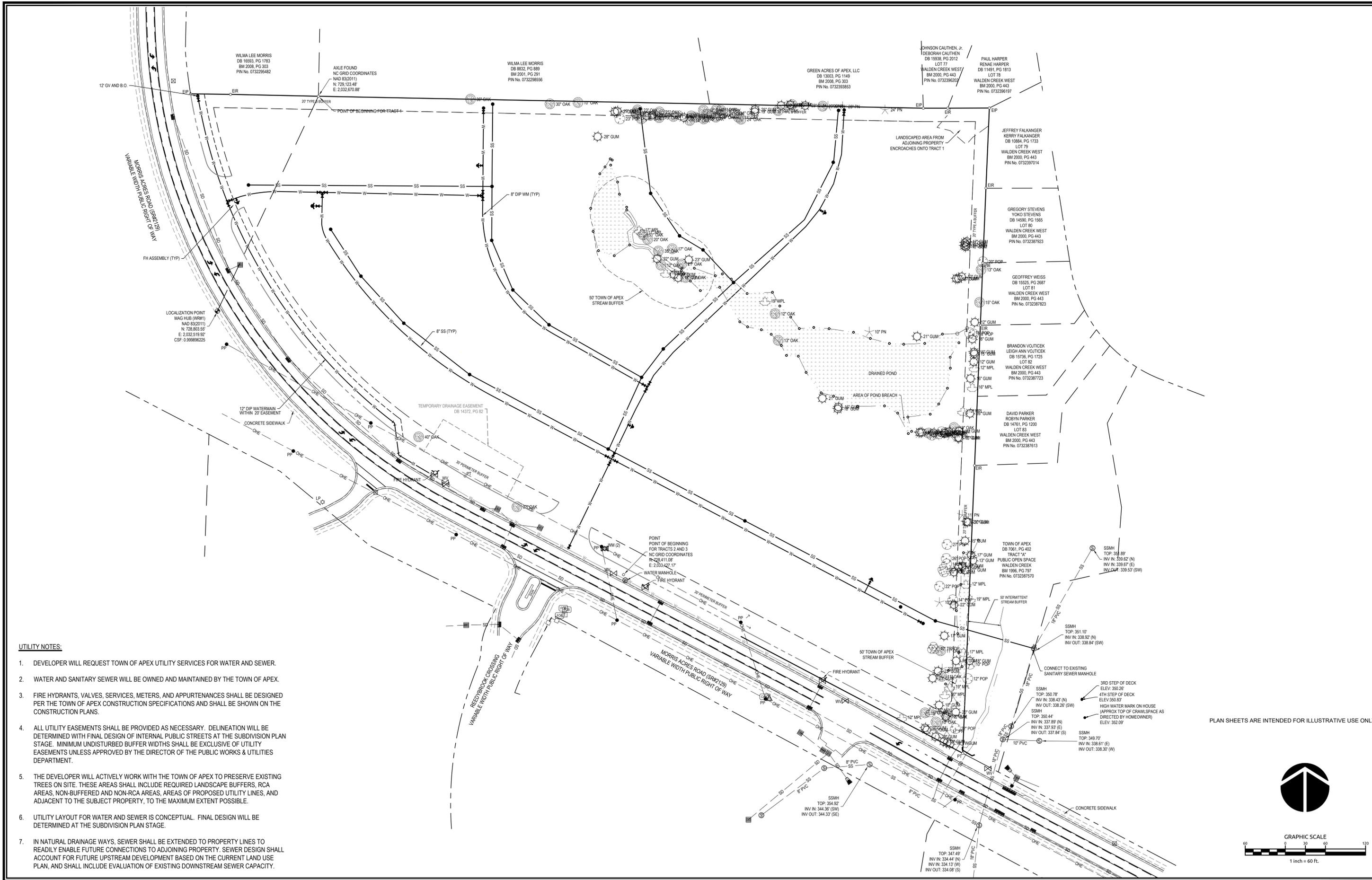


- LEGEND**
- TOWNHOMES
  - SINGLE FAMILY DETACHED
  - SCM
  - STREAM BUFFER/ PONDS
  - PERIMETER BUFFER
  - WETLAND
  - OPEN SPACE
  - ACCESS POINTS
  - ROAD CROSSING
  - 10' SIDEPATH



**MORRIS TRACT PUD**

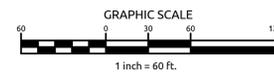
CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY



**UTILITY NOTES:**

1. DEVELOPER WILL REQUEST TOWN OF APEX UTILITY SERVICES FOR WATER AND SEWER.
2. WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY THE TOWN OF APEX.
3. FIRE HYDRANTS, VALVES, SERVICES, METERS, AND APPURTENANCES SHALL BE DESIGNED PER THE TOWN OF APEX CONSTRUCTION SPECIFICATIONS AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
4. ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. DELINEATION WILL BE DETERMINED WITH FINAL DESIGN OF INTERNAL PUBLIC STREETS AT THE SUBDIVISION PLAN STAGE. MINIMUM UNDISTURBED BUFFER WIDTHS SHALL BE EXCLUSIVE OF UTILITY EASEMENTS UNLESS APPROVED BY THE DIRECTOR OF THE PUBLIC WORKS & UTILITIES DEPARTMENT.
5. THE DEVELOPER WILL ACTIVELY WORK WITH THE TOWN OF APEX TO PRESERVE EXISTING TREES ON SITE. THESE AREAS SHALL INCLUDE REQUIRED LANDSCAPE BUFFERS, RCA AREAS, NON-BUFFERED AND NON-RCA AREAS, AREAS OF PROPOSED UTILITY LINES, AND ADJACENT TO THE SUBJECT PROPERTY, TO THE MAXIMUM EXTENT POSSIBLE.
6. UTILITY LAYOUT FOR WATER AND SEWER IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT THE SUBDIVISION PLAN STAGE.
7. IN NATURAL DRAINAGE WAYS, SEWER SHALL BE EXTENDED TO PROPERTY LINES TO READILY ENABLE FUTURE CONNECTIONS TO ADJOINING PROPERTY. SEWER DESIGN SHALL ACCOUNT FOR FUTURE UPSTREAM DEVELOPMENT BASED ON THE CURRENT LAND USE PLAN, AND SHALL INCLUDE EVALUATION OF EXISTING DOWNSTREAM SEWER CAPACITY.

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



No.	Revision	Date	By

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	02/01/2022
Checked By	ET	Job No.	02210742.1

**MORRIS TRACT PUD**

WAKE COUNTY NORTH CAROLINA

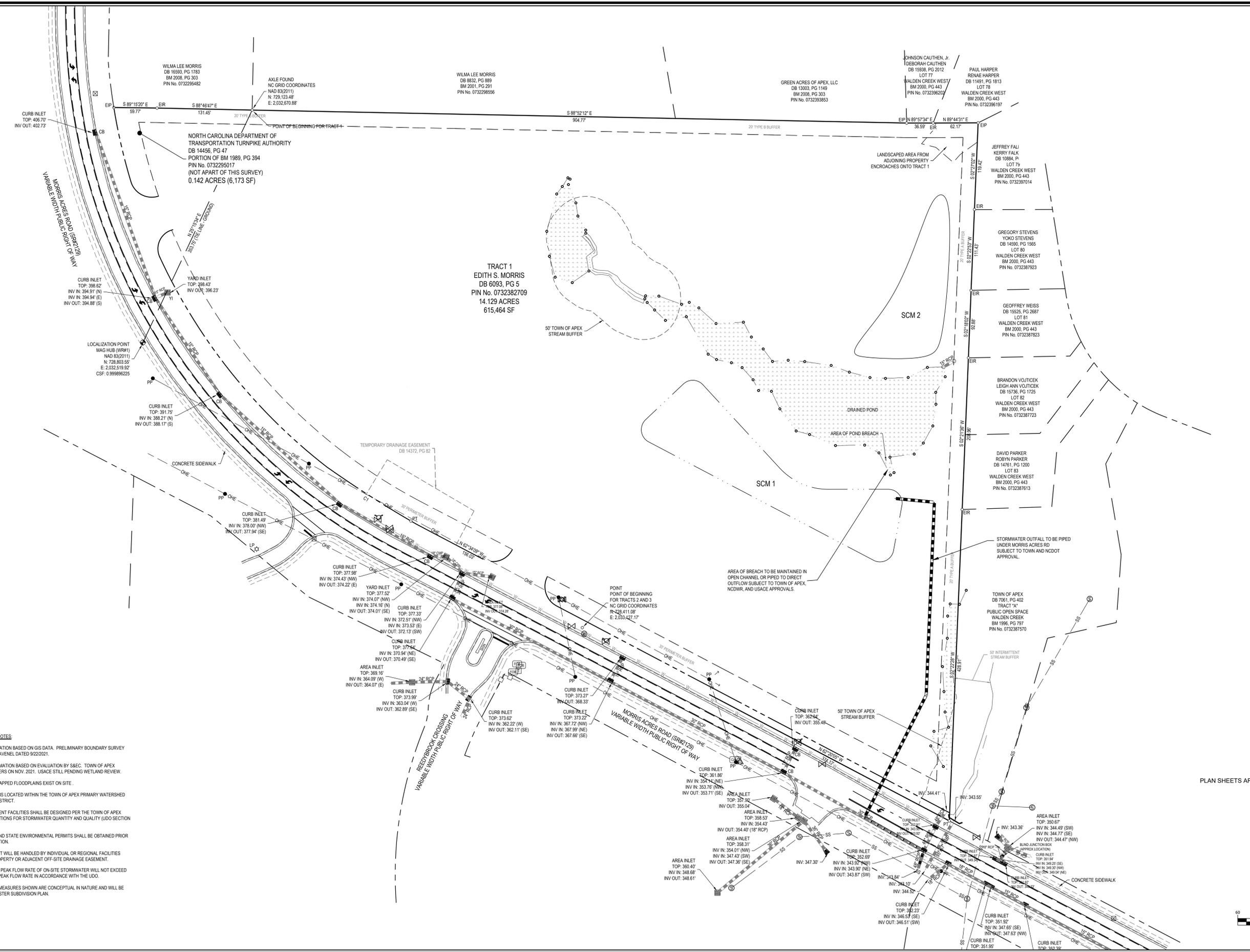
**CONCEPTUAL UTILITY PLAN**

**WithersRavenel**  
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

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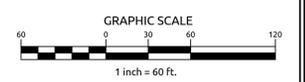
K:\210142\210142-00-Plan\Drawings\Sheet\03 Conceptual Utility Plan.dwg, Date: 11/20/22 4:43:58 PM, User: ET



**STORMWATER MANAGEMENT NOTES:**

- EXISTING UTILITY INFORMATION BASED ON GIS DATA. PRELIMINARY BOUNDARY SURVEY PREPARED BY WITHERSRAVENEL DATED 9/22/2021.
- WETLAND/STREAM INFORMATION BASED ON EVALUATION BY SAEC. TOWN OF APEX REVIEWED STREAM BUFFERS ON NOV. 2021. USACE STILL PENDING WETLAND REVIEW.
- NO REGULATORY FEMA MAPPED FLOODPLAINS EXIST ON SITE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
- STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED PER THE TOWN OF APEX STANDARDS AND REGULATIONS FOR STORMWATER QUANTITY AND QUALITY (UDO SECTION 6.1.7 B).
- ALL APPLICABLE LOCAL AND STATE ENVIRONMENTAL PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
- STORMWATER TREATMENT WILL BE HANDLED BY INDIVIDUAL OR REGIONAL FACILITIES WITHIN THE SUBJECT PROPERTY OR ADJACENT OFF-SITE DRAINAGE EASEMENT.
- THE POST DEVELOPMENT PEAK FLOW RATE OF ON-SITE STORMWATER WILL NOT EXCEED THE PRE-DEVELOPMENT PEAK FLOW RATE IN ACCORDANCE WITH THE UDO.
- STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE FINALIZED AT TIME OF MASTER SUBDIVISION PLAN.

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY



No.	Revision	Date	By

Designer	WR	Scale	AS NOTED
Drawn By	WR	Date	02/01/2022
Checked By	ET	Job No.	02210742.1

**MORRIS TRACT PUD**

WAKE COUNTY      NORTH CAROLINA

**CONCEPTUAL STORMWATER PLAN**

**WithersRavenel**  
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919-469-3340 | license #: F-1479 | www.withersravenel.com

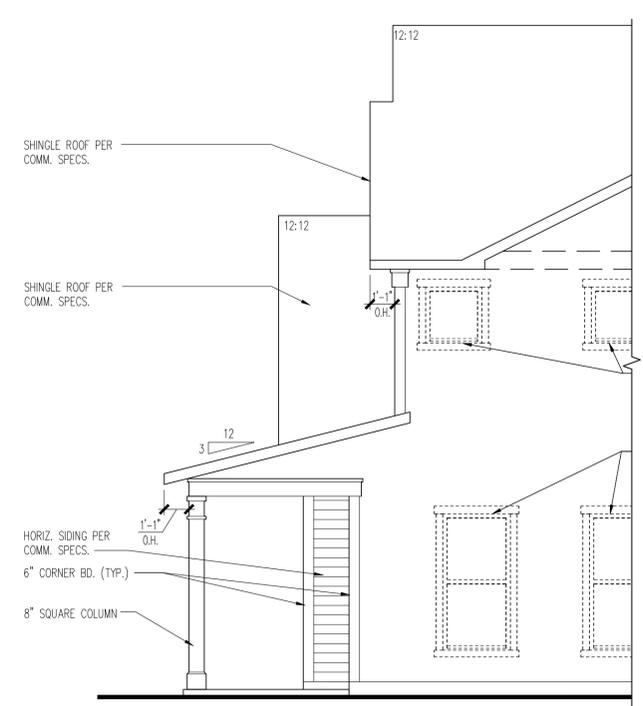
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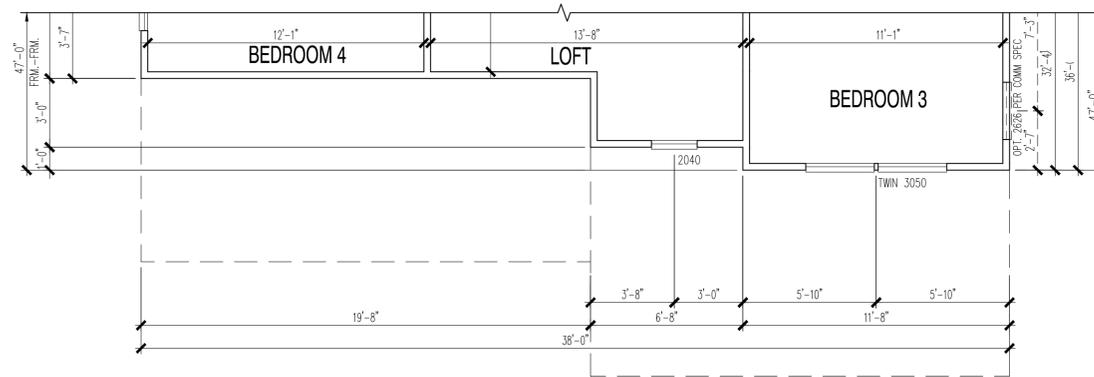
**FRONT ELEVATION 29**

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



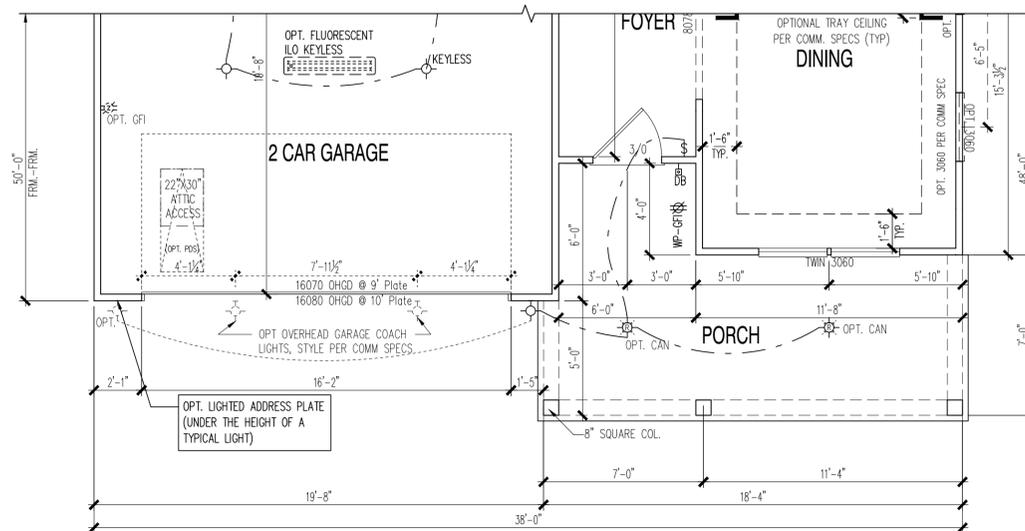
**PARTIAL RIGHT SIDE ELEVATION**

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



**PARTIAL SECOND FLOOR PLAN**

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



**PARTIAL FIRST FLOOR PLAN**

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

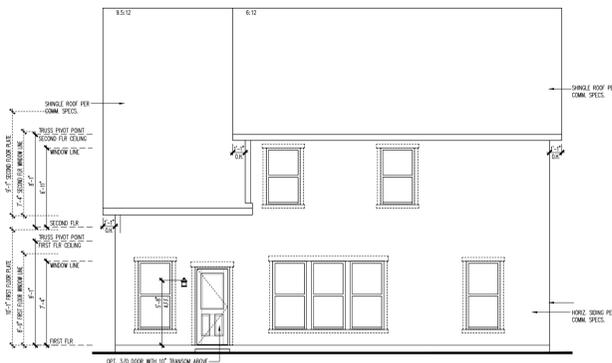
PRODUCT MANAGER	
INITIAL RELEASE	DATE: 02/29/2016
REV#	DATE/DESCRIPTION
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PROJECT TYPE  
**Single Family**

SPECIFICATION LEVEL  
**Pulte**

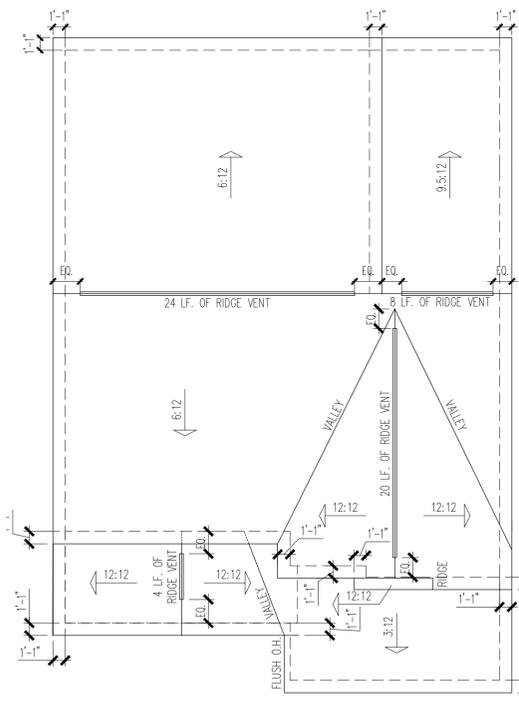
PLAN NAME  
**Continental**  
 NPC NUMBER  
**1917.200**

SHEET  
**3.29**



**REAR ELEVATION 29**

SCALE: 1/8"=1'-0"



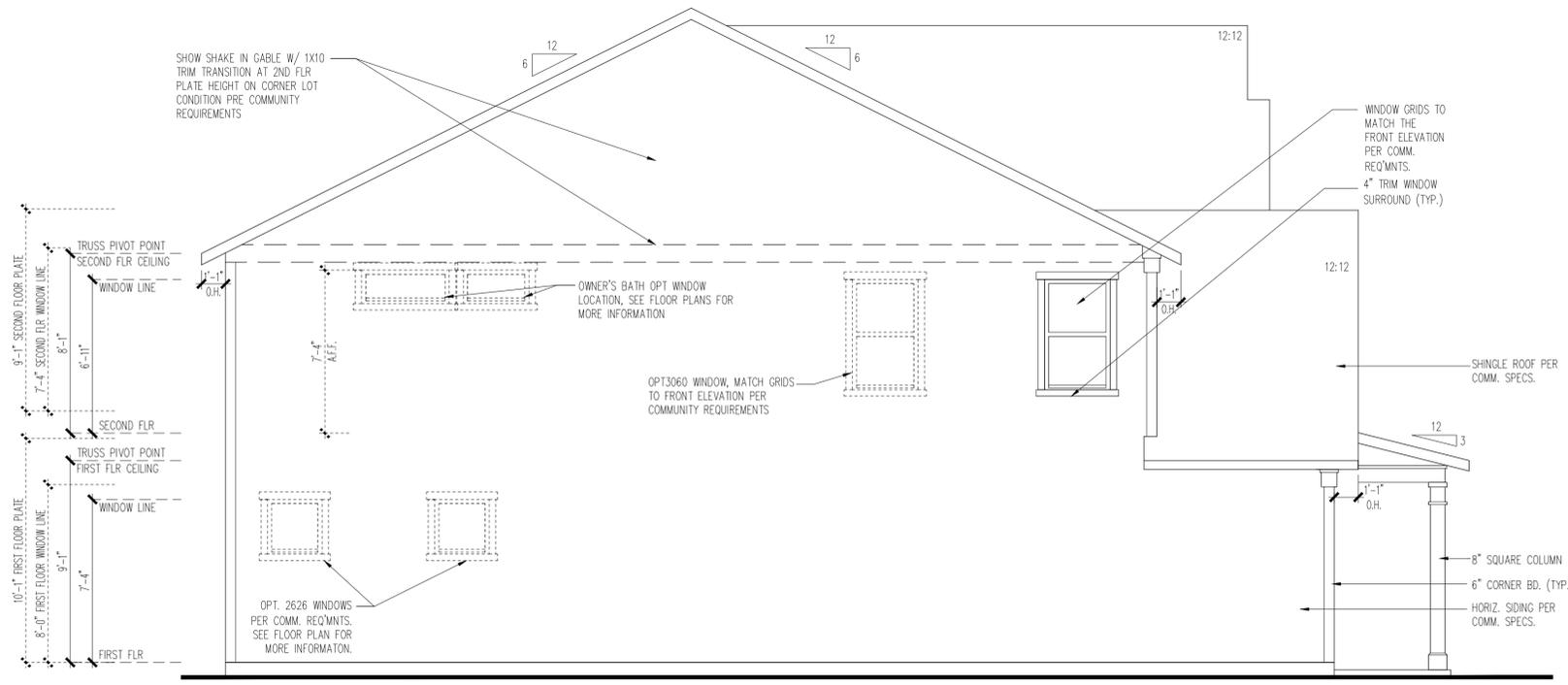
**ROOF PLAN ELEV. 29**

SCALE: 1/8"=1'-0"

**ATTIC VENTILATION :** (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)  
 W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3" ABOVE  
 EAVE / CORNICE VENTS PER IRC R806.2

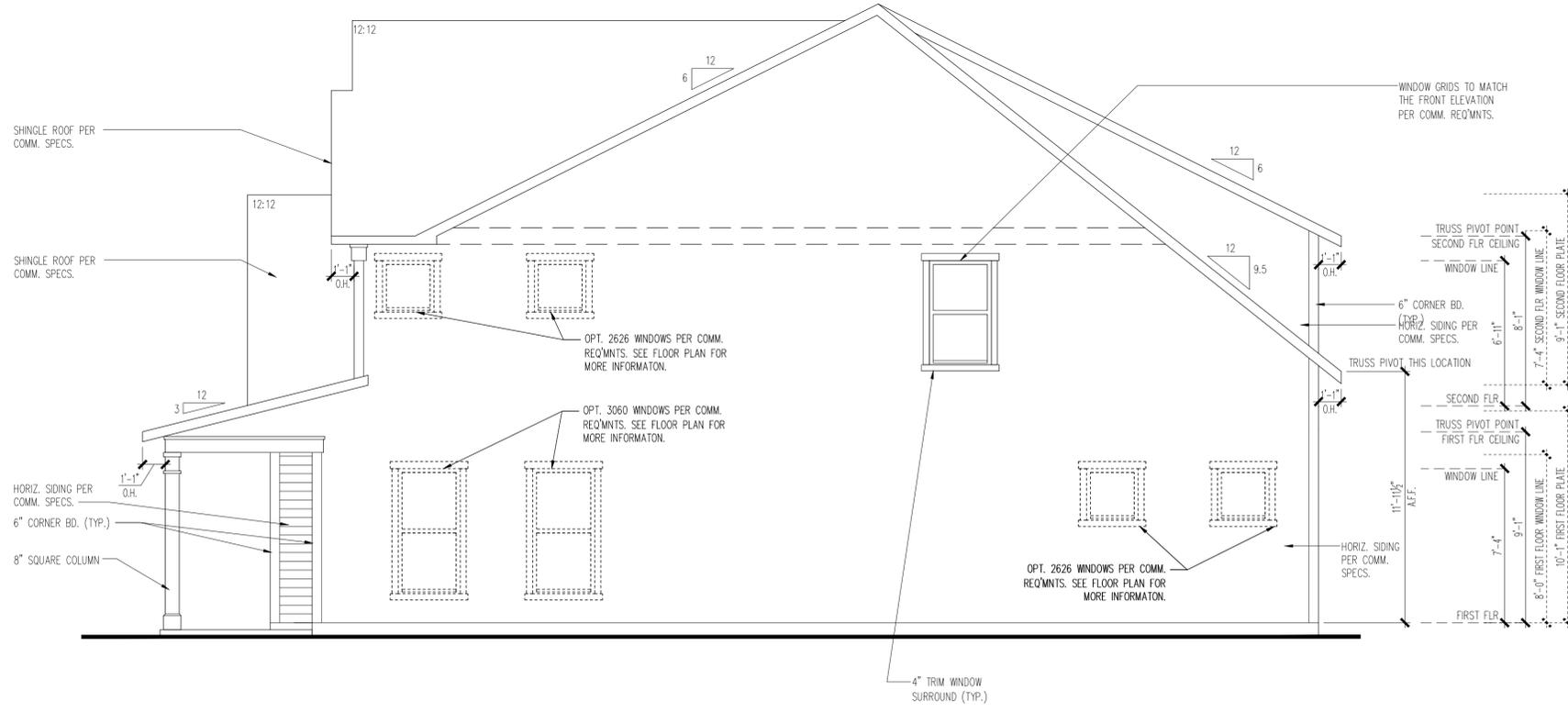
ELEVATION "29"	1664 SQ FT UNDER ROOF ATTIC /	300 SQ FT / 1 SQ FT = 5.55 SQ FT VENTILATION
RIDGE VENT	18 SQ IN = (.125 SQ FT)	
BOX VENT	50 SQ IN = (.3472 SQ FT)	
SOFFIT VENT	9 SQ IN = (.0625 SQ FT)	
5.55 SQ FT x 50% = 2.7735 SQ FT RIDGE, 5.55 SQ FT x 50% = 2.7735 SQ FT SOFFIT		
OR W/ HIP, BOX VENT		
2.773 SQ FT = 22.2 FEET OF RIDGE VENT	2.773 SQ FT = 8.0 BOX VENT(S)	
0.125 SQ FT	0.3472 SQ FT	
SOFFIT VENT		
2.773 SQ FT = 44.4 FEET OF SOFFIT VENT		
0.0625 SQ FT		

\*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



**LEFT SIDE ELEVATION 29**

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



**RIGHT SIDE ELEVATION 29**

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

PLOTTED: February 1, 2021 / Aaron Butler / 3.SR.29 SIDE AND REAR ELEVATION 29.dwg

**PRODUCT MANAGER**

INITIAL RELEASE DATE: 02/29/2016

REV#	DATE/DESCRIPTION

**PROJECT TYPE**  
 Single Family

**SPECIFICATION LEVEL**  
 Pulte

**PLAN NAME**  
 Continental  
 NPC NUMBER  
 1917.200

**SHEET**  
 3.SR.29

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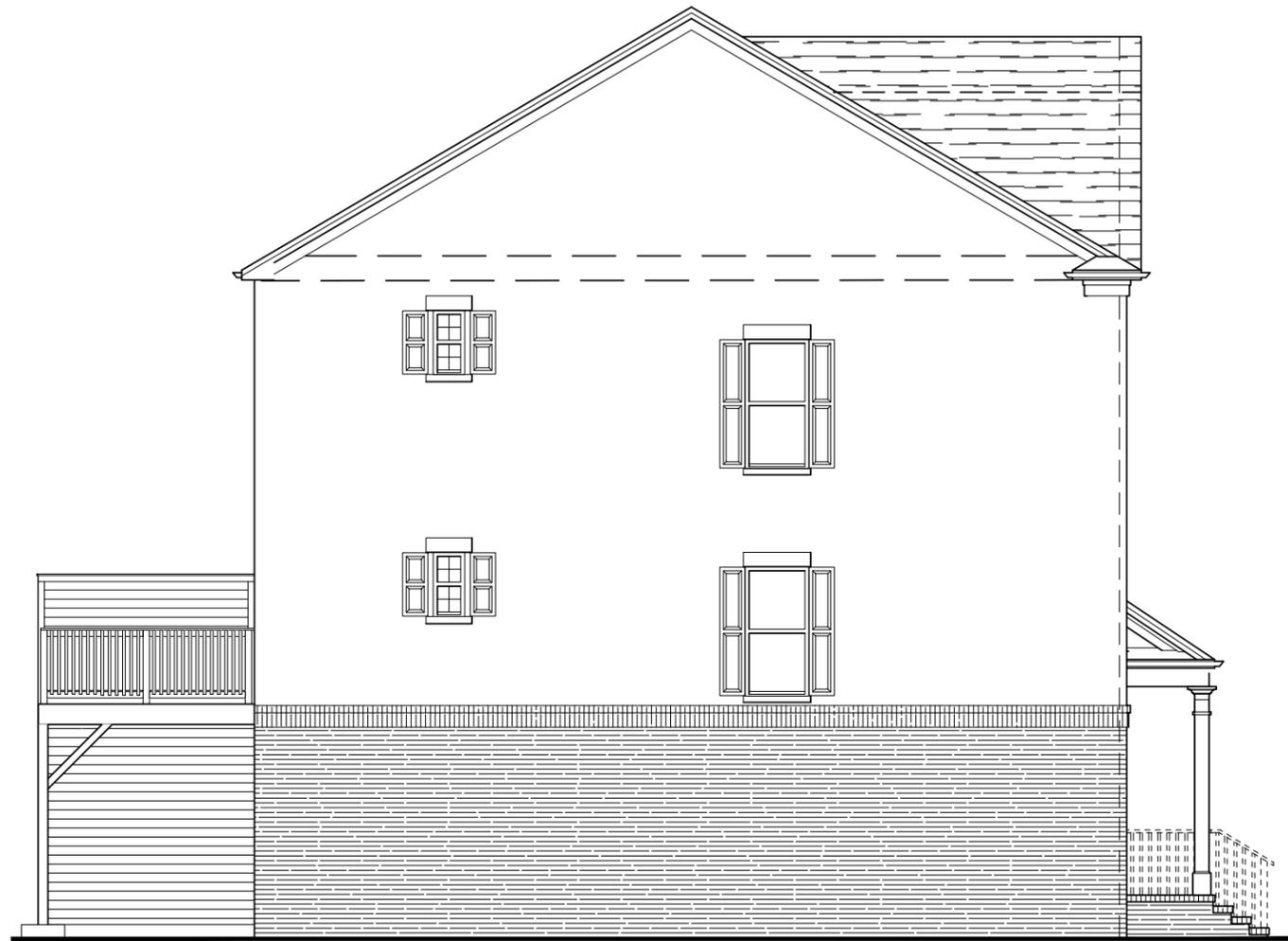


ELEVATION 61

ELEVATION 69

ELEVATION 64

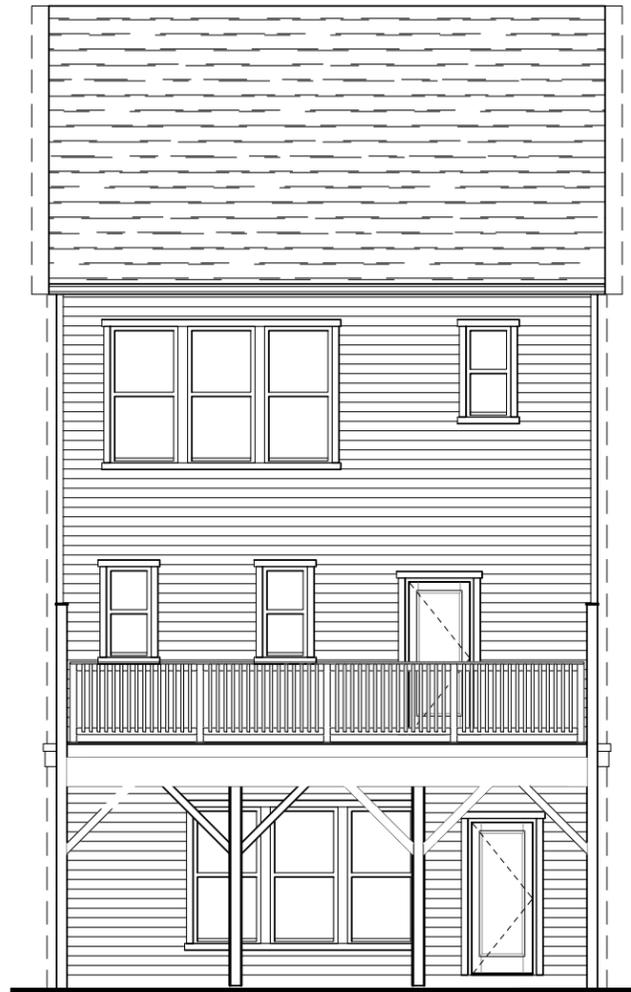
ELEVATION 70



LEFT ELEVATION "61-70"



RIGHT ELEVATION "61-70"

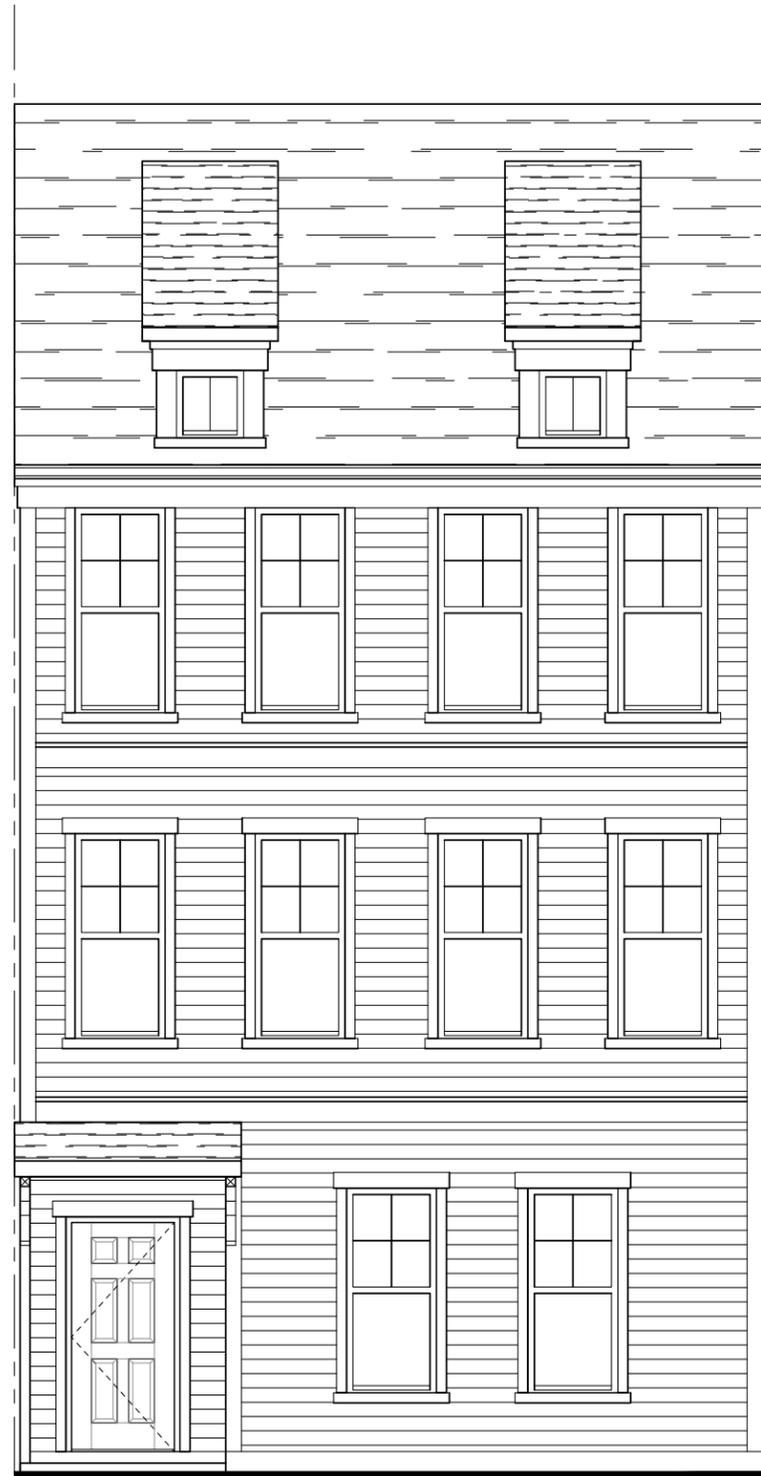


REAR ELEVATION



**REAR GARAGE ELEVATION "1"**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



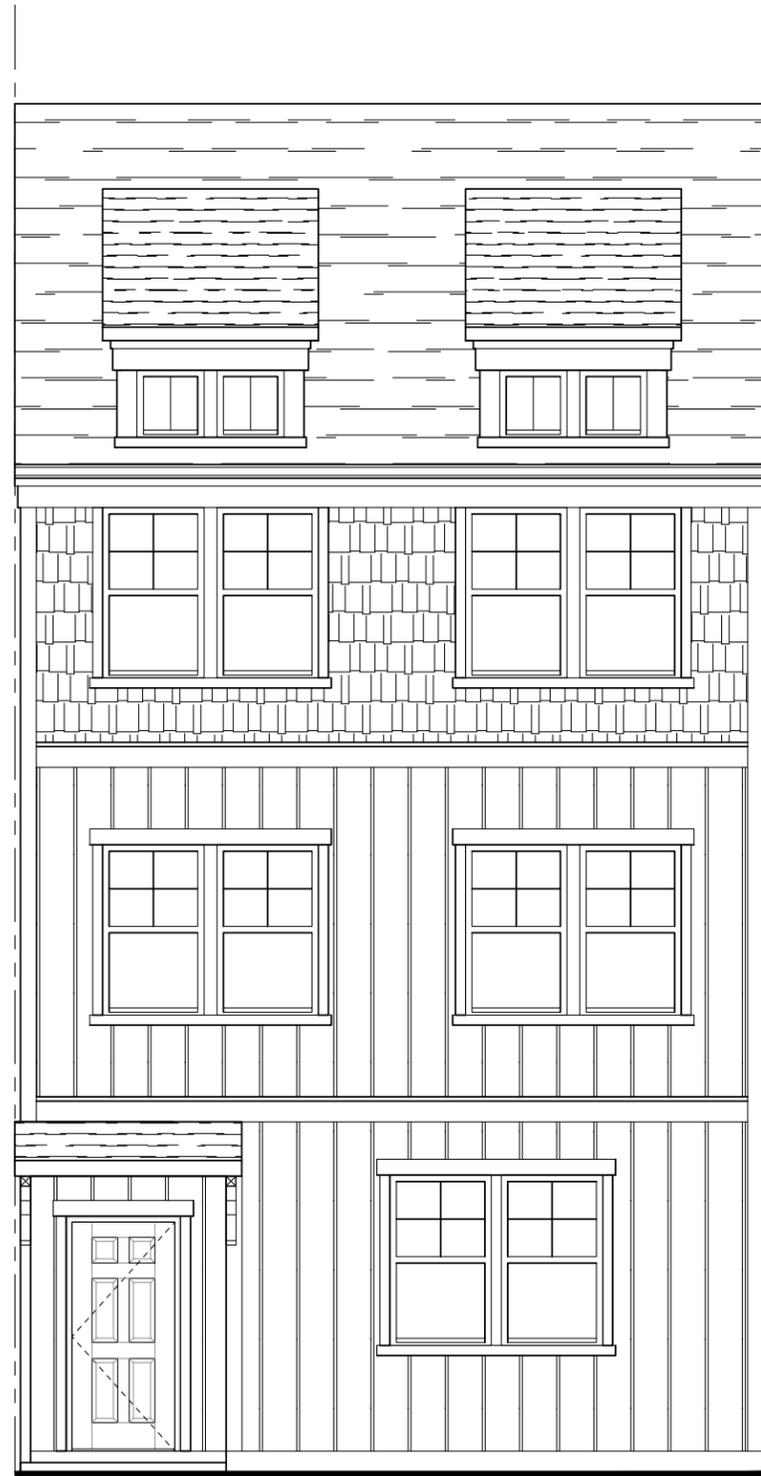
**REAR GARAGE ELEVATION "2"**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



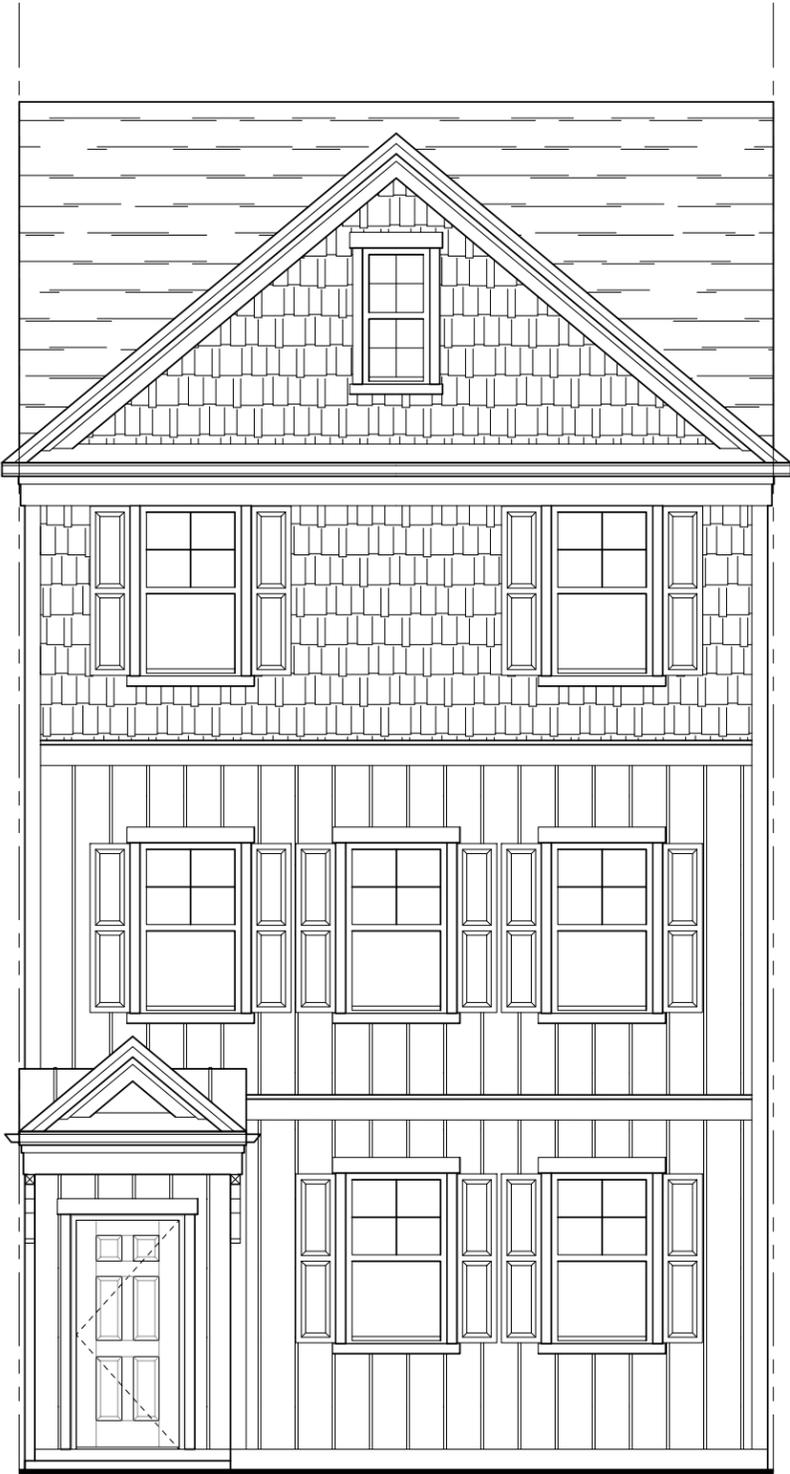
**REAR GARAGE ELEVATION "3"**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



**REAR GARAGE ELEVATION "4"**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



**REAR GARAGE ELEVATION "5"**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



NPC #2942-5.200

Nolen, Jacobs

Elevation Development

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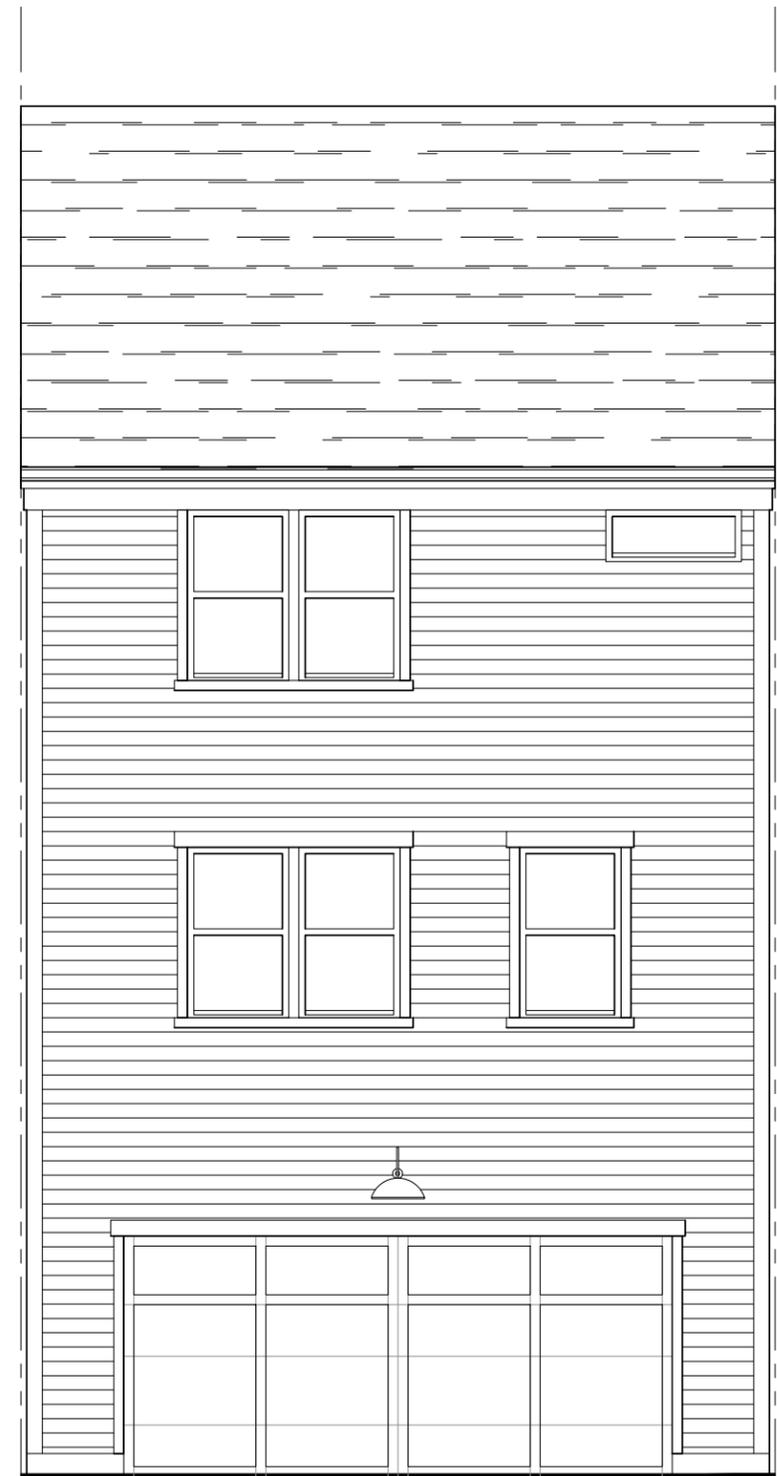
**REAR GARAGE ELEVATION "6"**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



**SIDE ELEVATION - REAR GARAGE (END UNIT)**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



**REAR ELEVATION - REAR GARAGE**

SCALE: 3/16" = 1'-0" (11x17 SHEET)



**REAR GARAGE ELEVATION "2"**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

**REAR GARAGE ELEVATION "5"**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

**REAR GARAGE ELEVATION "4"**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)

**REAR GARAGE ELEVATION "6"**  
SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT GARAGE ELEVATION "2" FRONT GARAGE ELEVATION "5"

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SCALE: 1/8" = 1'-0" (11x17 SHEET)

FRONT GARAGE ELEVATION "4" FRONT GARAGE ELEVATION "6"

SCALE: 1/8" = 1'-0" (11x17 SHEET)

SCALE: 1/8" = 1'-0" (11x17 SHEET)