

APPLICATION INFORMATION

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

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

Project Information:

Project Name: _____

Address: _____

Property PINs: _____

Acreage: _____ Zoning _____

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

For Non-residential Developments

Total number of buildings: _____ Number of floors: _____

Total area of all buildings: _____

For Residential Developments

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

Applicant Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Owner Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Engineer Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Other contacts: _____

*If a property or portion thereof subject to the minor site plan is outside the corporate limits and ETJ, a rezoning petition and annexation petition are **REQUIRED** to be submitted on the same day as this application.

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____ Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

(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: _____

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

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 #: _____ Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: _____

Nearest intersecting roads: _____

Wake County PIN(s): _____

Township: _____

Contact Information (as appropriate)

Contact person: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: _____

2nd Choice (*Optional*): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

EH Peak City LLC _____ 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: 0 Laura Duncan Rd

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

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

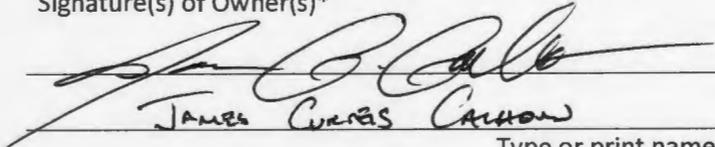
Agent Name: Peter Crossen

Address: PO Box 1062, Apex NC 27502

Telephone Number: 919-387-1174

E-Mail Address: peter@jonescrossen.com

Signature(s) of Owner(s)*



 JAMES CROSSEN
 Type or print name

10/2/2025

 Date

 Type or print name Date

Attach additional sheets if there are additional owners.

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

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, EH Peak City LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

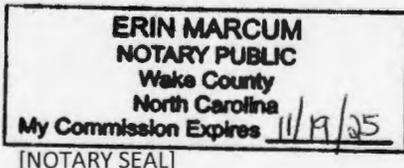
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Laura Duncan Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 01/11/2022, and recorded in the Wake County Register of Deeds Office on 01/13/2022, in Book 018881 Page 00044-00046.
- If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 01/11/2022, 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 01/11/2022, 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 2nd day of October, 2025.

[Signature] (seal)
JAMES CURTIS CALHOUN
 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 James Curtis Calhoun, 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.



[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: November 19, 2025

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

Smith & Smith Surveyors, P.A. P.O. Box 457 Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

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

BEGINNING at an iron pipe set at the northern public right of way of Hunter Street located South 26° 51' 01" East, 255.74 feet from a control existing iron pipe #2 bearing NAD 83 (2011) coordinate values of North 722,604.05 feet, East 2,045,781.07 feet (B.M. 2017, PG. 707); thence South 56° 29' 51" East, 271.13 feet to an existing iron pipe; thence North 81 ° 02' 24" East, 63.21 feet to an existing iron pipe at the western public right of way of Laura Duncan Road (NCSR 1308); thence North 39° 08' 49" East, 215.00 feet to an iron pipe set; thence a curve to the left North 29° 47' 45" East, 490.16 feet (chord), 1761.82 feet (radius) to an iron pipe set at the western public right of way of Laura Duncan Road; thence leaving the western public right of way of Laura Duncan Road South 49° 25' 18" West, 350.11 feet to an iron pipe set; thence North 79° 37' 44" West, 169.41 feet to an iron pipe set; thence South 75° 09' 54" West, 183.13 feet to an iron pipe set; thence South 15° 37' 53" West, 216.16 feet to the BEGINNING, containing 3.6242 total acres more or less (157,870 square feet more or less) as shown on a map prepared by Smith & Smith Surveyors, P.A. entitled "Major Subdivision Final Plat Villages Of Apex South, Phase 1 - Section 3A - Lots 1, 167-168, 177-188, & 204-211", dated June 5, 2015, recorded in B.M. 2017, PG. 707.

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

Developer Company Information	
Company Name	
Company Phone Number	
Developer Representative Name	
Developer Representative Phone Number	
Developer Representative Email	

New Residential Subdivision Information	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates Information	
Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

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																	
Townhomes																	
Condos																	
Apartments			24	24	36												
Other																	

NEIGHBORHOOD NOTIFICATION LETTER

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.

October 16, 2025

Date

Dear Neighbor:

You are receiving this neighborhood notification letter to inform you of a new development proposal at
0 Laura Duncan Rd 0742-62-1488

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Notice procedures. This letter is a required form of community outreach for certain Minor Site Plans to allow the applicant to receive initial feedback from neighbors prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7.A.

The intention of the letter is to initiate neighbor communication to identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project.

Please refer to the Project Contact Information page for ways to contact the applicant. Once an application has been submitted to the Town, it may be tracked using the Interactive Development Map (<https://experience.arcgis.com/experience/41bf89a7c97d43a2934b0e823c8bfa45>) or the Apex Development Report (<http://www.apexnc.org/DocumentCenter/View/405/Apex-Development-Report-PDF?bidId=>) located on the Town of Apex website at <http://www.apexnc.org/180>.

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

The project is the development of a mixed-use building and associated parking at the intersection of Hunter Street and Laura Duncan Road. The building will be 5-stories with ground floor retail and/or office uses and residential apartments on the 2nd to 5th floors.

Estimated submittal date: November 03, 2025

If you have any concerns or questions about the proposed Minor Site Plan, please contact those listed on the Project Contact Information Sheet.

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: Peak City Lofts Zoning: PUD-CZ
 Location: 0 Laura Duncan Rd
 Property PIN(s): 0742-62-1488 Acreage/Square Feet: 3.62

Property Owner: EH Peak City LLC
 Address: 3700 Western Blvd, Suite B
 City: Raleigh State: NC Zip: 27502
 Phone: 919-322-1114 Email: curteis@enclave-holdings.com

Developer: EH Peak City LLC
 Address: 3700 Western Blvd, Suite B
 City: Raleigh State: NC Zip: 27502
 Phone: 919-322-1114 Fax: _____ Email: curteis@enclave-holdings.com

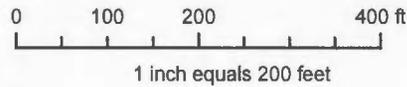
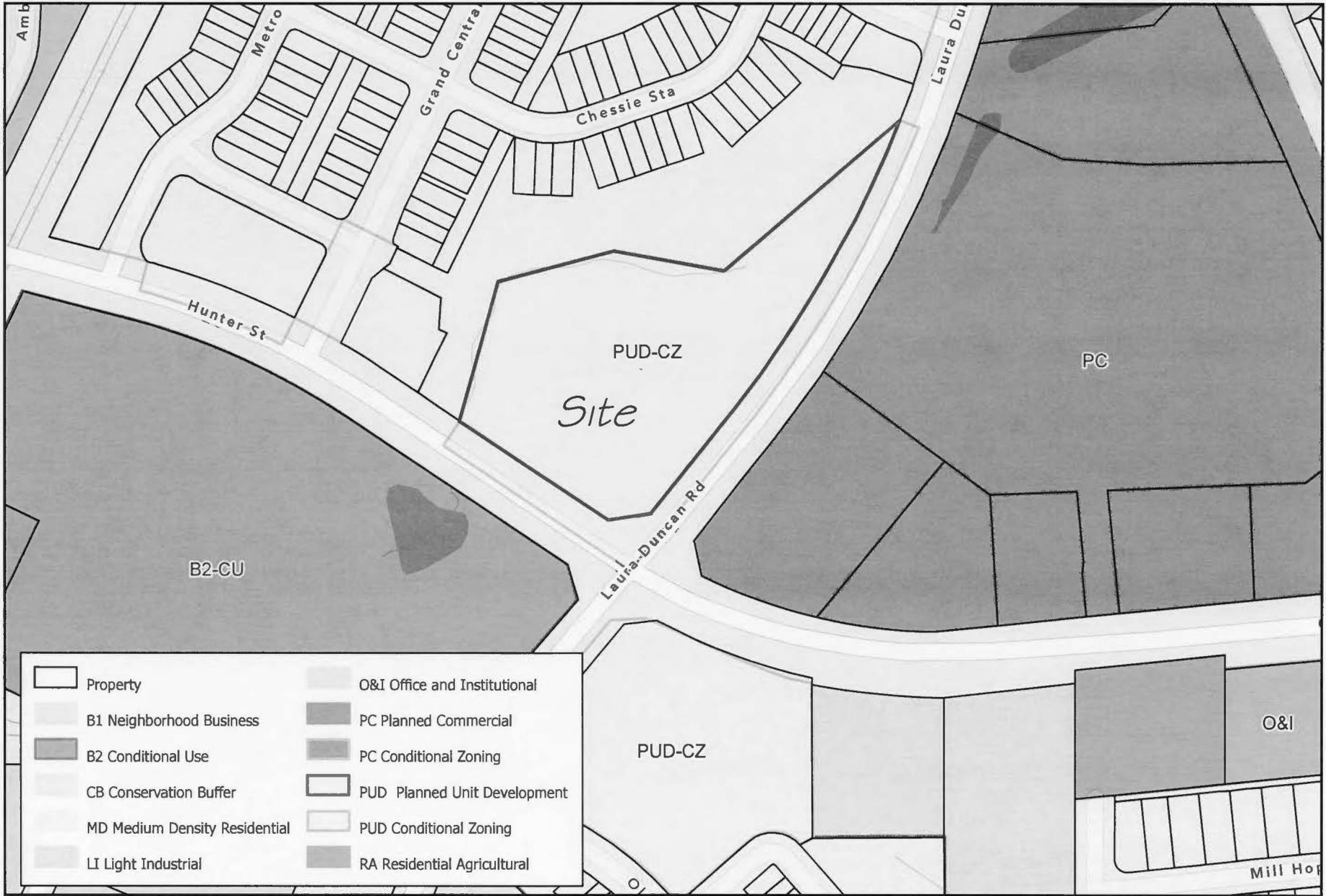
Engineer: Jones & Cnossen Engineering, PLLC - Peter Cnossen
 Address: PO Box 1062
 City: Apex State: NC Zip: 27502
 Phone: 919-387-1174 Fax: _____ Email: peter@jonescnossen.com

Builder (if known): _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utilities Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Department Jared Harris, Electric Technical Services Manager	(919) 372-7466

Vicinity Exhibit



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

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 developer's site plan can be viewed any time after submittal on the Interactive Development Map at: <https://experience.arcgis.com/experience/41bf89a7c97d43a2934b0e823c8bfa45>.

Documentation:

Neighbors to a proposed new development 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 am to 8:30 pm 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-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
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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:	Infrastructure Inspections	919-249-3386
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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 Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. 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:	Water Resources	919-362-8166
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

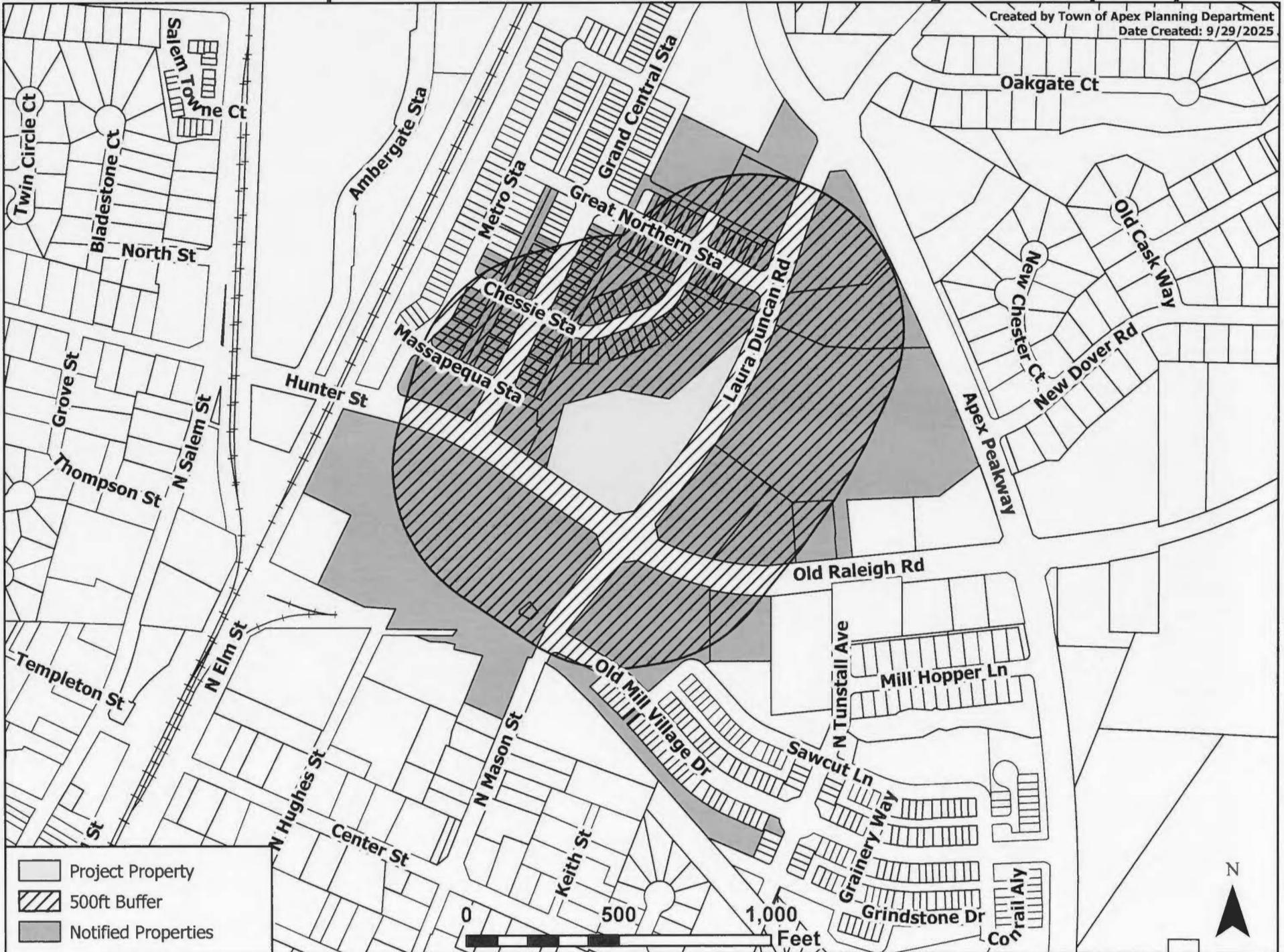
Electric Utility Installation:	Electric Utilities	919-249-3531
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

	OWNER	MAILING ADDRESS
535 METRO STA	0742529613 ALBADAWI, YASMEEN ALBADAWI, NAZMI	636 METRO STA APEX NC 27502-2474
614 OLD MILL VILLAGE DR	0742612827 ANDORIA ENTERPRISES LLC TRUIST BANK	11011 W BROAD ST GLEN ALLEN VA 23060-5837
346 GREAT NORTHERN STA	0742624928 ANIKA LLC	8026 ALLEEN ST APEX NC 27502-0260
75 HUNTER ST	0742525172 APEX TOWN OF	7718 LAKE VIEW ST FAYETTEVILLE NC 28311-8616
540 OLD RALEIGH RD	0742615946 ATKINS, GEORGE CALVIN	APEX NC 27502-1678
583 GRAND CENTRAL STA	0742538191 BAUQU, JOHN WESLEY JR TRUSTEE GAO, WEI TRUSTEE	556 GRAND CENTRAL STA APEX NC 27502-1678
558 GRAND CENTRAL STA	0742538052 BENDER, CODY FRANKLIN	594 GRAND CENTRAL STA APEX NC 27502-1678
594 GRAND CENTRAL STA	0742630174 BOAS, GUILHERME VILAS	PO BOX 17102 RALEIGH NC 27619-7102
720 LAURA DUNCAN RD	0742628865 BROOKFIELD PROPERTIES LLC	PO BOX 17102 RALEIGH NC 27502-1678
610 LAURA DUNCAN RD	0742629438 BROOKFIELD VINEYARD STATION, LLC	546 METRO STA APEX NC 27502-2474
545 GRAND CENTRAL STA	0742527863 BROWN, BARRY CHRISTOPHER BROWN, SUZANNE JEAN	530 GRAND CENTRAL STA APEX NC 27502-1678
548 METRO STA	0742526963 BUCKLEY, KRISTIN CARRICK, SCOTT	363 GREAT NORTHERN STA APEX NC 27502-2473
530 GRAND CENTRAL STA	0742528634 BURLEIGH, MARK A BURLEIGH, SYLVIA D	567 CHESSIE STA APEX NC 27502-1677
353 GREAT NORTHERN STA	0742639067 BUTLER, DANIEL C	3515 ROCK SHELF LN ROUND ROCK TX 78681-1140
587 CHESSIE STA	0742621941 CAFARELLA, MICHAEL CAFARELLA, MIJISSA	350 GREAT NORTHERN STA APEX NC 27502-2473
584 GRAND CENTRAL STA	0742630035 CAMPBELL, MARCUS CAMPBELL, NATALIA	556 METRO STA APEX NC 27502-2474
350 GREAT NORTHERN STA	0742624966 CATES, ELIZABETH BROOKS NESBITT, GARY KENNETH	3321 OGLE DR CARY NC 27518-6412
556 METRO STA	0742537023 CHALMERS, GRAYSON	343 GREAT NORTHERN STA APEX NC 27502-2473
554 GRAND CENTRAL STA	0742529990 CHAUDHARY, VINITA	326 GREAT NORTHERN STA APEX NC 27502-2473
343 GREAT NORTHERN STA	0742634171 CHAUDHRY, RAJAT CHAUDHRY, PIJJA SACHDEV	23996 MILL WHEEL PL ALDIE VA 20105-4006
326 GREAT NORTHERN STA	0742632085 CHEN, PENGJIE	554 CHESSIE STA APEX NC 27502-1677
534 GRAND CENTRAL STA	0742528658 CHIGURUPATI, BHAVANA CHIGURUPATI, SRINIVAS	COLDEN, WILLIAM COLDEN, MELINDA HOBART RALEIGH NC 27608
554 CHESSIE STA	0742529795 CHOI, CHRIS C CHOI, SUSAN R	540 METRO STA APEX NC 27502-2474
355 GREAT NORTHERN STA	0742635066 COLLEY, SHAWN STELLNER, KARA	14 RUNNING BRANCH DR HAVELOCK NC 28532-2969
540 METRO STA	0742630172 COMBS, CANDICE BETH	313 GREAT NORTHERN STA APEX NC 27502-2473
592 GRAND CENTRAL STA	0742632242 CROSSMAN, JENNIFER	547 GRAND CENTRAL STA APEX NC 27502-1678
313 GREAT NORTHERN STA	0742527888 DASCENZO, BARBARA STAHL, EDWARD	575 CHESSIE STA APEX NC 27502-1677
547 GRAND CENTRAL STA	0742622903 DASOUZA, CLAUDIO DE SOUZA, DENISE	600 VOLVO PKWY APEX NC 27502-3858
575 CHESSIE STA	0742633004 DENDULK PROPERTIES LLC	317 GREAT NORTHERN STA APEX NC 27502-2473
328 GREAT NORTHERN STA	0742633396 DT RETAIL PROPERTIES LLC	3700 WESTERN BLVD STE B RALEIGH NC 27606-1976
811 CHESSIE STA	0742632281 DUNN, MARK ELLIOTT DUNN, SYLVIA	533 GRAND CENTRAL STA APEX NC 27502-1678
317 GREAT NORTHERN STA	0742621488 EH PEAK CITY LLC	1318 PADSTONE DR APEX NC 27502-6607
0 LAURA DUNCAN RD	0742527713 ENCARNACION, LEONAIRA ANABEL MEJIA, RAFAEL	329 GREAT NORTHERN STA APEX NC 27502-2473
533 GRAND CENTRAL STA	0742528700 FU, XIAOMING SHU, YI	352 GREAT NORTHERN STA APEX NC 27502-2473
531 GRAND CENTRAL STA	0742633186 GAO, NING	GUAR E MOORE ST APEX NC 27502-1623
329 GREAT NORTHERN STA	0742624985 GOYENA, JACQUELINE YUMULI	348 GREAT NORTHERN STA APEX NC 27502-2473
578 CHESSIE STA	0742632814 HABARADAS, ROMEO SOLINAP, MARIA	5618 VIRGINIA HAIDER DR CENTREVILLE VA 20120-3443
348 GREAT NORTHERN STA	0742624947 HAIDER, NOREEN HAIDER, AIZAZ	530 METRO STA APEX NC 27502-2474
544 GRAND CENTRAL STA	0742529709 HAIN, GILBERT F HAIN, MALINDA A	542 METRO STA APEX NC 27502-2474
530 METRO STA	0742525786 HALE, JAMES THURMAN III HALE, KIMBERLY RUTH	590 GRAND CENTRAL STA APEX NC 27502-1678
542 METRO STA	0742630180 HOLMES, IAN	345 GREAT NORTHERN STA APEX NC 27502-2473
590 GRAND CENTRAL STA	0742628787 HOUGHTON, KEVIN ANDREW CO-TRUSTEE HOUGHTON, MANDY KREGER CO-TRUSTEE	76 HUNTER ST STE 200 APEX NC 27502-2558
542 GRAND CENTRAL STA	0742633190 HUNT, HAL ANDREW HUNT, KRISTIN	318 GREAT NORTHERN STA APEX NC 27502-2473
78 HUNTER ST	0742525843 HUNTER STREET STATION LLC	1717 FENCE POST RD WENDELL NC 27591-3315
318 GREAT NORTHERN STA	0742632018 IYER, RAHUL RAJARAM IYER, DHANASHREE MAYENKAR	538 GRAND CENTRAL STA APEX NC 27502-1678
565 GRAND CENTRAL STA	0742538087 JOHNSON, DEAN JOHNSON, MICHELLE	591 GRAND CENTRAL STA APEX NC 27502-1678
536 GRAND CENTRAL STA	0742528761 JORGENSEN, JUSTIN DEE JORGENSEN, AMY ELIZABETH	552 GRAND CENTRAL STA APEX NC 27502-1678
591 GRAND CENTRAL STA	0742638064 KAPADIA, CAROLINE E	568 CHESSIE STA APEX NC 27502-1677
552 GRAND CENTRAL STA	0742529856 KASTELLEC, MICHAEL HAHN, HEATHER	532 METRO STA APEX NC 27502-2474
588 CHESSIE STA	0742621789 KHALILOV, FARUKH ISAEVA, SALIHA	440 HAWKER ST APEX NC 27523-6243
532 METRO STA	0742525786 KIM, JONG S KIM, MI YOUNG	584 CHESSIE STA APEX NC 27502-1677
314 GREAT NORTHERN STA	0742631180 KOMMAREDDY, SUNIL J BOYAPATI, SARITHA	4616 CORAL DR DURHAM NC 27713-3131
584 CHESSIE STA	0742623970 KRAMER, PATRICIA EILEEN KRAMER, DAVID JOHN	565 CHESSIE STA APEX NC 27502-1677
349 GREAT NORTHERN STA	0742635028 KUO, HUNG-CHEH LIU, HSIN-YI	570 CHESSIE STA APEX NC 27502-1677
595 CHESSIE STA	0742621910 LANGFORD, JAMES LANGFORD, MARISSA	541 GRAND CENTRAL STA APEX NC 27502-1678
570 CHESSIE STA	0742632810 LEAP, KRISTA ELLEN	508 COURSHIP CV DURHAM NC 27703-0636
541 GRAND CENTRAL STA	0742527851 LEE, KENNETH LEE, DAISY	590 GRAND CENTRAL STA APEX NC 27502-1678
551 GRAND CENTRAL STA	0742528914 LIN, THOMAS FU YUAN TRUSTEE LIN, FEN-FEN TRUSTEE	580 CHESSIE STA APEX NC 27502-1677
560 GRAND CENTRAL STA	0742529986 LIPPINCOTT, OLIVIA PAIGE	561 CHESSIE STA APEX NC 27502-1677
580 CHESSIE STA	0742623836 LIU, JUN XIAO, CHUNYU	538 GRAND CENTRAL STA APEX NC 27502-1678
561 CHESSIE STA	0742629898 LUGIANO, JOSEPH LUGIANO, HANNAH	544 METRO STA APEX NC 27502-2474
535 GRAND CENTRAL STA	0742527725 MAHLOF, ABDALLAH MAHMOUD HASSANEIN MAHMOUD, HIBH EL-SAYED	318 GREAT NORTHERN STA APEX NC 27502-2473
544 METRO STA	0742528951 MANNION, JEFFREY J MANNION, KATHERINE D	108 LAURELWOOD LN CARY NC 27518-9118
318 GREAT NORTHERN STA	0742632009 MATLOCK, J NICHOLAS MATLOCK, YAE YOUNG	1204 VILLAGE MARKET PL STE 115 MORRISVILLE NC 27560-7506
572 CHESSIE STA	0742622831 MCLAIN, ADAM BRUCE	586 GRAND CENTRAL STA APEX NC 27502-1678
323 GREAT NORTHERN STA	0742633128 MEDLEY PARTNERS LLC	564 CHESSIE STA APEX NC 27502-1677
596 GRAND CENTRAL STA	0742630047 MENGICH, BEATRICE JERUTO SIRMA, WALTER KIMUTAI	553 GRAND CENTRAL STA APEX NC 27502-1678
584 CHESSIE STA	0742621737 MILLER, ANGELA L MILLER, PAUL HOWARD	578 CHESSIE STA APEX NC 27502-1677
553 GRAND CENTRAL STA	0742528926 MOJY, KALSI S MEHTA, SAGAR A	1207 BRADBURN DR DURHAM NC 27713-8906
593 GRAND CENTRAL STA	0742538075 MONACO, SPENCER BROWN, ARIANE	324 GREAT NORTHERN STA APEX NC 27502-2473
578 CHESSIE STA	0742622883 NAEHRING, DAVID NAEHRING, MARY	56 HUNTER ST STE 110 APEX NC 27502-2325
344 GREAT NORTHERN STA	0742624919 NGUYEN, BINH	577 CHESSIE STA APEX NC 27502-1677
324 GREAT NORTHERN STA	0742632066 NING, CHAOHUA	564 GRAND CENTRAL STA APEX NC 27502-1678
68 HUNTER ST	0742528501 NORTH CAROLINA OFFICE I LP	330 GREAT NORTHERN STA APEX NC 27502-2473
577 CHESSIE STA	0742622934 NSUBUGA, PETER NSUBUGA, REBECCA JOY	582 GRAND CENTRAL STA APEX NC 27502-1678
584 GRAND CENTRAL STA	0742632009 O'LEARY, KAREN O'LEARY, JAMES	555 GRAND CENTRAL STA APEX NC 27502-1678
330 GREAT NORTHERN STA	0742633023 OWUSU-AFRIM, ABENA	6024 BATTLEFORD ST RALEIGH NC 27612-8628
562 GRAND CENTRAL STA	0742529988 PARIS, CHRISTOPHER JENNINGS	215 WALCOTT WAY CARY NC 27518-9655
555 GRAND CENTRAL STA	0742528938 PIEZER, HEATHER	PO BOX 788 EFFINGHAM IL 62401-0788
562 CHESSIE STA	0742621716 PISCITELLI, DARCY Q PISCITELLI, SCOTT R	1720 HILLSBOROUGH ST RALEIGH NC 27605-1785
588 GRAND CENTRAL STA	0742630059 PRADHAN, ABHIJEET DEEPAK DESAI, PRACHI RAMAKANT	8 SOUTH ST MADISON NJ 07840-1509
602 CHESSIE STA	0742630482 PROFESSIONAL RESOURCE DEVELOPMENT INC	312 GREAT NORTHERN STA APEX NC 27502-2473
401 LAURA DUNCAN RD	0742518630 PUBLIC SERVICE COMPANY OF NC INC	104 RICHELIEU DR CARY NC 27518-8833
678 CHESSIE STA	0742622856 PUJALS, DAISY	327 GREAT NORTHERN STA APEX NC 27502-2473
312 GREAT NORTHERN STA	0742631161 RALEY, KIRBY LEE III RALEY, JOELLEN	565 CHESSIE STA APEX NC 27502-1677
319 GREAT NORTHERN STA	0742633200 RITTER, HERB ALLEN RITTER, KELLY ALLISON	567 CHESSIE STA APEX NC 27502-1677
327 GREAT NORTHERN STA	0742633187 RODRIGUEZ, ANN SCHWINDAMAN	557 GRAND CENTRAL STA APEX NC 27502-1678
853 CHESSIE STA	0742620689 ROQUEMORE, PERRY C JR ROQUEMORE, SUZANNE S	556 GRAND CENTRAL STA APEX NC 27502-1678
562 CHESSIE STA	0742623856 SAUVAGEAU, SYDNEY	534 METRO STA APEX NC 27502-2474
557 GRAND CENTRAL STA	0742538040 SHAPIRO, MICHAEL STEVEN SHAPIRO, MARY MCCUISTON	556 METRO STA APEX NC 27502-2474
556 GRAND CENTRAL STA	0742529872 SHUE, DANIEL SHUE, JENNIFER	341 GREAT NORTHERN STA APEX NC 27502-2473
534 METRO STA	0742625890 SHUE, JENNIFER SHUE, DANIEL	351 GREAT NORTHERN STA APEX NC 27502-2473
556 METRO STA	0742637035 SINGH, ANURANJAN SINGH, SARITA	1010 TAYWOOD WAY APEX NC 27502-5795
341 GREAT NORTHERN STA	0742634152 SUN, XIAOCHUN GUAN, CHUNHONG	6205 HEATHERSTONE DR RALEIGH NC 27608-8704
351 GREAT NORTHERN STA	0742635048 TAFT, JEFFREY PIERCE TRUSTEE TAFT, ROSANNE DE VERA TRUSTEE	4700 HOMEWOOD CT STE 380 RALEIGH NC 27608-6732
320 GREAT NORTHERN STA	0742635047 TELUJU PROPERTIES LLC	1425 S WOLFE RD SUNNYVALE CA 94087-3617
573 CHESSIE STA	0742621972 THE PETER AND CHERYL CHRISTOPOULOS TRUST	
0 GRAND CENTRAL STA	0742527801 THE VILLAGES OF APEX MASTER ASSOCIATION INC	
537 GRAND CENTRAL STA	0742527737 THYAMA GUNDALLU, SANJAY TRUSTEE SRINIVASARAMAN, PADMA TRUSTEE	

Notified Properties within 500ft of the Project Property

Created by Town of Apex Planning Department
Date Created: 9/29/2025



AFFIDAVIT OF MAILING A NEIGHBORHOOD NOTIFICATION LETTER

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

I, Peter D. Crossen, do hereby declare as follows:
Print Name

1. I have mailed a Neighborhood Notification Letter for the proposed Minor Site Plan in accordance with UDO Sec. 2.2.7.A *Notification Letter*.
2. The letters were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 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 application submittal date.
3. I have included the mailing list, letter, and reduced plans with the application.
4. I have prepared these materials in good faith and to the best of my ability.

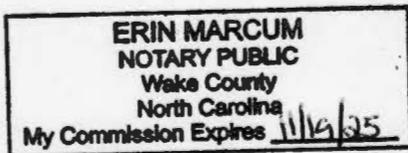
10/29/2025
Date

By: *Peter D. Crossen*

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, *Erin Marcum*, a Notary Public for the above State and County, on this the 29th day of October, 2025.

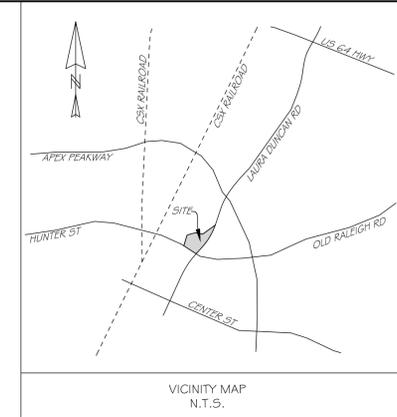
SEAL



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2025

PEAK CITY LOFTS MINOR SITE PLAN



FOR
REVIEW
ONLY

PEAK CITY LOFTS
MINOR SITE PLAN

COVER SHEET

WAKE COUNTY, NORTH CAROLINA

TOWN OF APEX

17CZ11 ZONING CONDITIONS

ARCHITECTURAL STANDARDS:

- THE PUD-CZ WILL FOLLOW THE ARCHITECTURAL GUIDELINE OUTLINED IN THE UDO. DESIGNS FOR ALL BUILDINGS, INCLUDING SINGLE-FAMILY HOMES, WILL BE OVERSEEN BY AN ARCHITECTURAL REVIEW COMMITTEE. BUILDINGS WILL VARY BETWEEN ONE AND FOUR STORIES AND WILL HAVE VARIOUS ROOF TYPES. ALL SINGLE-FAMILY HOMES AND TOWNHOMES WILL BE ON CRAWL SPACE, BASEMENT OR ELEVATED SLAB FOUNDATIONS WITH A MINIMUM OF THREE STEPS AT THE FRONT ENTRANCE.
- MATERIALS WILL CONSIST OF BRICK, MASONRY, STUCCO, WOOD, HARD-BEARD (OR EQUAL), GLASS AND ARCHITECTURAL METALS WILL FORM THE BUILDING MATERIALS PALETTE. POTENTIAL RETAIL AND COMMERCIAL USES MAY FEATURE GLASS, BRICK AND/OR ALUMINUM STOREFRONTS. A VARIED COLOR PALETTE WILL BE UTILIZED.
- TOWNHOME UNITS WILL STEP FORWARD AND BACKWARD AS WELL AS UP AND DOWN. THE SIDE ELEVATIONS OF THE TOWNHOME END UNITS AND CORNER SINGLE-FAMILY HOMES WILL INCORPORATE UNIQUE ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, PORCHES AND DECORATIVE TRIM. RETAINING WALLS, IF NECESSARY, WILL HAVE A BRICK OR STONE VENEER OR BE COMPOSED OF PRECAST SEGMENTED CONCRETE BLOCK IN A COMPLEMENTARY COLOR.
- THE PROJECT WILL BE PEDESTRIAN FRIENDLY WITH SIDEWALKS CONNECTING THE DIFFERENT USES. TO MINIMIZE THE EFFECTS OF ON-SITE LIGHTING, DOWN LIGHTING AND SHIELDED FIXTURES WILL BE UTILIZED. ELECTRICAL TRANSFORMERS AND HVAC UNITS WILL BE SCREENED IN ACCORDANCE WITH THE UDO. FOR TRANSFORMERS, SCREENING WILL MAINTAIN A 3' DISTANCE ON THE SIDES FOR HEAT DISSIPATION AND 10' CLEARANCE IN FRONT FOR SAFE OPERATION.

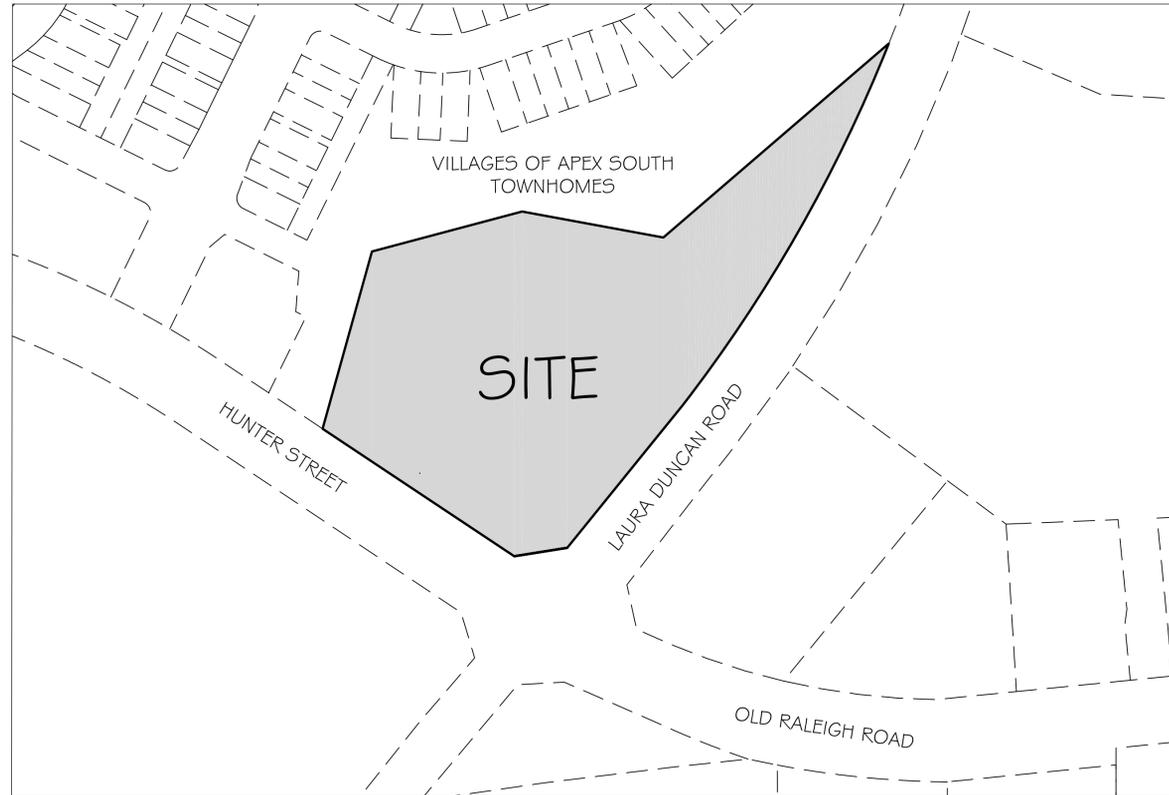
DESIGN CONTROLS - MIXED USE, CONDOMINIUMS, APARTMENTS & NON-RESIDENTIAL:

- FRONT SETBACK**
3' FROM PUBLIC RIGHT-OF-WAY (STEPS/STOOPS/AWINGS MAY EXTEND INTO SETBACK)
- 50' FROM BACK OF CURB ALONG PRIVATE STREET/PARKING**
- SIDE SETBACK**
0' (3' PER UNIFORM BUILDING CODE FOR WALLS W/ OPENINGS)
- CORNER SIDE**
3' FROM PUBLIC RIGHT-OF-WAY (STEPS/STOOPS/AWINGS MAY EXTEND INTO SETBACK)
- 5' FROM BACK OF CURB ALONG PRIVATE STREET/PARKING**
- REAR SETBACK**
0' (3' PER UNIFORM BUILDING CODE FOR WALLS W/ OPENINGS)
- BUFFER (INTERNAL)**
0'
- MAX HEIGHT**
HOTELS AND ANY USE FRONTING HWY 64 - 5 STORIES (75')
ALL OTHER USES - 4 STORIES (60')
- IMPERVIOUS COVERAGE**
70% OF GROSS PROJECT AREA
- MAX DENSITY**
30 DU/AC

STREETSCAPE BUFFERS:

BUFFERS ALONG HUNTER STREET WILL BE PEDESTRIAN-ORIENTED STREETSCAPE BUFFERS PER UDO SECTION 8.2.6 (ARTICLE 8, PAGE 31).
PEDESTRIAN-ORIENTED STREETSCAPE BUFFERS SHALL BE ALLOWED IN LIEU OF STANDARD LANDSCAPED THROUGHFARE BUFFERS WHEN SUCH BUFFERS ARE LOCATED INSIDE THE APEX FEASIBILITY. PEDESTRIAN-ORIENTED STREETSCAPE BUFFERS SHALL CONTAIN BOTH HARDSCAPE ELEMENTS (SUCH AS BUT NOT LIMITED TO SIDEWALKS, DECORATIVE LIGHTING, STREET FURNITURE, AND FOUNTAINS) AND STREET TREE PLANTINGS WHICH DO NOT HAVE TO MEET TYPICAL MINIMUM ISLAND WIDTHS OR SIZES.

BUILDING LANDSCAPING REQUIREMENTS - THE STREETSCAPE FOR EACH BUILDING LOT WILL CONTAIN ONE TREE PER LOT AND TWO TREES FOR CORNER LOTS. IN ALMOST ALL CASES, THE SMALL LOT SIZE REQUIRES THE USE OF A SMALL MATURING TREE. LARGER TREES ARE USED WHERE ROOM ALLOWS. IT IS NOTED AT THE SITE PLAN SUBMITTAL STAGE THAT ALL MECHANICAL UNITS AND UTILITIES WILL BE SCREENED WITH EVERGREEN SHRUBS.



SITE DATA

PROJECT NAME	PEAK CITY LOFTS
PROJECT ADDRESS	601 LAURA DUNCAN ROAD
PREPARED BY CONTACT INFORMATION	JONES & CLOSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - 919-387-1174 FAX - 919-387-3375 CONTACT PERSON - PETER D. CLOSSEN
DEVELOPER CONTACT INFORMATION	ENCLAVE HOLDINGS 3700 WESTERN BOULEVARD, SUITE B RALEIGH, NC 27606 PHONE: (919) 322-1114 CONTACT: CURTEIS CALHOUN
CURRENT PROPERTY ZONING	PUD-CZ
ZONING CASE NUMBER	21CZ25
ANNEXATION NUMBER	001
WAKE COUNTY PIN	0742-62-1488
PROJECT AREA	3.62 AC
ALLOWABLE BUILT UPON AREA	2.53 AC (70%)
PROPOSED BUILT UPON AREA	2.08 AC (57.5%)
NUMBER OF DWELLING UNITS	84 (2nd to 5th FLOORS)
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
FEMA FLOODPLAIN INFORMATION	MAP #3720074200J (DATED MAY 2, 2006) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.
2045 LAND USE MAP	MIXED-USE; HD/MD RESIDENTIAL/OFFICE/COMMERCIAL
PROPOSED USE	RETAIL, OFFICE AND APARTMENTS
COMMUNITY AMENITIES	PEDESTRIAN PLAZA & BENCHES (8)
STREETSCAPE BUFFER	0.34 ACRE
RESOURCE CONSERVATION AREA (RCA)	0.27 ACRE (*)
MAXIMUM BUILDING HEIGHT	65 FEET
MAXIMUM NUMBER OF STORIES	5
LATITUDE/LONGITUDE	35.7349/-78.6445
TYPE OF GRADING	MASS

(*) THE OVERALL RCA REQUIREMENT FOR THE VILLAGES OF APEX PUD HAS ALREADY BEEN SATISFIED. NO ADDITIONAL RCA IS REQUIRED FOR THIS PROJECT.

BUILDING SUMMARY

PROPOSED BUILDING SQUARE FOOTAGE - 99,995 SF
1ST FLOOR RETAIL - 16,000 SF (ESTIMATE)
2ND-5TH FLOOR RESIDENTIAL - 16,665 SF/FLOOR (ESTIMATE)
PROPOSED BUILDING HEIGHT - 65' MAXIMUM
NUMBER OF STORIES - 5
AUTOMATIC FIRE PROTECTION - YES

PARKING SUMMARY

BASIS OF DETERMINATION -
1 SPACE PER 300 SF RETAIL AREA - 53
1.5 SPACES PER DWELLING UNIT - 126
10% PARKING REDUCTION PER UDO SECTION 8.3.9.E - 17
TOTAL SPACES REQUIRED - 162
TOTAL SPACES PROVIDED - 163 SPACES
152 STANDARD PARKING SPACES
6 HC PARKING SPACES (1 VAN)
5 BV PARKING SPACES (1 VAN)
PARKING ON SIDE & REAR - 163 (100%)
BICYCLE PARKING SPACES REQUIRED - 10
4 SPACES FOR RETAIL
6 SPACES FOR RESIDENTIAL
BICYCLE PARKING SPACES PROVIDED - 10

MINOR SITE PLAN SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- PRELIMINARY STAGING & DEMOLITION PLAN
- PRELIMINARY SITE LAYOUT PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN
- PRELIMINARY UTILITY PLAN
- DETAIL SHEET 1
- DETAIL SHEET 2
- LA-1 PRELIMINARY LANDSCAPE PLAN
- SL-1 PRELIMINARY LIGHTING PLAN
- SL-2 PRELIMINARY LIGHTING DETAILS
- AI BUILDING ELEVATIONS

PARKS AND RECREATION SITE DATA TABLE

DATE REVIEWED BY PRCR ADVISORY COMMISSION: 09/29/2021
DATE OF REZONING/PUD APPROVAL: 1/21/2021

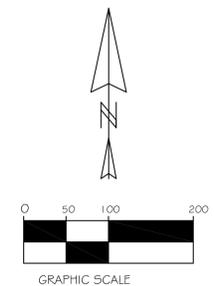
NUMBER OF MULTI-FAMILY UNITS: 84
2021 MULTI-FAMILY RATE: \$2,072.67/UNIT
TOTAL FEE-IN-LIEU OF DEDICATION: \$174,104.28
(84 UNITS X \$2,072.67/UNIT=\$174,104.28)

NARRATIVE

THIS MINOR SITE SUBMITTAL IS TO RE-APPROVE PEAK CITY LOFTS SINCE THE ORIGINAL DEVELOPMENT APPROVAL SUNSET ON JULY 15, 2025. THE CIVIL DRAWINGS HAVE BEEN UPDATED TO MATCH THE PREVIOUSLY APPROVED CONSTRUCTION DRAWINGS WITH CURRENT TOWN REQUIRED NOTES, THE LANDSCAPE PLAN, LIGHTING PLAN AND ELEVATION ARE FROM THE ORIGINAL M5P APPROVAL.

STANDARD SPECIFICATIONS & STANDARD DETAILS
VERSION: JANUARY 28, 2025

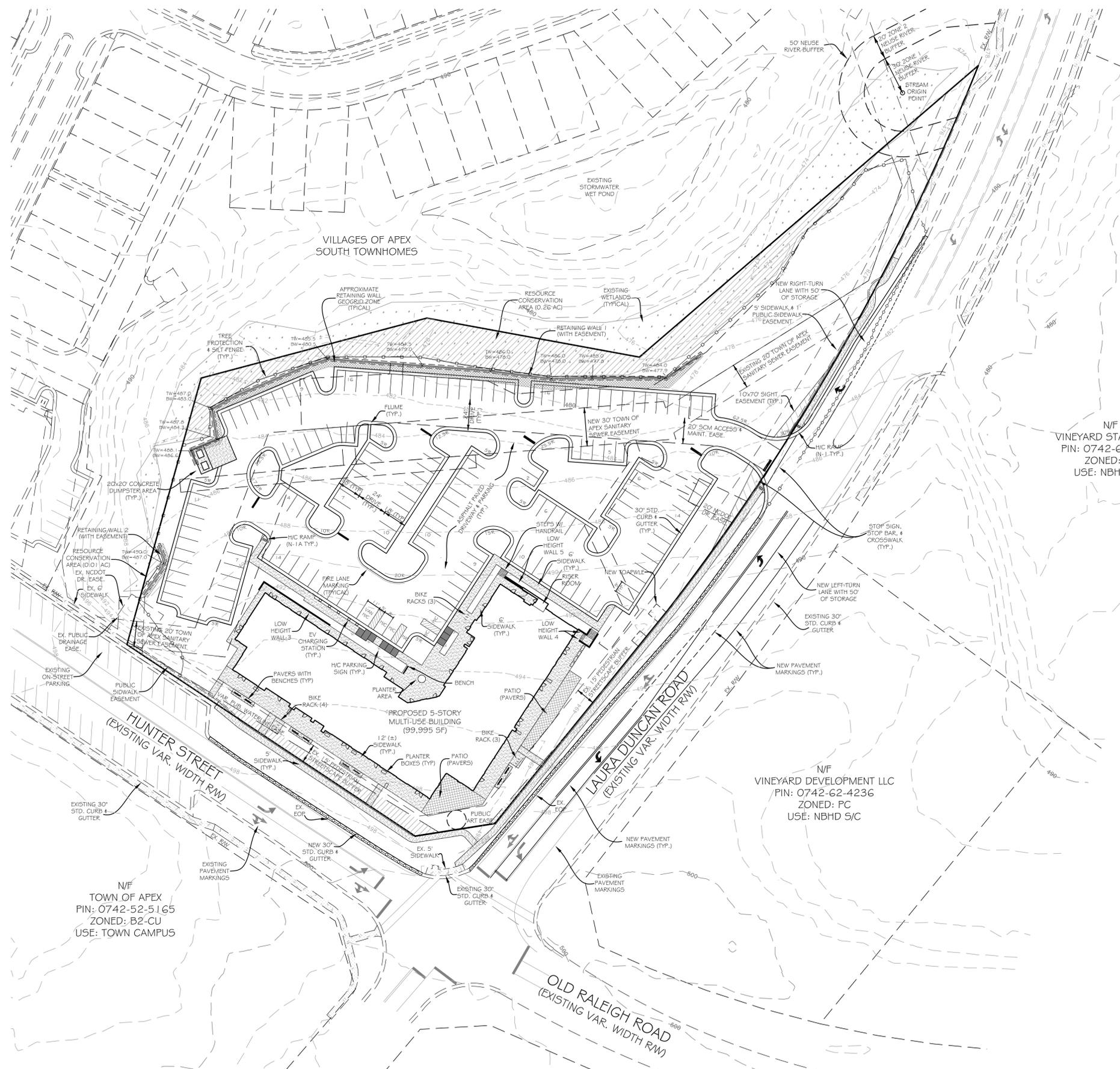
PRELIMINARY PLANS
NOT FOR CONSTRUCTION



21CZ25 AMENDED 17CZ11 ZONING CONDITIONS

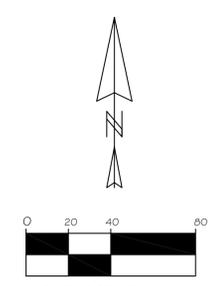
- FROM REZONING CASE # 17CZ11 ATTACHMENT B, SITE LAYOUT PLAN SHEETS C2.1 AND C2.3 ARE AMENDED TO DESIGNATE THIS PROPERTY AS ATTACHED RESIDENTIAL, RETAIL, AND/OR OFFICE.
- ANY MULTI-FAMILY UNITS SHALL HAVE A MAXIMUM OF 2 BEDROOMS.
- THE PARKING AND LOADING REQUIREMENTS ON PAGE 8 OF THE "PD PLAN FOR PUD-CZ TRACKSIDE DEVELOPMENT" ARE AMENDED TO STATE:
A. NOTWITHSTANDING THE FOREGOING, THE PARKING AND LOADING REQUIREMENTS APPLICABLE TO THE ATTACHED RESIDENTIAL SECTION OF TRACKSIDE SOUTH SHALL BE CALCULATED AT 1.5 SPACES PER RESIDENTIAL UNIT. THIS SHALL NOT APPLY TO TOWNHOMES.
- THE PROJECT SHALL INSTALL LIGHT TIMERS, MOTION SENSORS, OR OTHER SMART LIGHTING TECHNOLOGY FOR ALL LIGHTING WITHIN THE PARKING LOT.
- THE MAXIMUM HEIGHT FOR MIXED-USE BUILDINGS WITH A COMBINATION OF RESIDENTIAL AND NON-RESIDENTIAL USES SHALL BE 5 STORIES (65').
A. PLEASE SEE ATTACHMENT A FOR SAMPLE ARCHITECTURAL ELEVATIONS.
- FIRST FLOOR RESIDENTIAL SHALL BE PROHIBITED ALONG HUNTER STREET AND LAURA DUNCAN ROAD.
- AT LEAST 5 APARTMENTS SHALL BE RENTED TO AND INITIALLY OCCUPIED BY LOW INCOME HOUSEHOLDS EARNING UP TO 60% OF THE RALEIGH, NC METROPOLITAN STATISTICAL AREA'S AREA MEDIAN INCOME AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR AT LEAST 4 YEARS.
- PARKS AND RECREATION CONDITION #7 IS REMOVED. IT STATED: "A SECTION OF PUBLIC GREENWAY AT THE CORNER OF HUNTER AND LAURA DUNCAN WILL BE CONSTRUCTED WITHIN THE EXISTING 20' SEWER EASEMENT. A BUILDING CREDIT WILL BE PROVIDED TO THE DEVELOPER AS PART OF THE RECREATION REQUIREMENT. THIS WILL COMPLY WITH THE CURRENT BICYCLE AND PEDESTRIAN SYSTEM PLAN MAP AND PARKS AND RECREATION MASTER PLAN MAP.
- THE PROJECT COMMITS TO PLANTING ONLY NATIVE PLANTS. LANDSCAPING SHALL BE COORDINATED WITH AND APPROVED BY THE PLANNING DEPARTMENT AT SITE OR SUBDIVISION PLAN REVIEW.
- BASED ON A REVIEW OF THE TRAFFIC IMPACT ANALYSIS UPDATE, THE FOLLOWING CONDITIONS ARE PROPOSED:
o ALONG LAURA DUNCAN ROAD AND PROPOSED SITE DRIVE:
• RESTRIKE LAURA DUNCAN ROAD TO PROVIDE A TWO-WAY LEFT TURN LANE FROM THE SIGNALIZED INTERSECTION UP TO THE SITE DRIVEWAY.
• PROVIDE THE NORTHBOUND LEFT TURN LANE WITH A 75-FOOT TAPER AND 80 FEET OF STORAGE.
• MAINTAIN THE EXISTING STORAGE AND TAPER LENGTH FOR THE SOUTHBOUND LEFT TURN LANE AT THE SIGNALIZED INTERSECTION.
• PROVIDE THE SOUTHBOUND RIGHT TURN LANE WITH 80 FEET OF STORAGE AND APPROPRIATE DECELERATION LENGTH AND TAPER PER NCDOT GUIDANCE.
- THE SITE SHALL BE EXCLUSIVELY SERVED BY A SINGLE DRIVEWAY ACCESS TO LAURA DUNCAN ROAD.

SCALE	1" = 100'	DRAWN	PDC
DATE	NOVEMBER 3, 2025		
REVISION			
DATE			
BY			
PROJECT	1		
PROJECT	2134		



- TOWN OF APEX REQUIRED PLAN NOTES:**
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SHEET PILES, OR GRADING, SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT <http://www.apexnc.org/215/Applications-Schedules>.
 - TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER, AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
 - ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
 - IF BUILDINGS ARE TO BE DEMOLISHED, A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM A NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF THE DEMOLITION.
 - ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENROACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (E.G. RCA, THE CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS), AND SHALL BE CONTAINED ENTIRELY ON SITE.
 - ALL GRADING PLANS MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN APPENDIX J OF THE BUILDING CODE.
 - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS, GREENWAY TRAILS, AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS, RECREATION, & CULTURAL RESOURCES DEPARTMENT.
 - THE SCREENING OF LOADING DOCKS, ROLL-OUT TRASH CONTAINERS, DUMPSTERS, OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SIMILAR FACILITIES ON THE ROOF, GROUND, OR BUILDING SHALL MEET THE REQUIREMENT OF UDO SEC. 8.2.8. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
 - IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE.
 - SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE, AND ARE SIMILAR IN MATERIAL AND COLOR.
 - SCREENED ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED.
 - ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX (6) FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED.
 - DUMPSTER ENCLOSURES MUST MEET THE ABOVE REQUIREMENTS PLUS BE EIGHT (8) FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS GREATER, AND BE BUILT OF MASONRY MATERIALS OR OPAQUE GATES, WHERE PRACTICABLE, SHRUBS OR OTHER PLANTS MUST BE PLANTED OUTSIDE THE ENCLOSURE TO VISUALLY SOFTEN THE APPEARANCE.
 - ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
 - PRIOR TO SCHEDULING A FINAL SITE INSPECTION, ALL SITE ITEMS (E.G. LIGHTING, LANDSCAPE, MULCHING, SCREENING FOR DUMPSTERS, MECHANICAL EQUIPMENT, HVAC, ETC., SEEDING & SITE STABILIZATION, AND PARKING AND PAVEMENT MARKING) MUST BE COMPLETED.
 - INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
 - RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH TONS, SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE SEC. 1610. RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO START OF WORK. RETAINING STRUCTURE MATERIALS MUST BE AN INTEGRALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR.
 - PRIOR TO APPROVAL OF A FINAL PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT WHERE A STORMWATER CONTROL MEASURE (SCM) IS REQUIRED, CONTACT THE ENVIRONMENTAL PROGRAMS MANAGER AT 919-249-3413 TO DEMONSTRATE THAT THE REQUIRED STRUCTURE IS IN PLACE, IS OPERATIONAL, AND COMPLIES WITH ALL RELEVANT PORTIONS OF UDO SEC. 6.1.12 ENGINEERED STORMWATER CONTROLS. IF THE SCM IS USED AS PART OF A TEMPORARY EROSION CONTROL MEASURE, THE INSPECTION WILL OCCUR DURING THE APPROPRIATE PHASE OF CONSTRUCTION.
 - ALL ROADS AND SIDEWALKS TO REMAIN OPEN DURING CONSTRUCTION.
 - ALL ROADWAY CLOSURES ARE PENDING TOWN OF APEX STAFF APPROVAL. CONTRACTOR SHALL CONTACT SAJID HASSAN (SAJID.HASSAN@APEXNC.ORG) A MINIMUM OF THREE (3) WEEKS PRIOR TO ROADWAY CLOSURE AND PROVIDE ALL PERTINENT INFORMATION RELATED TO THE ROADWAY CLOSURE.
 - IN THE CASE OF A ROAD CLOSURE, ALL DETOUR SIGNS SHALL BE INSPECTED AND APPROVED BY THE TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT DEPARTMENT PRIOR TO BEGINNING OF WORK.
 - ALL PARTIAL LAND AND SHOULDER CLOSURES SHALL ADHERE TO STANDARD NCDOT WORK ZONE DRAWINGS.

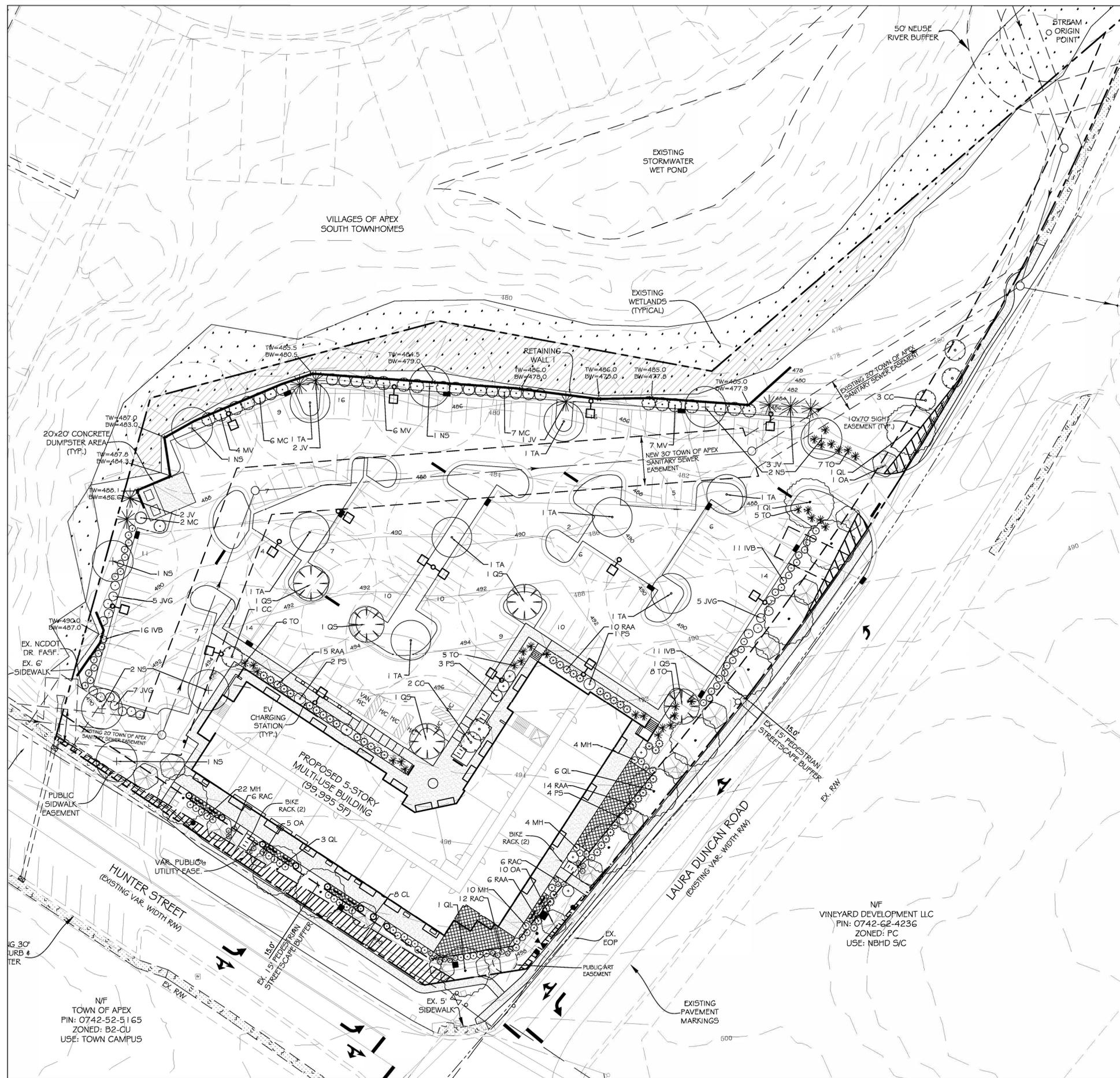
- NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 - BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY SMITH & SMITH - SURVEYORS.
 - TOPOGRAPHIC INFORMATION FOR SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY SMITH & SMITH - SURVEYORS. THE OFF-SITE TOPOGRAPHIC INFORMATION WAS TAKEN FROM UDR SPATIAL DATA.
 - ENVIRONMENTAL FEATURES INCLUDING STREAMS, WETLANDS AND BUFFERS WERE REVIEWED BY SAGE ECOLOGICAL SERVICES, INC.
 - PER FEMA MAP #3720074200J DATED 02 MAY 2006, THERE IS NO 100-YEAR FLOODPLAIN ON THE PROPERTY.
 - ANY ENVIRONMENTAL PERMITS REQUIRED FROM NCDENR, DWQ, THE ARMY CORPS OF ENGINEERS OR OTHER AUTHORIZED AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAIL INFORMATION.
 - ALL SITE ELEMENTS MUST BE INSTALLED PRIOR TO RECEIVING C.O. INCLUDING LANDSCAPING & PARKING.
 - DUMPSTER AREA TO INCLUDE SPACE FOR TRASH DUMPSTER AND RECYCLING CONTAINER. FOR THE DUMPSTER GATE, GATE STOPS SHALL BE PROVIDED FOR OPEN AND CLOSED POSITIONS.
 - HVAC UNITS WILL BE LOCATED ON THE BUILDING ROOF.
 - LAURA DUNCAN ROAD AND HUNTER STREET SHALL BE IMPROVED WITH CURB & GUTTER AND SIDEWALK.
 - NEW PAVEMENT MARKINGS ON LAURA DUNCAN ROAD SHALL REQUIRE MILLING AND OVERLAY OF EXISTING ASPHALT.
 - ALL WORK WITHIN THE LAURA DUNCAN ROAD RW SHALL BE APPROVED BY NCDOT INCLUDING DRIVEWAY PERMIT AND ENCROACHMENT AGREEMENTS.
 - THE PUBLIC ART EASEMENT IS PROVIDED FOR FUTURE USE BY THE TOWN OF APEX. THE BUILDING OWNER IS TO BE CONSULTED ON WHATEVER DISPLAY IS DESIGNATED FOR THE PUBLIC ART EASEMENT TO MAKE SURE THAT IT BLENDS WELL WITH THE BUILDING AND SITE.
 - SIGNS ARE NOT APPROVED AS PART OF THE SITE PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
 - RETAINING WALLS SHALL BE GRAVITY WALLS USING EARTH TONE COLORED BLOCK (TAN OR BROWN). FENCING SHALL BE INSTALLED AT THE TOP OF ALL WALLS FOR SAFETY.
 - ALL RETAINING WALLS AND OTHER RETENTION STRUCTURES MUST BE INTEGRALLY TINTED OR STAINED A MEDIUM OR DARK BROWN OR RUST COLOR OR BE COVERED WITH A MASONRY VENEER THAT IS TINTED MEDIUM BROWN OR DARK BROWN OR RUST COLOR.
 - ALL RETAINING WALLS SHALL BE PERMITTED UNDER A SEPARATE SUBMITTAL.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

**FOR
REVIEW
ONLY**

SCALE	1"=40'	PLANNING	PDC
DATE	NOVEMBER 3, 2025		
REVISION			
DATE			
BY			
PROJECT	4		
	2 34		



Town of Apex Planting Requirements:

- 1) VEHICLE USE AREA:
Required : All portions of vehicle use area within 40 feet of a trunk of a large deciduous tree
Provided : Large deciduous trees (TA, NS, and QS)
A row of evergreen shrubs provided to screen parking from ROW / drive isles
- 2) BUILDING LANDSCAPE REQUIREMENTS:
Required : 1 tree and 3 shrubs / 2,000sf of building footprint. (19,735 sf)
10 trees and 30 shrubs required, 10 trees and 30 shrubs provided
Provided : Trees: CC and OA; Shrubs: PS, TO, and 5B
- 3) PEDESTRIAN STREETSCAPE BUFFER
Provided : 1 large and 2 small trees / 1000 sf of street front (disturbed buffer area)
Hunter Street - 3,900 sf = 3,900/1000=3.9; 4 large and 8 small trees
Laura Duncan Road - 6,900 sf = 6,900/1000=6.9; 7 large and 14 small trees
(minus easements and stream buffers)
Front plaza area contains 4 benches, large and small trees, shrubs, and ornamental grasses.

TOWN LANDSCAPE NOTES:

- 24) All landscaping is required to be installed prior to a Certificate of Occupancy for the project, or in the case of phased development, for the phase of the project. If the applicant chooses to delay the installation of landscaping from April 1 through September 1, then the applicant shall provide a cash bond equal to 150% of the cost of materials and installation, based on the highest estimate received, to ensure installation of the required landscaping. Additional exceptions may be granted by the Planning Director in accordance with UDO Sec. 8.2.2.E.
- 25) Required buffers must meet the minimum opacity requirements for the particular type of buffer as described in UDO Sec. 8.2.C.
- 26) Any vegetation that is dead, substandard, unhealthy, of poor structural quality, or missing shall be replaced in conformance with Town standards.
- 27) All plant material shall be allowed to reach their mature size and maintained at their mature size. Plants shall not be cut or severely pruned so that their natural form is impaired.
- 28) All slopes equal to 2:1 shall be stabilized with permanent slope retention or a suitable combination of plantings and retention devices.
- 29) Slopes steeper than 3:1 but less than 2:1 shall be stabilized with permanent groundcover, not with turf grass.

Prior to scheduling a final site inspection, all site items (e.g. lighting, landscaping, mulching, screening for dumpsters, mechanical equipment, HVAC, etc., seeding and site stabilization and parking and pavement markings) must be completed.

ALL PORTIONS OF THE BUFFER THAT DO NOT COMPLY WITH THE REQUIREMENTS FOR THE SPECIFIED TYPE AND SIZE SHALL BE SUPPLEMENTED AS REQUIRED BY THE TOWN OF APEX ZONING COMPLIANCE OFFICER ON SITE.

PLANT SCHEDULE - STREET BUFFER AND VUA PLANTINGS

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
12	QL	QUERCUS LYRATA / HIGH BEAM / OVERCUP OAK	2.5" CAL / 12 HT.	B + B	AS SHOWN
8	NS	NYSSA SYLVATICA / BLACK TUPELO	2.5" CAL / 12 HT.	B + B	AS SHOWN
8	TA	TILIA AMERICANA / AMERICAN LINDEN	2.5" CAL / 12 HT.	B + B	AS SHOWN
3	CC	CARPINUS CAROLINIANA / IRONWOOD	1.5" CAL / 8 HT.	B + B	AS SHOWN
31	TO	THUJA OCCIDENTALIS 'GOLDEN GLOBE' / ARBORVITAE	18" HT. / 3 GAL.	5 GAL.	5' O.C.
17	JVG	JUNIPERUS VIRGINIANA 'GREY OWL' / JUNIPER	18" HT. / 3 GAL.	CONT.	3' O.C.
38	IVB	ILEX VOMITORIA 'BORDEAUX' / YALPON HOLLY	18" HT. / 3 GAL.	CONT.	3' O.C.
5	QS	QUERCUS SHUMARDII / SHUMARDI OAK	2.5" CAL / 12 HT.	B + B	AS SHOWN
17	MV	MAGNOLIA 'BRACKEN'S BROWN BEAUTY' / MAGNOLIA	8" HT. / 2.5" CAL.	CONT.	10' O.C.

PLANT SCHEDULE - BUILDING and STREETSCAPE PLANTINGS

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
16	OA	OXYDENDRUM ARBOREUM / SOURWOOD	1.5" CAL / 8 HT.	B + B	AS SHOWN / 20' O.C.
3	CC	CARPINUS CAROLINIANA / IRONWOOD	1.5" CAL / 8 HT.	B + B	AS SHOWN
45	RAA	RHODODENDRON 'AUTUMN ANGEL' / AZALEA	18" HT. / 3 GAL.	CONT.	3' O.C.
24	RAC	RHODODENDRON 'AUTUMN CHIFFON' / AZALEA	18" HT. / 3 GAL.	CONT.	3' O.C.
40	MH	MULLENBERGIA CAPILLARIS / PINK MUHLY GRASS	30" HT. / 4 GAL.	CONT.	5' O.C.
10	PS	PINUS STROBUS 'NANA' / DWARF WHITE PINE	30" HT. / 4 GAL.	CONT.	5' O.C.
8	JV	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	2.5" CAL / 8 HT.	CONT.	10' O.C.
15	MC	MYRICA CERIFERA / SOUTHERN WAX MYRTLE	30" HT. / 4 GAL.	CONT.	7' O.C.
8	CL	CHASMANTHIUM LATIFOLIUM	30" HT. / 4 GAL.	CONT.	5' O.C.

LANDSCAPE PLAN



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

Coaly
DESIGN
LANDSCAPE ARCHITECTURE
300/200 Parkman Street Suite G
Raleigh, NC 27601
919.539.0012

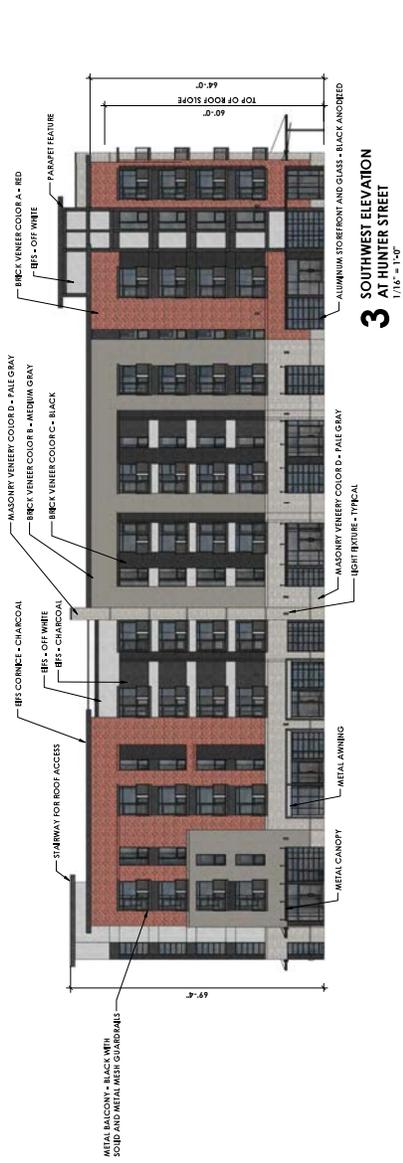
PEAK CITY LOFTS
MINOR SITE PLAN
APEX, NC

Professional Seals

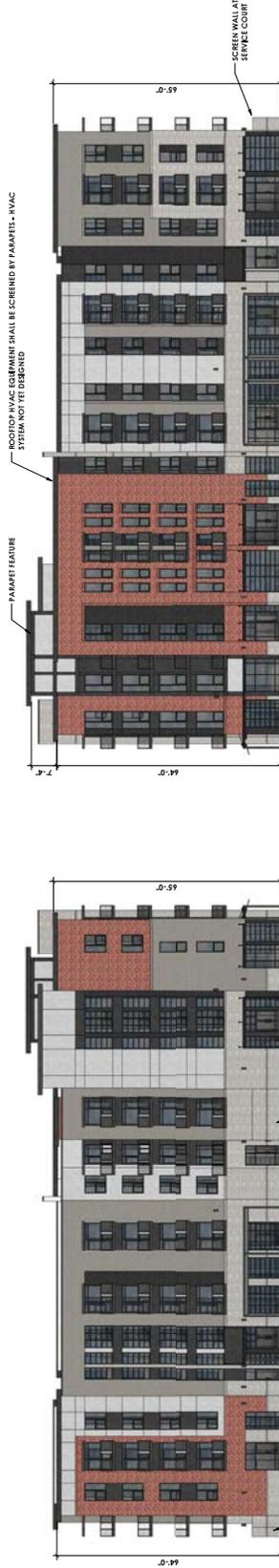
Date Issued:	4.1.22
Scale:	1"=30'
By:	RBS
Drawn by:	KUS
Checked by:	KUS

Revisions	No.	Description	Date
	1	Town Comments	5.9.22
	2	Town Comments	7.5.22

LA-1



**3 SOUTH WEST ELEVATION
 AT HUNTER STREET
 1/16" = 1'-0"**



**2 SOUTH EAST ELEVATION
 AT LAURA DUNCAN ROAD
 1/16" = 1'-0"**



**4 NORTH WEST ELEVATION
 1/16" = 1'-0"**



**1 NORTH EAST ELEVATION
 1/16" = 1'-0"**

Screening
 The screening of loading docks, roll-up containers, dumpsters, outdoor storage, mechanical and HVAC equipment, and similar facilities on the roof, ground or building shall meet the requirement of section 2.8 of the UDO.

Specifically screening must be done so that:
 - It is incorporated into the overall design theme of the building and landscaping
 - Screening materials are not different from or in-line to the principal materials of the building or landscape and are similar in color and texture
 - Any ground mounted HVAC or other mechanical or utility equipment 4 feet tall or higher must be fenced and landscaped
 - On-roof HVAC units, air conditioning units, and other mechanical equipment shall be screened with solid, light-colored, non-reflective material with opaque grates. Where practicable, grates or other plans must be placed outside the enclosure to visually soften the appearance.

Awning
 Awning and canopy used for accent level doors and windows shall not be internally lit.

Deviation of Architectural Compatibility
 The architectural elements of Peak City Lofts shall be consistent with the architectural character of not only the town of Apex, but also the surrounding area. Deviations from the architectural character shall be limited to those that are necessary to meet the needs of the project. Consistent architectural solutions must be sought to resolve aesthetic issues at the project level. Changes in color and material patterns articulate the facade with variations in material and proportions.