

VICINITY MAP  
NTS

**WATERCOURSE APARTMENTS**  
GRAHAM, NORTH CAROLINA

**CONDITIONAL USE  
ZONING EXHIBIT & SITE  
PLAN**

MARCH 25, 2014  
(REVISED DECEMBER 16, 2014)

**SUMMARY**

APARTMENT BLDG.	1 BR	2 BR	3 BR	TOTAL
100 (W / OFFICE)	12	24	0	36
200	12	24	0	36
300	12	12	12	36
400	12	0	12	24
500	12	12	0	24
600	12	0	12	24
700	12	12	0	24
<b>TOTAL=</b>	<b>84</b>	<b>84</b>	<b>36</b>	<b>204</b>
	41%	41%	18%	

SPACES REQUIRED PER ORDINANCE = 324  
SPACES PROVIDED = 345

**SITE DATA**

**PIN:** 8884724405  
**TAX MAP:** 6-30-20  
**ACREAGE:** 16.812 AC.

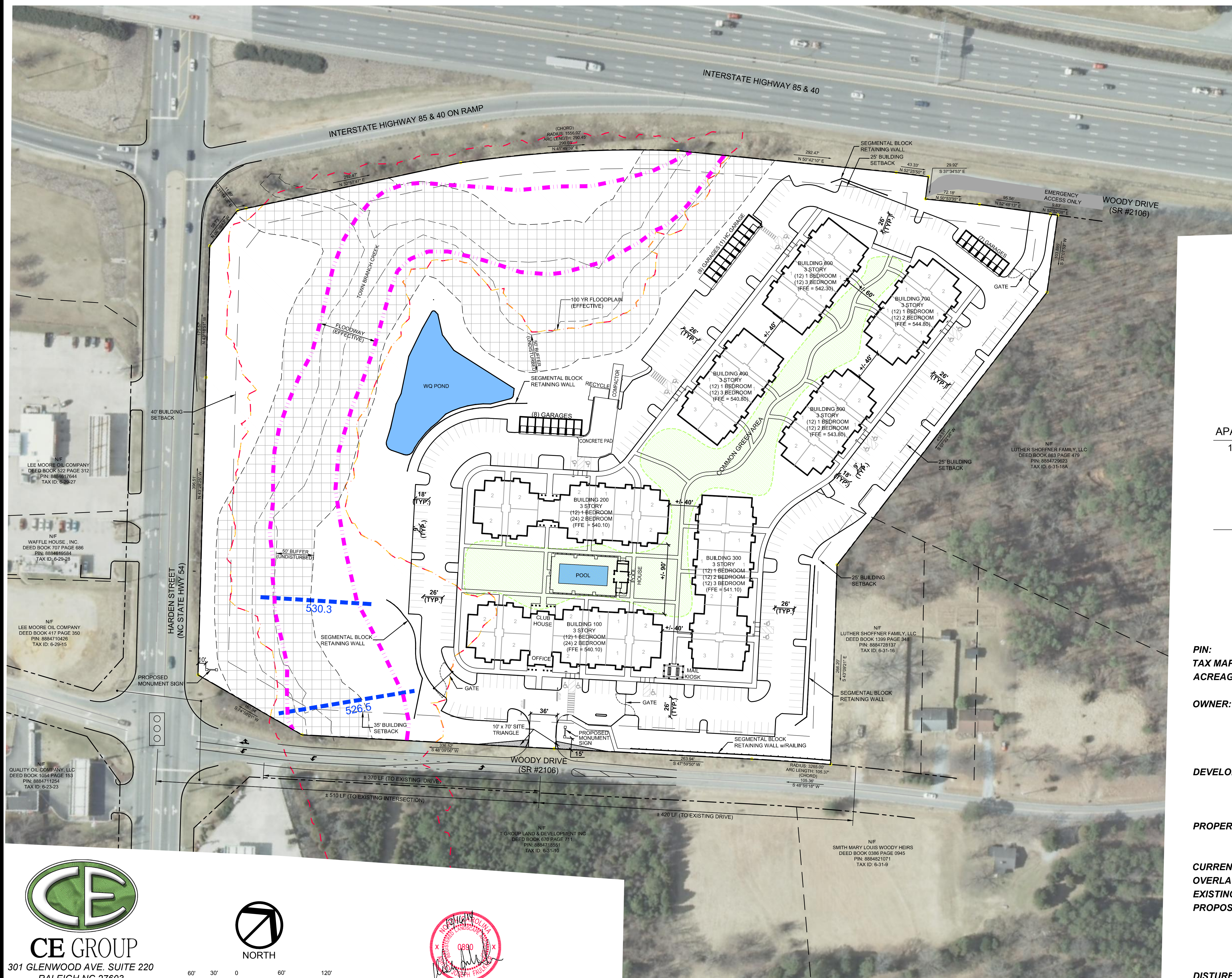
**OWNER:** ECO WATERCOURSE, LLC  
PO DRAWER 9  
SANFORD, NC 27330  
(919) 895-6001

**DEVELOPER:** MONTGOMERY DEVELOPMENT CAROLINA CORP.  
7806 NC HIGHWAY 751, SUITE 100  
DURHAM, NC 27713

**PROPERTY ADDRESS:** 1050 WOODY DRIVE  
GRAHAM, NC 27253

**CURRENT ZONING:** C-R CONDITIONAL RESIDENTIAL  
**OVERLAY DISTRICT:** E HARDEN ST / HWY 54  
**EXISTING LAND USE:** UNDEVELOPED  
**PROPOSED LAND USE:** DWELLING, MULTI-FAMILY  
(7) APT. BUILDINGS - 3 STORY BLDG'S ±33' HIGH AT CORNER - TOTALING 204 RESIDENTIAL UNITS  
(1) POOL HOUSE, (1) RECYCLING/COMPACTOR

**DISTURBED AREA:** ±11.18 AC.  
**COMMON AREA / OPEN SPACE:** ±5.1 AC. (±30%)



**CE GROUP**  
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