

VICINITY MAP  
NTS

**WATERCOURSE APARTMENTS**  
GRAHAM, NORTH CAROLINA

**CONDITIONAL USE  
ZONING EXHIBIT & SITE  
PLAN**

MARCH 25, 2014  
(REVISED APRIL 30, 2014)

**SUMMARY**

APARTMENT BLDG.	1 BR	2 BR	3 BR	TOTAL
1 (W / OFFICE)	12	24	0	36
2	12	24	0	36
3	12	12	12	36
4	12	12	0	24
5	12	12	0	24
6	12	0	12	24
7	12	0	12	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 = 346

**SITE DATA**

**PIN:** 8884724405  
**TAX MAP:** 6-30-20  
**ACREAGE:** 16.812 AC.  
**OWNER:** LEE-MOORE CAPITAL COMPANY  
DRAWER 9  
SANFORD, NC 27330  
(919) 775-2301

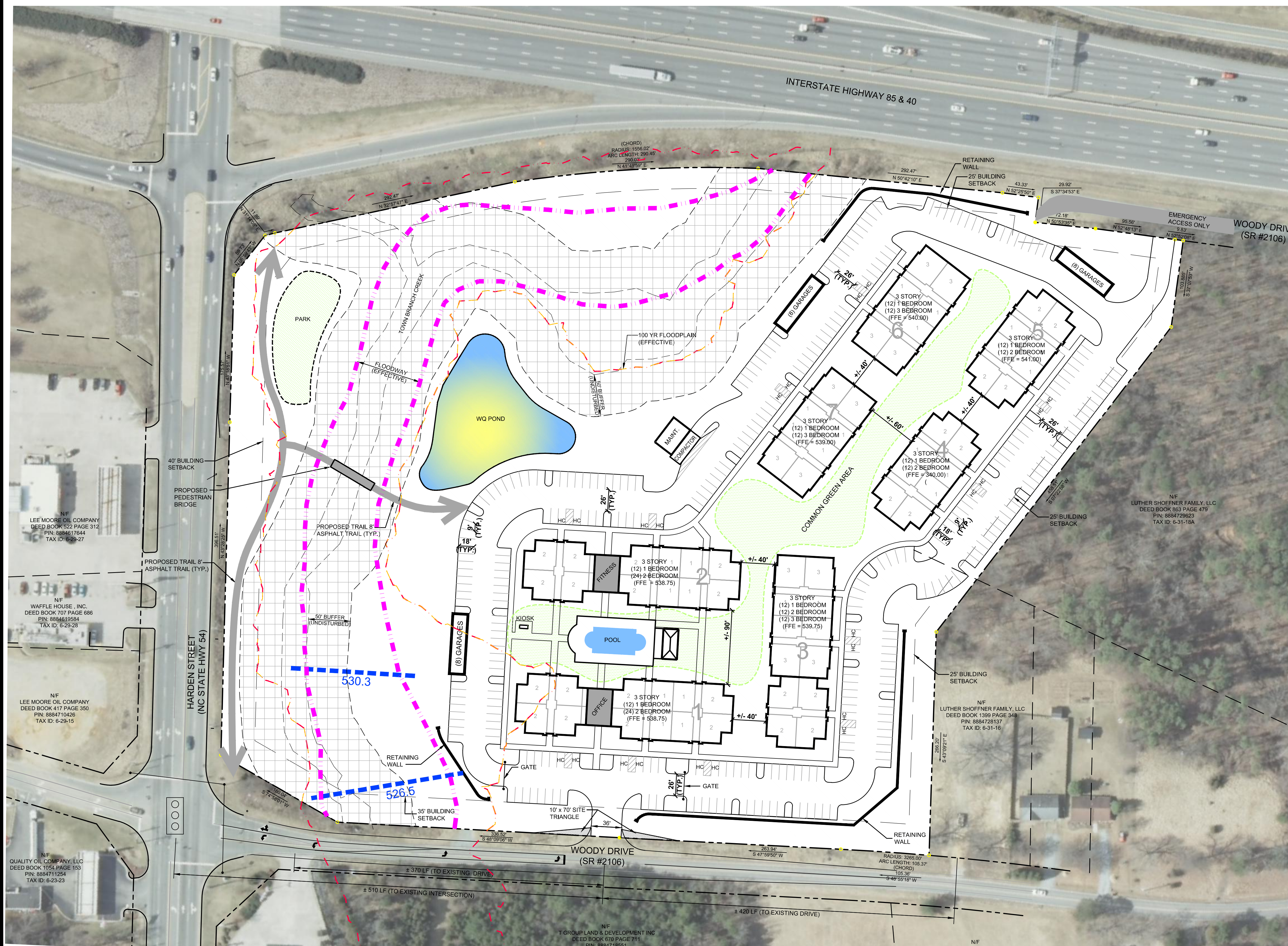
**DEVELOPER:** LEE-MOORE CAPITAL COMPANY  
DRAWER 9  
SANFORD, NC 27330

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

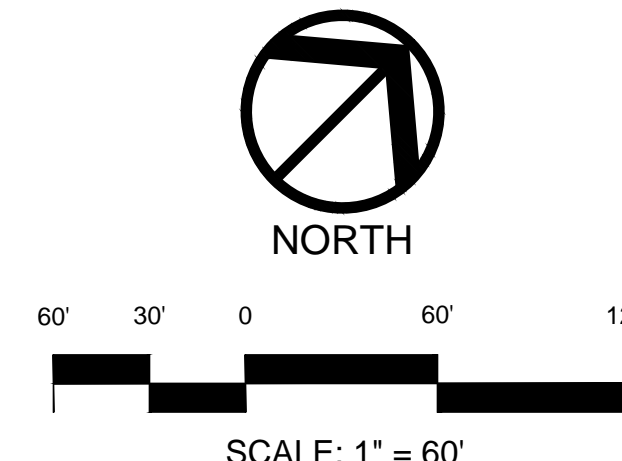
**CURRENT ZONING:** B-2  
**PROPOSED ZONING:** C-R  
**OVERLAY DISTRICT:** E HARDEN ST / HWY 54  
**EXISTING LAND USE:** UNDEVELOPED  
**PROPOSED LAND USE:** DWELLING, MULTI-FAMILY  
204 RESIDENTIAL UNITS, (7) APT. BUILDINGS  
(1) MAINT. BLDG AND POOL COMPLEX  
(7) 3 STORY BLDG's ±33' HIGH AT CORNER

**DISTURBED AREA:** ±11.7 AC.

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



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