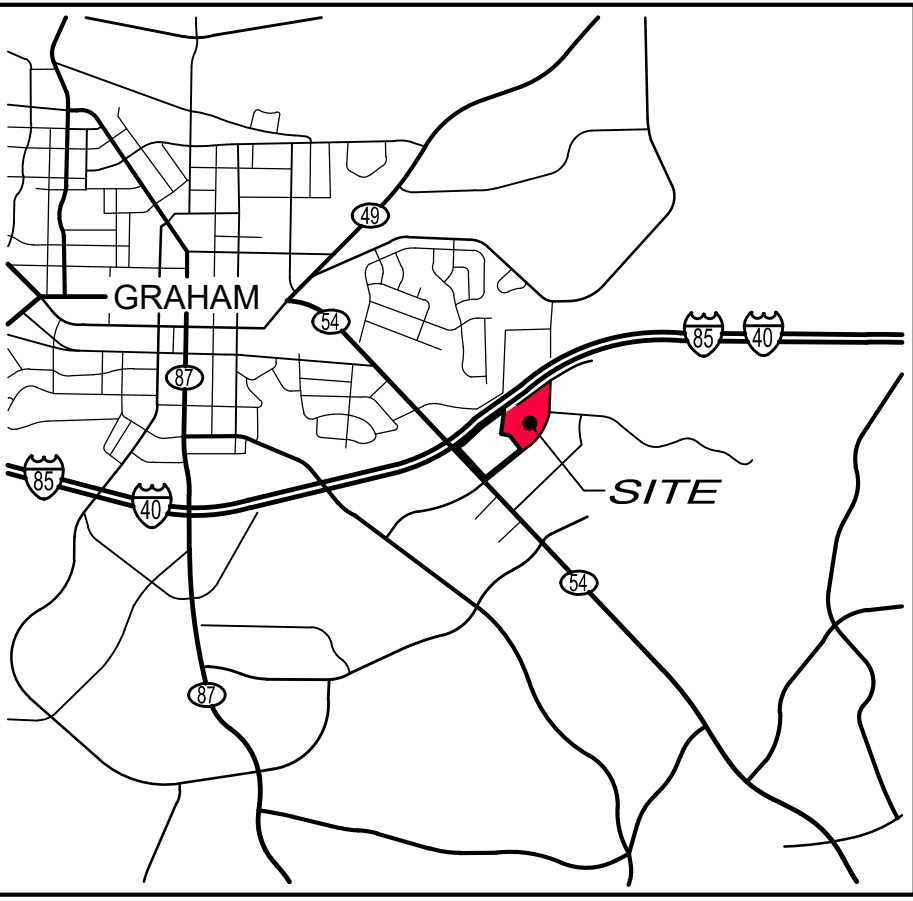
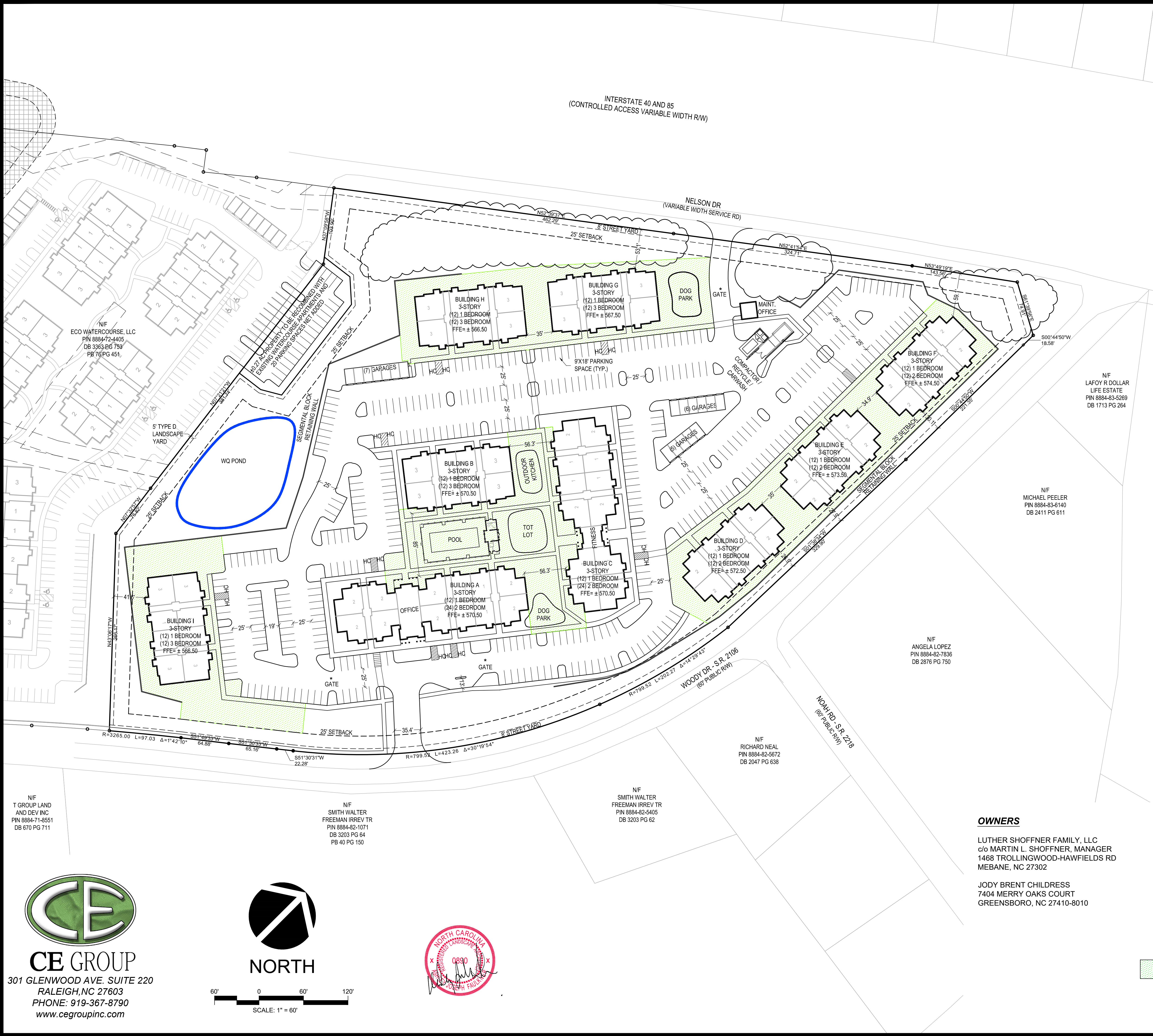




VICINITY MAP
NTS

WATERCOURSE APARTMENTS 2
GRAHAM, NORTH CAROLINA

CONDITIONAL USE
ZONING EXHIBIT AND PRELIMINARY
SITE PLAN
MAY 25, 2017

SUMMARY

BLDG	1 BR	2 BR	3 BR	TOTAL
A	12	24	0	36
B	12	0	12	24
C	12	24	0	36
D	12	12	0	24
E	12	12	0	24
F	12	12	0	24
G	12	0	12	24
H	12	0	12	24
I	12	0	12	24
TOTAL=	108	84	48	240
	45%	35%	20%	

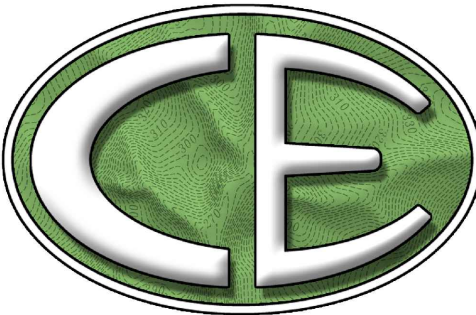
SPACES REQUIRED PER ORDINANCE
1.5 SPACES / 1 & 2 BEDROOMS = 288 SPACES
2 SPACES / 3 BEDROOM = 96 SPACES
TOTAL REQUIRED = 384 SPACES

PARKING SPACES PROVIDED = 403 SPACES
GARAGE UNITS = 18 SPACES
TOTAL PROVIDED = 421 SPACES

SITE DATA

PIN's: 8884-72-8137, 8884-82-1366, 8884-72-9623, 8884-82-2878, 8884-83-2196, 8884-72-9296
TAX MAP: 6-31-16, 6-31-17, 6-31-18A, 6-31-18, 6-31-19, 6-31-51
ACREAGE: ± 14.30 AC
PROPERTY ADDRESS: 1004 WOODY DRIVE
GRAHAM, NC 27253
DEVELOPER: ECO WATERCOURSE II, LLC
PO DRAWER 9
SANFORD, NC 27330
(919) 895-6001
CURRENT ZONING: B-2, R-7, R-18
PROPOSED ZONING: C-R CONDITIONAL RESIDENTIAL
OVERLAY DISTRICT: NONE
EXISTING LAND USE: UNDEVELOPED / RESIDENTIAL
PROPOSED LAND USE: DWELLING, MULTI-FAMILY
(9) 3-STORY APARTMENT BUILDINGS TOTALING 240 RESIDENTIAL UNITS
BUILDING HEIGHT AT CORNER ±33'
(1) POOL HOUSE, (1) RECYCLING/COMPACTOR
± 12.1 AC
DISTURBED AREA: ± 12.1 AC

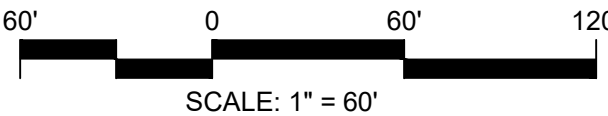
REQUIRED USABLE OPEN SPACE: ± 62,306 SF (AT 10%)
PROVIDED USABLE OPEN SPACE: ± 105,595 SF (± 16.9%)



CE GROUP
301 GLENWOOD AVE. SUITE 220
RALEIGH, NC 27603
PHONE: 919-367-8790
www.cegroupinc.com



NORTH



OWNERS

LUTHER SHOFFNER FAMILY, LLC
c/o MARTIN L. SHOFFNER, MANAGER
1468 TROLLINGWOOD-HAWFIELDS RD
MEBANE, NC 27302
JODY BRENT CHILDRESS
7404 MERRY OAKS COURT
GREENSBORO, NC 27410-8010