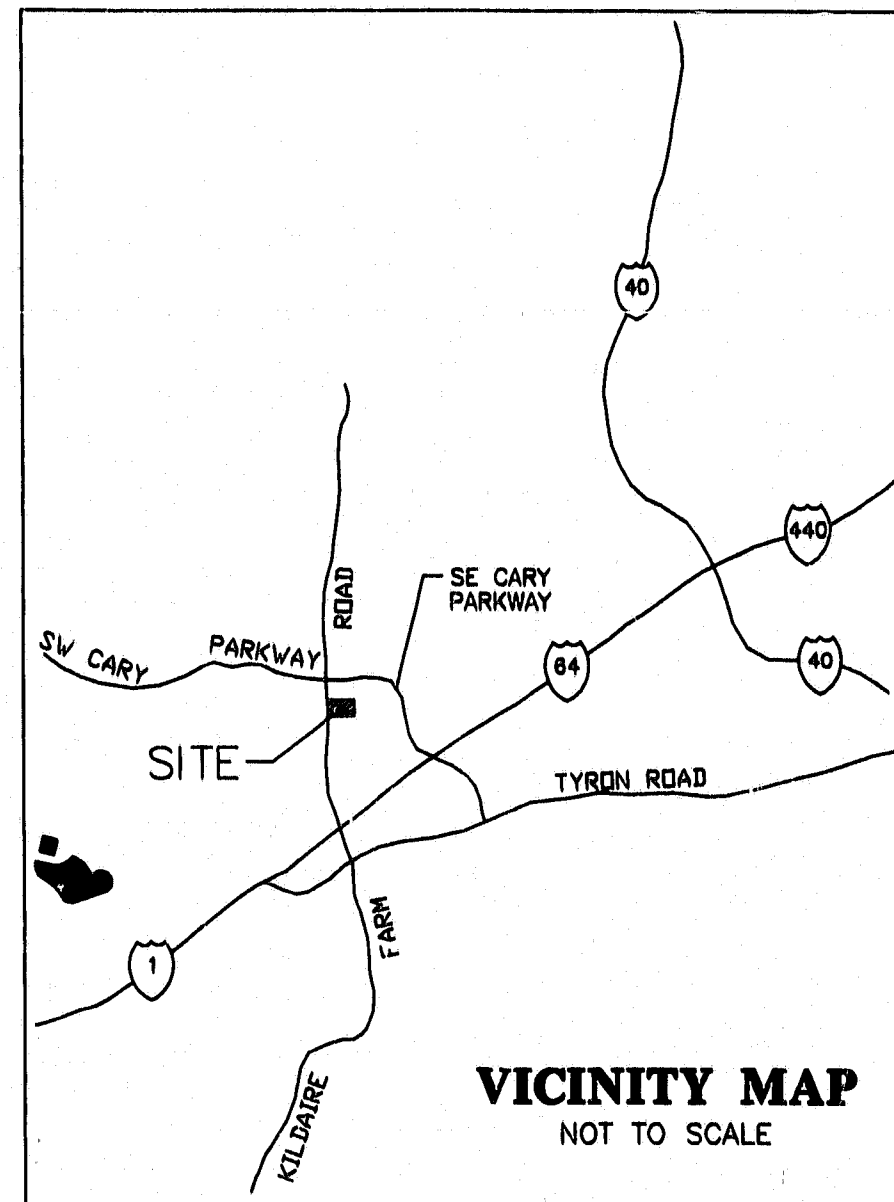


THE VILLAGE OF TROON AT KILDAIRE

ZONING CONDITIONS (APPROVED 12 FEBRUARY, 1998)

1. THE PROPERTY SHALL CONTAIN ONE FULL SERVICE DRIVEWAY CONNECTION TO KILDAIRE FARM ROAD. THE LOCATION OF THIS CONNECTION AT A LOCATION INDICATED IN THE REVISED TRAFFIC ANALYSIS. THIS CONNECTION SHALL BE RIGHT IN - RIGHT OUT.
2. ALONG THE SOUTHERN BOUNDARY, CONTIGUOUS WITH THE WIMBLEDON PLANNED UNIT DEVELOPMENT, THERE SHALL BE A 30 FT. NON-DISTURBED BUFFER. IF ADEQUATE AMOUNTS OF VEGETATION DO NOT EXIST IN ANY PORTION OF THE BUFFER, ADDITIONAL VEGETATION WILL BE PLANTED IN ORDER TO ACHIEVE A TYPE "A" BUFFER.
3. ALL UNITS CONSTRUCTED ON SITE SHALL NOT EXCEED ONE STORY IN HEIGHT, EXCEPT THEY MAY HAVE WALK OUT OR DAYLIGHT BASEMENT DEPENDING ON TOPOGRAPHIC CONDITIONS.
4. ALONG KILDAIRE FARM ROAD BOUNDARY LINE, THERE SHALL BE A THIRTY (30) FOOT NON-DISTURBED BUFFER. IN THIS BUFFER AREA, ALL NOXIOUS PLANTS MAY BE REMOVED. FURTHERMORE, AN ARCHITECTURALLY DESIGNED WALL MAY BE PERMITTED WITHIN THE BUFFER. THE ORIENTATION AND PLACEMENT OF THIS WALL SHALL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL.
5. STORMWATER IMPOUNDMENTS SHALL BE INSTALLED IN SUCH A MANNER THAT THE CURRENT VOLUME OF RUN OFF FLOWING FROM THE SITE DURING A TEN YEAR STORM SHALL BE REDUCED BY 40%. THESE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
6. THE FOLLOWING USES SHALL BE PERMITTED ON THE SITE: MULTI-FAMILY CONDOMINIUM DEVELOPMENT. ALL OTHER USES SHALL BE PROHIBITED ON THIS SITE.
7. THE SITE WILL HAVE A MAXIMUM OF 140 UNITS.
8. THE PROPERTY WILL HAVE A SECOND PUBLIC ACCESS ALONG THE NORTHERN BOUNDARY TO CONNECT TO CARY PARKWAY.
9. IF A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL TO THE TOWN OF CARY UPDATING DEVELOPMENT IMPACT FEES, AS IT RELATES TO TRANSPORTATION DEVELOPMENT FEES, PARK FEES AND WATER AND SEWER ACREAGE FEES, THE DEVELOPER WILL WITHIN 30 DAYS OF THE EFFECTIVE DATE OF THE INCREASED FEES OR AT THE TIME FEES WOULD NORMALLY BE COLLECTED MAKE SUCH PAYMENT TO THE TOWN OF CARY. THIS CONDITION WILL EXPIRE 24 MONTHS FROM THE APPROVAL DATE OF THE REZONING IF THE ABOVE UPDATED DEVELOPMENT FEES HAVE NOT BEEN ADOPTED. THIS CONDITION IN NO WAY IS MEANT TO CIRCUMVENT ANY ADOPTED INCREASED FEES IF SAID FEES ARE ADOPTED WITHIN A PERIOD OF TWO YEARS FROM THE EFFECTIVE DATE OF THE REZONING.



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KILDAIRE FARM ROAD CARY, NORTH CAROLINA

98-SP-111-SK
APPROVED
 BY: DRC DATE: 10-6-98
 BY: TM DATE: 10-20-98
 TOWN OF CARY
 DEVELOPMENT REVIEW GROUP
 Official Approved
 "SKETCH" PLAN

OWNER:
 WKB CHARLOTTE, INC.
 15720 JOHN J. DELANEY DRIVE
 SUITE 360
 CHARLOTTE, NORTH CAROLINA 28277

PLANNING / LANDSCAPE ARCHITECTURE:
 ETd, PA
 280 NOTTINGHAM DRIVE
 CARY, NORTH CAROLINA 27511

ENGINEERING:
 BASS, NIXON and KENNEDY, INC.
 7416 CHAPEL HILL ROAD
 RALEIGH, NORTH CAROLINA 27607

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