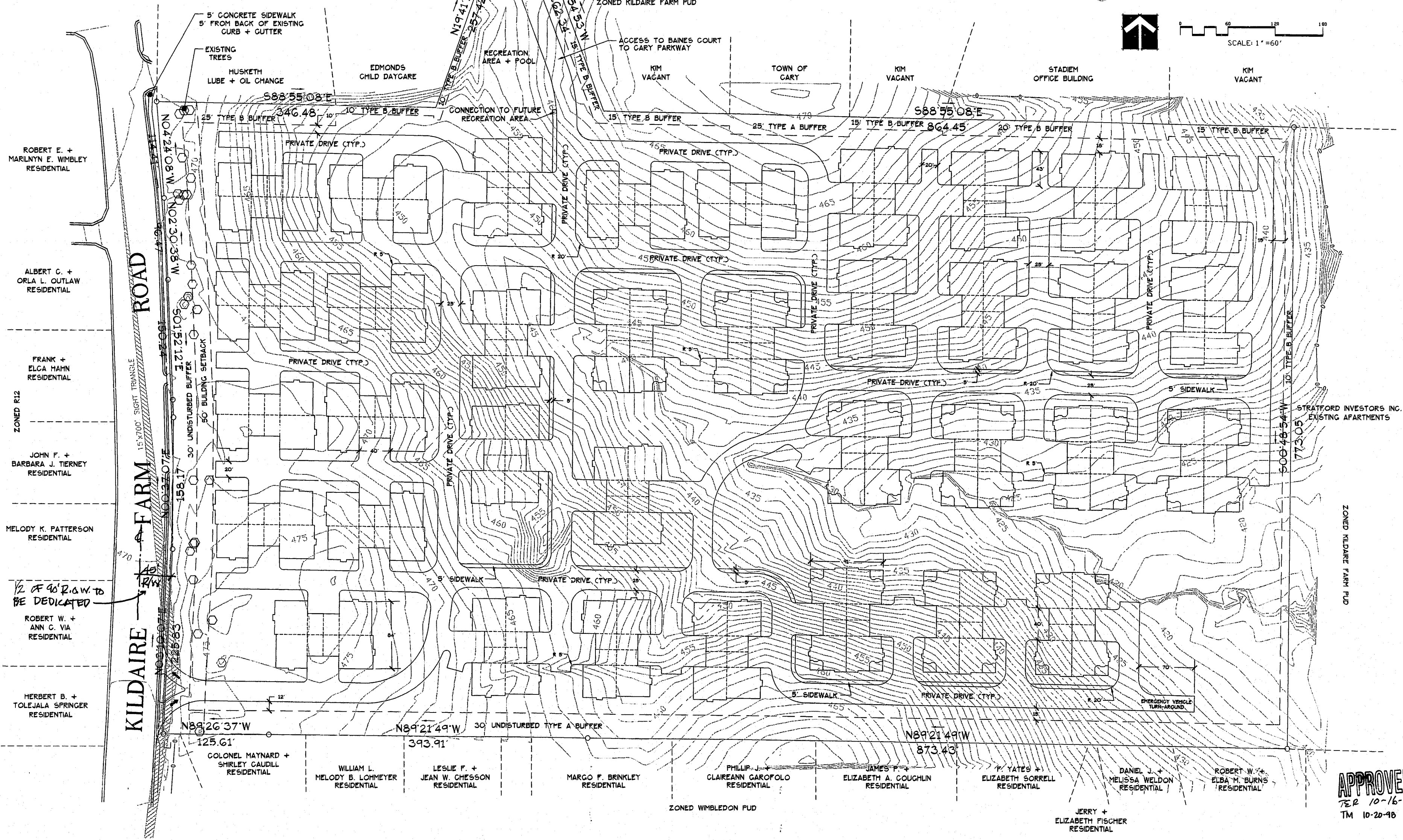


- NOTE:
1. ALL INTERIOR DRIVES ARE PRIVATE AND WILL BE CONSTRUCTED TO TOWN OF CARY STANDARDS USING:
    - A) 18" CONCRETE CURB AND GUTTER FOR MAIN DRIVES.
    - B) 24" ROLL TYPE CONCRETE CURB FOR SECONDARY DRIVES WHICH PRIMARILY ACCESS UNITS.
  2. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE DEPARTMENT OF DEVELOPMENT SERVICES.
  3. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  4. WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS THE REQUIRED BUFFER TYPE (I.E. TYPE A, B, C, AND 100 FOOT THOROUGHFARE CORRIDOR BUFFER) THE CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
  5. ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
  6. ALL GARBAGE COLLECTION IS TO BE PRIVATE SERVICE. EACH UNIT IS FURNISHED A ROLL OUT TRASH CONTAINMENT DEVICE.
  7. SITE VEGETATION IS A MIX OF HARDWOOD AND PINES.
  8. KILDAIRE FARM ROAD IS DESIGNATED ON THE TOWN'S THOROUGHFARE PLAN TO HAVE AN ULTIMATE CROSS-SECTION CONSISTING OF A 65' BACK-TO-BACK STREET SECTION CENTERED WITHIN A 90' RIGHT-OF-WAY.
  9. NUSEE RIVER BUFFER WILL BE ADDRESSED AT CONSTRUCTION PLAN SUBMITTAL IF THEY ARE DETERMINED TO BE APPLICABLE TO THIS PLAN.

SITE DATA

PIN:	0762.07-59-174G 0763-19-50-1291 0763-18-40-6079
ZONING:	RM CU
TOTAL SITE AREA:	25.98 ACRES
MAXIMUM UNITS ALLOWED:	140 (35 BUILDINGS x 4 UNITS EACH)
TOTAL UNITS SHOWN:	140
MAXIMUM DENSITY:	5.52 UNITS/AC. (PER ZONING CONDITION #7)
PROPOSED DENSITY:	5.4 UNITS/AC.
LINERAL FEET IN PRIVATE DRIVES:	7,170 LF.
CARY PROJECT NUMBER:	98-SP-111-SK
NUMBER OF PARKING SPACES REQUIRED:	2 (PER 2 BEDROOM UNIT) 2.5 (PER 3 BEDROOM UNIT)
NUMBER OF PARKING SPACES PROPOSED:	4 (PER DWELLING UNIT) 2 GARAGE - 2 DRIVEWAYS
PROPOSED DENUDED AREA:	23.66 ACRES
TOTAL VEHICULAR AREA:	11,14 ACRES
TOTAL IMPERVIOUS SURFACE:	13.6 ACRES
BUILDING FOOTPRINT AREA:	107,158 SF (41.0% OF SITE AREA)

BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY BASS, NIXON, + KENNEDY, INC., CONSULTING ENGINEERS FROM ACTUAL FIELD SURVEYS.



**ETd**  
ELAM, TODD & PAMPROSI, PA

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SUITE 300  
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ENGINEER:  
BASS, NIXON & KENNEDY, INC.  
7416 CHAPEL HILL ROAD  
RALEIGH, NORTH CAROLINA 27607

Drawn By: EVC  
Checked By: RJL  
Date:  
Proj#:

Revisions  
22 JUN 98 REV.  
27 JUL 98 REV.

THE VILLAGE OF TROON  
AT KILDAIRE  
CARY, NORTH CAROLINA

SKETCH SITE  
PLAN

APPROVED  
PER 10-16-98  
TM 10-20-98

Sheet  
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