

- RESIDENTIAL-MULTIFAMILY-12 CONDITIONS**
- There will be one access off High House Road.
  - There will be 30 feet of undisturbed buffer adjacent to the northern property line.
  - A 150 foot buffer will be provided next to the single family lots in Dutchess Villages.
  - All buildings shall be setback a minimum of 100 feet from the right of way of High House Road.
  - A 30 foot streetscape shall be provided along the frontage of High House Road.
  - In order to reduce site grading and maintain natural vegetation on this site, particularly on steep slopes, various design solutions such as step footings, retaining walls and pilings may be employed. To help insure a sensitive site design, a complete slope analysis will be performed in conjunction with the site plan approval process and extra effort will be made to arrive at site planning solutions (such as clustering buildings) that will save existing vegetation in the bottom land along Colea Branch and the steep slopes adjoining this bottom land.
  - At the time of site plan approval, a greenway shall be located in the general vicinity along Colea Branch.
  - Additional buffers shall be provided as shown on the attached map. This map shall be considered part of these zoning conditions.
  - All buffers shall remain undisturbed (except for necessary utility connections) to the extent possible, utility crossing in buffer shall be at a 90 degree angle.
  - The total number of dwelling units will not exceed 365 units.
  - Access to this site is required from Haynard and High House Roads.

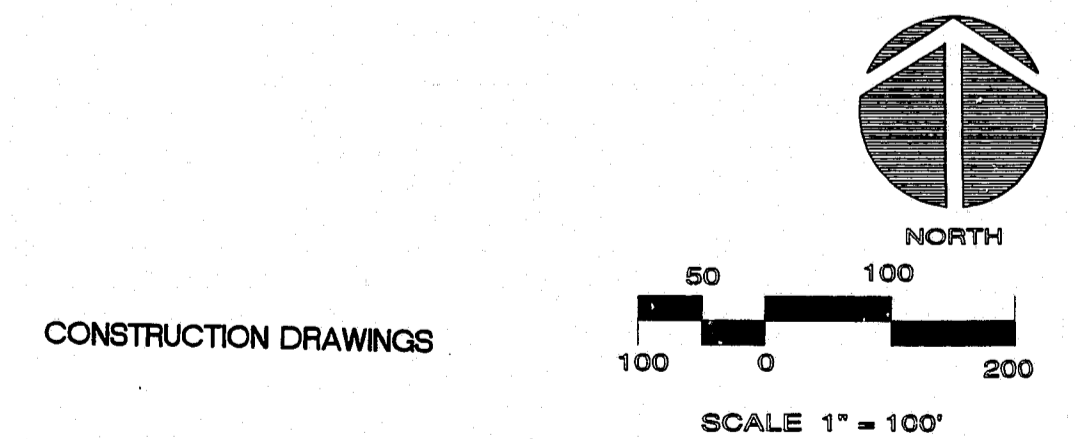
**SITE DATA**

OWNER:	HANDOVER PH LIMITED PARTNERSHIP
ZONING:	RMF - 301
TOTAL SITE AREA:	35.67 AC
PH NO. 1:	7549-71-3001 and 7549-94-8897
UNITS PER ACRE ALLOWED:	0.00
UNITS PER ACRE PLANNED:	10.77
TOTAL NUMBER OF UNITS PLANNED:	384
BUILDING HEIGHT:	40'±
POOL AREA:	1920 SF

**PARKING**

HANDICAP PARKING REQUIRED:	31
HANDICAP PARKING PROVIDED:	33
PARKING REQUIRED (204 units @ 2 - 204 credit):	44
PARKING PROVIDED (INCLUDES 4HC SPACES):	690

NOTES:  
1. ALL DIMENSIONS ARE BACK TO BACK UNLESS OTHERWISE NOTED.  
2. NUMBER OF PARKING SPACES SHOWN DETERMINED BY LEAD CON ALLOWING FOR SHARED USE SPACES.  
3. PER LINES SHALL BE INDICATED PER TOWN OF CARY REQUIREMENTS.  
4. SIGNING PLAN TO BE DESIGNED BY CPE.



REV. NO.	DESCRIPTION	DATE

DESIGNED	TCC
DRAWN	TCC
CHECKED	
PROJECT ENG.	

**MCKIM & CREED**  
ENGINEERS • PLANNERS • SURVEYORS  
WILMINGTON, NORTH CAROLINA   RALEIGH, NORTH CAROLINA  
SMITHFIELD, NORTH CAROLINA

**WATERFORD FOREST APARTMENTS**  
CARY, NC

**REVISED OVERALL**  
**SITE PLAN**

DATE:	21 MAR 95
MCE PROJ. #:	0976-0007
DWG FILE #:	5669F4500

SCALE:	HORIZONTAL: 1"=100'
SCALE:	VERTICAL: 1"=100'

SHEET NO.	4
OF:	27