

PRELIMINARY DEVELOPMENT PLAN

WAVERLY PLACE

CARY, NORTH CAROLINA



5440 WADE PARK BLVD.
SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397

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CONTACT:
BOB ZUMWALT
bzumwalt@bgeinc.com
(984) 275-2687

OWNER:
HGIT 302 COLONADES
WAY, LLC.
845 TEXAS STREET, SUITE 3300
HOUSTON, TX 77002

DEVELOPER:
HINES
201 FENTON GATEWAY DRIVE,
SUITE 201
CARY, NC 27511
(919) 701-5300
CONTACT: PAUL ZARIAN

Hines

LAND USE COUNSELOR:
PARKER POE
301 FAYETTEVILLE STREET,
SUITE 1400
RALEIGH, NC 27601



TRAFFIC ENGINEER:
KIMLEY-HORN
421 FAYETTEVILLE STREET,
SUITE 600
RALEIGH, NC 27601
CONTACT: TRAVIS FLUITT
Travis.Flutt@kimley-horn.com

Kimley-Horn
Expect More. Experience Better.



PRELIMINARY
DEVELOPMENT PLAN
FOR:
**WAVERLY
PLACE**
2001 KILDAIRE FARM
ROAD
CARY, NC 27518
FILE NUMBER:
11256-00

SITE DATA TABLE	
CARY PROJECT NUMBER	23-REZ-12
PROJECT NAME	WAVERLY PLACE
STREET ADDRESS	2001 KILDAIRE FARM ROAD, CARY, NC 27518
PARCEL I.D.	0762630729 (PORTION)
REAL ESTATE I.D.	0168430 (PORTION)
PROJECT AREA	22.54 ACRES (7.75 ACRES APPLICABLE FOR REZONING UNDER PDP)
OWNER	HGIT 302 COLONADES WAY, LLC. 845 TEXAS STREET, SUITE 3300 HOUSTON, TX 77002
EXISTING ZONING	GCCU
OVERLAY DISTRICT	SWIFT CREEK WATERSHED PROTECTION OVERLAY DISTRICT WAVERLY MIXED-USE OVERLAY DISTRICT
PROPOSED ZONING	MXD W/ PDP
LAND USE DESIGNATION	PROPOSED MULTI-FAMILY, RETAIL AND RESTAURANT USES WITH PARKING DECK

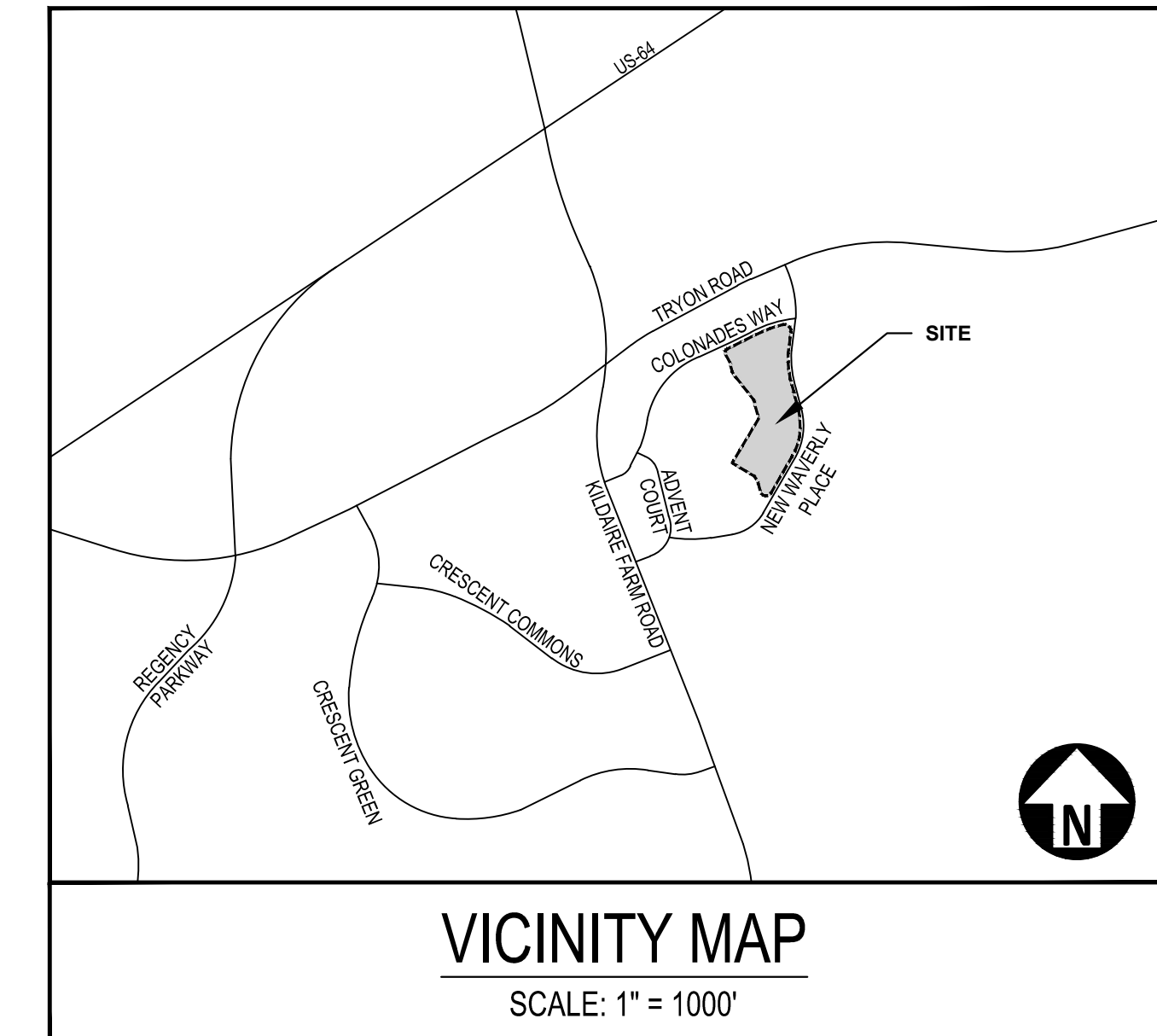
MODIFICATIONS TO DEVELOPMENT STANDARDS	
LAND DEVELOPMENT ORDINANCE SECTION 7.2.3 (G)(1)	GRADING WITHIN AND REPLANTING OF ALL REQUIRED BUFFERS ADJACENT TO COLONADES WAY AND NEW WAVERLY PLACE
LAND DEVELOPMENT ORDINANCE SECTION 7.2.5 (C)	REMOVAL OF 2 CHAMPION TREES IDENTIFIED ON SHEET C-1.0 IS PERMITTED. REPLACEMENTS SHALL BE PROVIDED ON SITE PER THE TOWN OF CARY LDO.
LAND DEVELOPMENT ORDINANCE SECTION 7.8.2 (C)(3)	DELINEATED ON-STREET PARKING WITHIN PUBLIC OR PRIVATE STREETS SHALL COUNT TOWARD SATISFYING THE OFF-STREET PARKING REQUIREMENTS PRESCRIBED BY THIS SECTION.
LAND DEVELOPMENT ORDINANCE SECTION 5.3.4(G)(3)(B)(2B) - VEHICLE GATES	PARKING STALLS WITHIN SHARED PARKING DECKS THAT ARE DESIGNATED FOR RESIDENTIAL RESIDENTS MAY BE SECURED WITH CARD ACTIVATED GATES AND SHALL NOT BE REQUIRED TO BE STAFFED 24 HOURS A DAY. OWNER WILL ENSURE ACCEPTABLE MEANS OF INGRESS AND EGRESS FOR EMERGENCY SERVICES.

FIRST SUBMITTAL: JUNE 19, 2023
SECOND SUBMITTAL: OCTOBER 31, 2023
THIRD SUBMITTAL: JANUARY 31, 2024
FOURTH SUBMITTAL: MARCH 15, 2024
FIFTH SUBMITTAL: JUNE 7, 2024
SIXTH SUBMITTAL: DECEMBER 11, 2024

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C1-0	EXISTING CONDITIONS
C1-1	PRELIMINARY DEVELOPMENT PLAN
C1-2	CIRCULATION PLAN

TRAFFIC ANALYSIS								
TAR #	23-TAR-476							
DATE	06/13/2023							
PREPARED BY	VHB ENGINEERING NC, P.C.							
USES	USES	ADT	AM PEAK HOUR			PM PEAK HOUR		
			ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
MOVIE THEATER	-30,000 SF	-1,963	-43	-43	-86	-136	-5	-141
MULTI-FAMILY HOUSING (MID-RISE)	750 DU	2,421	67	206	273	76	70	146
SHOPPING CENTER	30,000 SF	156	10	3	13	22	4	26
TOTAL		1,972	42	208	250	50	152	202

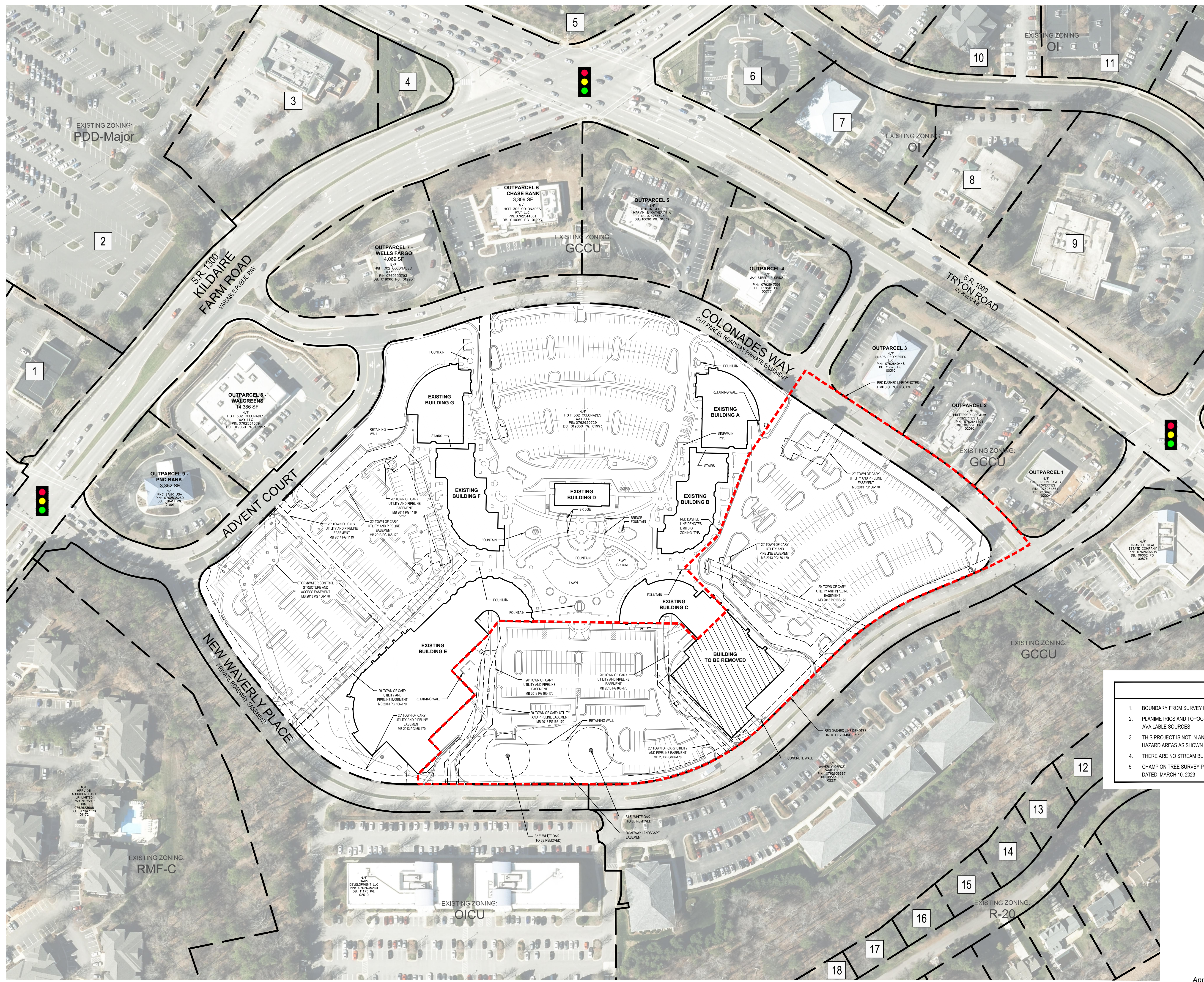
PROPOSED ROADWAY IMPROVEMENTS	
1.	THE DEVELOPMENT IS PROPOSING TO MAKE MULTIPLE IMPROVEMENTS TO THE VEHICULAR AND PEDESTRIAN CIRCULATION NETWORK TO THE PROJECT, AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, INCLUDING: -- ADDITION OF NEW CROSSWALKS AT MULTIPLE LOCATIONS. -- CONVERSION OF OUTER VEHICULAR TRAVEL LANES ON NEW WAVERLY PLACE TO BUFFERED BIKE LANES, AND SHARED BIKE/VEHICULAR LANES NEAR INTERSECTIONS (SUBJECT TO WAVERLY PLACE POA, SEE NOTE #4 ON SHEET C1-2). -- CONVERSION OF OUTER VEHICULAR TRAVEL LANES ON COLONADES WAY AND ADVENT COURT TO SHARED BIKE/VEHICULAR LANES.
2.	EXTEND THE WESTBOUND LEFT-TURN LANE ON TRYON ROAD AT NEW WAVERLY PLACE/KEISLER DRIVE TO PROVIDE A 300-FOOT TURN LANE WITH 100-FOOT BAY TAPER.
3.	IN COORDINATION WITH TOWN OF CARY STAFF, PREPARE DESIGN PLANS FOR THE EXTENSION OF THE DUAL WESTBOUND LEFT-TURNS ON TRYON ROAD AT KILDAIRE FARM ROAD.



GENERAL NOTES	
GENERAL:	<ol style="list-style-type: none"> EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS PRELIMINARY DEVELOPMENT PLAN (PDP), DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE (LDO) AND OTHER APPLICABLE LAWS, STANDARDS, POLICIES AND GUIDELINES. WHERE THERE IS A CONFLICT BETWEEN THE GRAPHIC DEPICTION OF THIS PDP AND THE TEXT OF THIS DOCUMENT, THE TEXT SHALL GOVERN. CHANGES TO THE TEXT OF ANY NOTES OF THE PDP (INCLUDING THE SITE DATA TABLE), USE/INTENSITY, COMMITTED ELEMENTS TABLE AND PROPOSED USES TABLE SHALL REQUIRE A REZONING. BOUNDARY FROM SURVEY BY MII, PLLC, RECORDED ON JUNE 14, 2022. SEE SHEET C1-2 FOR PEDESTRIAN AND BICYCLE CIRCULATION.
LAND USE:	<ol style="list-style-type: none"> EXISTING DEVELOPMENT OUTSIDE OF THE 'LIMITS OF ZONING' ARE NOT SUBJECT TO THE CONDITIONS OF THIS PDP. DEVELOPMENT PODS SHOWN ARE CONCEPTUAL AND MAY INCLUDE MULTIPLE BUILDINGS AND/OR PARKING DECKS. FINAL BUILDING FOOTPRINTS AND PARKING DECKS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW. OPEN SPACE AREAS SHOWN ON THIS PLAN ARE APPROXIMATE. LOCATION AND SIZES OF SUCH AREAS SHALL BE SPECIFIED AT THE TIME OF DEVELOPMENT PLAN REVIEW AND WILL MEET OR EXCEED THE APPLICABLE REQUIREMENTS OF THE LDO AND THIS PDP. LOCATIONS OF COMMUNITY GATHERING AREAS ARE CONCEPTUAL AND MAY SHIFT AT THE DEVELOPMENT PLAN STAGE AS LONG AS SUBSTANTIALLY SIMILAR.
TRANSPORTATION:	<ol style="list-style-type: none"> ROAD ALIGNMENTS AND CROSS-SECTIONS SHOWN ON THIS PDP ARE APPROXIMATE. AT THE TIME OF SUBDIVISION OR SITE PLAN REVIEW, ALL ROADWAYS SHALL CONFORM TO THE TOWN OF CARY STANDARD SPECIFICATIONS AND DESIGN MANUAL, EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS PDP. PROPOSED SIDEWALKS, GREENWAYS, MULTI-PURPOSE PATHS, AND PEDESTRIAN CONNECTIONS SHOWN ON THIS PLAN ARE APPROXIMATE. AT THE TIME OF DEVELOPMENT PLAN REVIEW, THE LOCATION AND DESIGN OF SUCH FEATURES SHALL COMPLY WITH APPLICABLE STANDARDS OF THE CARY LDO AND OTHER LAWS, STANDARDS, POLICIES AND GUIDELINES, EXCEPT AS OTHERWISE DESCRIBED OR PERMITTED IN THIS PDP. REQUIRED IMPROVEMENTS AND FACILITIES SUCH AS SIDEWALKS, DRIVEWAYS, ACCESSIBLE RAMPS, PARKING, PAVEMENT STRIPING, ETC. MAY NOT BE SHOWN AT THIS TIME. THESE ITEMS WILL BE INCLUDED AT THE TIME OF DEVELOPMENT PLAN REVIEW. PROPOSED VEHICULAR CIRCULATION AND PARKING DECK ACCESS IS CONCEPTUAL AND MAY SHIFT AT DEVELOPMENT PLAN STAGE AS LONG AS COMPARABLE ACCESS POINTS AND CIRCULATION IS MAINTAINED. VEHICULAR CIRCULATION ILLUSTRATED REPRESENTS THE MINIMUM STREET NETWORK. ADDITIONAL PUBLIC OR PRIVATE VEHICULAR CIRCULATION MAY BE ADDED AT THE TIME OF DEVELOPMENT PLAN.
STORMWATER:	<ol style="list-style-type: none"> THE DEVELOPMENT PLAN SHALL COMPLY WITH THE STORMWATER REQUIREMENTS IN THE LDO AT THE TIME OF SUBMITTAL. THE SITE WILL DEMONSTRATE COMPLIANCE WITH THE WATERSHED PROTECTION OVERLAY REQUIREMENTS UNDER SECTION 4.4.6 OF THE LDO AT THE TIME OF DEVELOPMENT PLAN. THE SITE WILL DEMONSTRATE COMPLIANCE WITH THE STORMWATER MANAGEMENT AND FLOOD DAMAGE PREVENTION REQUIREMENTS UNDER SECTIONS 7.3, 14.6 AND 14.7 OF THE LDO AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL AND REVIEW. THERE ARE NO STREAM BUFFERS OR WETLANDS ON SITE. COMPLIANCE WITH ALL APPLICABLE STORMWATER RULES AND REGULATIONS WILL BE DEMONSTRATED AS PART OF THE DEVELOPMENT PLAN REVIEW.
UTILITIES:	<ol style="list-style-type: none"> UTILITIES, INCLUDING ALL SANITARY SEWERS, WATER, AND RECLAIMED WATER LINES SHOWN ON THIS PLAN ARE CONCEPTUAL.

23-REZ-12
APPROVED
Approved by Cary Town Council Date _____

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ADJACENT PROPERTY OWNER INFORMATION:

RESPONSE TO COMMENTS	DATE	DESCRIPTION
12/11/2024		
06/07/2024		
03/15/2024		
01/31/2024		
10/31/2023		

NO.	OWNER	PIN
1.	BLOCK KFR LLC	0762532185
2.	KILDAIRE TRYON LLC GFD MANAGEMENT	0762436343
3.	SUNDANCE DEVELOPMENT INC	0762530729
4.	KILDAIRE TRYON LLC GFD MANAGEMENT	0762531966
5.	WAKEMED CORPORATE ACCOUNTING	0762448334
6.	FIRST CITIZENS BANK & TRUST COMPANY	0762544438
7.	MICHAEL L. KEMP DONNA S. KEMP	0762548610
8.	CC REALTY LLC	0762548704
9.	KEISLER PARTNER GROUP LLC	0762640857
10.	251 KEISLER DRIVE CONDOMINIUM YORK PROPERTIES INC.	0762545974
11.	NEFF FAUVER INC.	0762557102
12.	GABRIELLE DAVANZANTE AMY DAVANZANTE	0762648554
13.	DWAYNE A. LEBLANC JANNINE B. LEBLANC	0762740380
14.	JAY B. TUNSTALL JANICE A. TUNSTALL	0762740291
15.	DANIEL SMITH LAUREN A. AHERN	0762741101
16.	DAVID N. WILLIAMS CYNTHIA B. WILLIAMS	0762741001
17.	OZAY ERTAN GORDANA P. ERTAN	0762731901
18.	NICOLE M. PRZYBYLWOSKI	0762731810

RESPONSE TO COMMENTS	DATE	DESCRIPTION
12/11/2024		
06/07/2024		
03/15/2024		
01/31/2024		
10/31/2023		

DESIGNED BY:	BZ
DRAWN BY:	CM
REVIEWED BY:	BZ

BCE
 5438 WADE PARK BLVD, SUITE 420
 RALEIGH NC 27607
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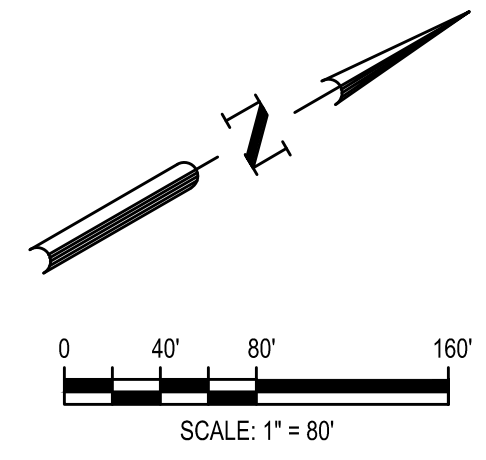
EXISTING CONDITIONS



FILE NUMBER:
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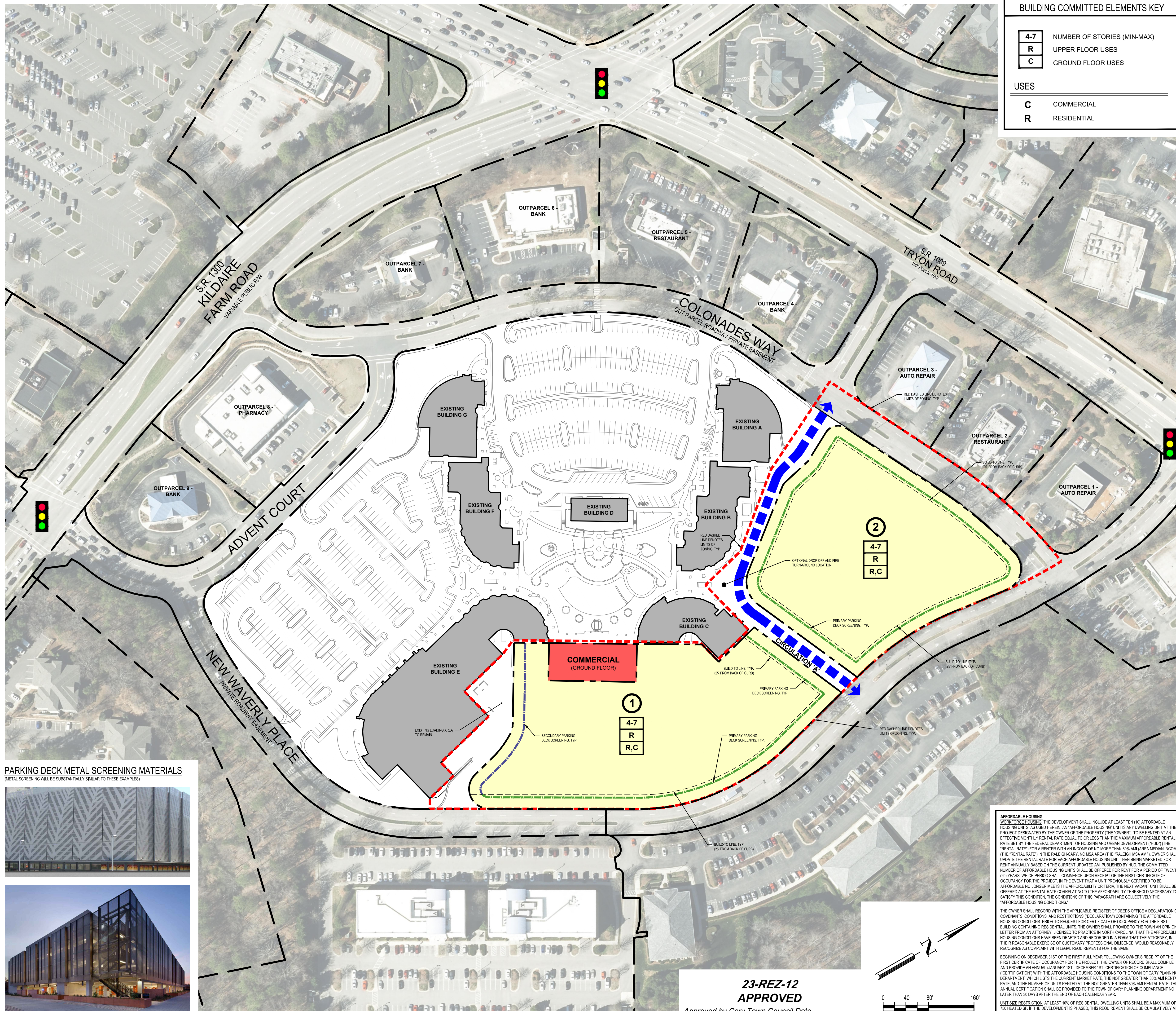
C1-0

- GENERAL NOTES**
- BOUNDARY FROM SURVEY BY MILL, PLLC. RECORDED ON JUNE 14, 2022.
 - PLANIMETRICS AND TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS AND BEST AVAILABLE SOURCES.
 - THIS PROJECT IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL #3720076200K, DATED JULY 19, 2022.
 - THERE ARE NO STREAM BUFFERS OR WETLANDS ON SITE.
 - CHAMPION TREE SURVEY PROVIDED BY SOILS AND ENVIRONMENTAL CONSULTANTS. SEE REPORT DATED: MARCH 10, 2023



23-REZ-12
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BUILDING COMMITTED ELEMENTS KEY

4-7	NUMBER OF STORIES (MIN-MAX)
R	UPPER FLOOR USES
C	GROUND FLOOR USES

USES

C	COMMERCIAL
R	RESIDENTIAL

SITE PLAN LEGEND

- LIMITS OF ZONING
- RESIDENTIAL USE
- COMMERCIAL USE
- PRIVATE VEHICULAR CIRCULATION
- PRIMARY PARKING DECK SCREENING
- SECONDARY PARKING DECK SCREENING

REZONING CONDITIONS

USE	MINIMUM	MAXIMUM
RESIDENTIAL	300 UNITS	750 UNITS
COMMERCIAL	5,000 SF	30,000 SF

DENSITY LIMITATIONS

USE	MINIMUM	MAXIMUM
RESIDENTIAL	300 UNITS	750 UNITS
COMMERCIAL	5,000 SF	30,000 SF

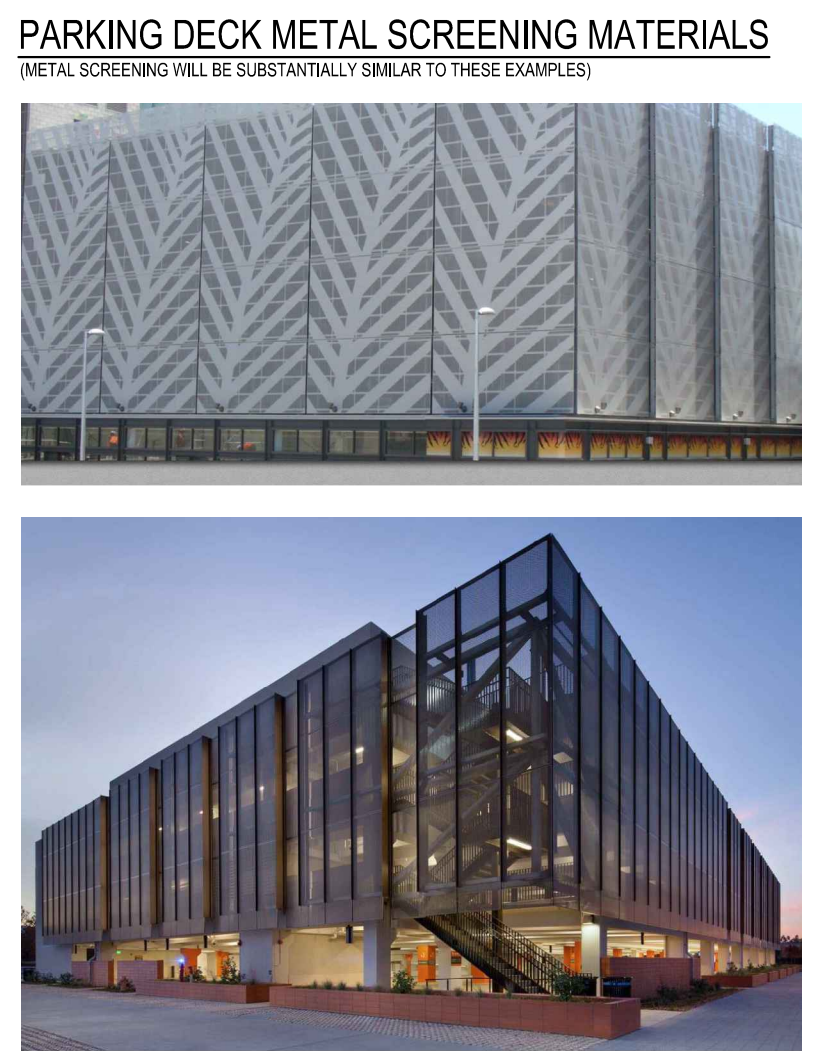
PERMITTED USES

RESIDENTIAL USES

- MULTI-FAMILY DWELLING
- OFFICE, WELLNESS CENTER
- OFFICE, BUSINESS OR PROFESSIONAL
- BREWERY
- NIGHTCLUB/BAR, INDOOR OPERATION
- NIGHTCLUB/BAR, WITH OUTDOOR OPERATION
- RESTAURANT, INDOOR OPERATION
- RESTAURANT, WITH OUTDOOR OPERATION
- NEIGHBORHOOD RECREATION CENTER, INDOOR/OUTDOOR, PRIVATE
- RETAIL STORE
- THEATER, LARGE
- THEATER, SMALL
- ABC STORE
- PERSONAL SERVICE ESTABLISHMENT
- AMUSEMENT ESTABLISHMENT
- COMMERCIAL RECREATION CENTER

PHASING

1. PROJECT MAY BE CONSTRUCTED IN ONE OR TWO PHASES.



AFFORDABLE HOUSING

THE DEVELOPMENT SHALL INCLUDE AT LEAST TEN (10) AFFORDABLE HOUSING UNITS AS USED HEREIN. AN "AFFORDABLE HOUSING UNIT" IS ANY DWELLING UNIT AT THE PROJECT DESIGNATED BY THE OWNER OF THE PROPERTY (THE "OWNER") TO BE RENTED AT AN EFFECTIVE MONTHLY RENTAL RATE EQUAL TO OR LESS THAN THE MAXIMUM AFFORDABLE RENTAL RATE SET BY THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") (THE "RENTAL RATE") FOR A RENTER WITH AN INCOME OF NO MORE THAN 80% AMI (AREA MEDIAN INCOME) (THE "RENTAL RATE") IN THE RALEIGH-CARY, NC MSA AREA (THE "RALEIGH MSA AMI"). OWNER SHALL UPDATE THE RENTAL RATE FOR EACH AFFORDABLE HOUSING UNIT THEN BEING MARKETED FOR RENT ANNUALLY BASED ON THE CURRENTLY UPDATED AMI PUBLISHED BY HUD. THE COMMITTED NUMBER OF AFFORDABLE HOUSING UNITS SHALL BE OFFERED FOR RENT FOR A PERIOD OF TWENTY (20) YEARS, WHICH PERIOD SHALL COMMENCE UPON RECEIPT OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROJECT. IN THE EVENT THAT A UNIT PREVIOUSLY CERTIFIED TO BE AFFORDABLE NO LONGER MEETS THE AFFORDABILITY CRITERIA, THE NEXT VACANT UNIT SHALL BE OFFERED AT THE RENTAL RATE CORRELATING TO THE AFFORDABILITY THRESHOLD NECESSARY TO SATISFY THIS CONDITION. THE CONDITIONS OF THIS PARAGRAPH ARE COLLECTIVELY THE "AFFORDABLE HOUSING CONDITIONS."

THE OWNER SHALL RECORD WITH THE APPLICABLE REGISTER OF DEEDS OFFICE A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("DECLARATION") CONTAINING THE AFFORDABLE HOUSING CONDITIONS. PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONTAINING RESIDENTIAL UNITS, THE OWNER SHALL PROVIDE TO THE TOWN AN OPINION LETTER FROM AN ATTORNEY LICENSED TO PRACTICE IN NORTH CAROLINA, THAT THE AFFORDABLE HOUSING CONDITIONS HAVE BEEN DRAFTED AND RECORDED IN A FORM THAT THE ATTORNEY, IN THEIR REASONABLE EXERCISE OF CUSTOMARY PROFESSIONAL DILIGENCE, WOULD REASONABLY RECOMMEND AS COMPLYING WITH LEGAL REQUIREMENTS FOR THE SAME.

BEGINNING ON DECEMBER 31ST OF THE FIRST FULL YEAR FOLLOWING OWNER'S RECEIPT OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE PROJECT, THE OWNER OF RECORD SHALL COMPLETE AND PROVIDE AN ANNUAL JANUARY 1ST - DECEMBER 31ST CERTIFICATION OF COMPLIANCE (CERTIFICATION) WITH THE AFFORDABLE HOUSING CONDITIONS TO THE TOWN OF CARY PLANNING DEPARTMENT, WHICH LISTS THE CURRENT MARKET RATE, THE NOT GREATER THAN 80% AMI RENTAL RATE, AND THE NUMBER OF UNITS RENTED AT THE NOT GREATER THAN 80% AMI RENTAL RATE. THE ANNUAL CERTIFICATION SHALL BE PROVIDED TO THE TOWN OF CARY PLANNING DEPARTMENT NO LATER THAN 30 DAYS AFTER THE END OF EACH CALENDAR YEAR.

UNIT SIZE RESTRICTION: AT LEAST 10% OF RESIDENTIAL DWELLING UNITS SHALL BE A MAXIMUM OF 550 SQUARE FEET IF THE DEVELOPMENT IS PHASED. THIS REQUIREMENT SHALL BE COLLECTIVELY MET WITH EACH PHASE.

23-REZ-12 APPROVED

Approved by Cary Town Council Date

SCALE: 1" = 80'

RESPONSE TO COMMENTS	12/11/2024	REV	DATE	DESCRIPTION
RESPONSE TO COMMENTS	06/07/2024	△		
RESPONSE TO COMMENTS	03/15/2024	△		
RESPONSE TO COMMENTS	01/31/2024	△		
RESPONSE TO COMMENTS	10/31/2023	△		

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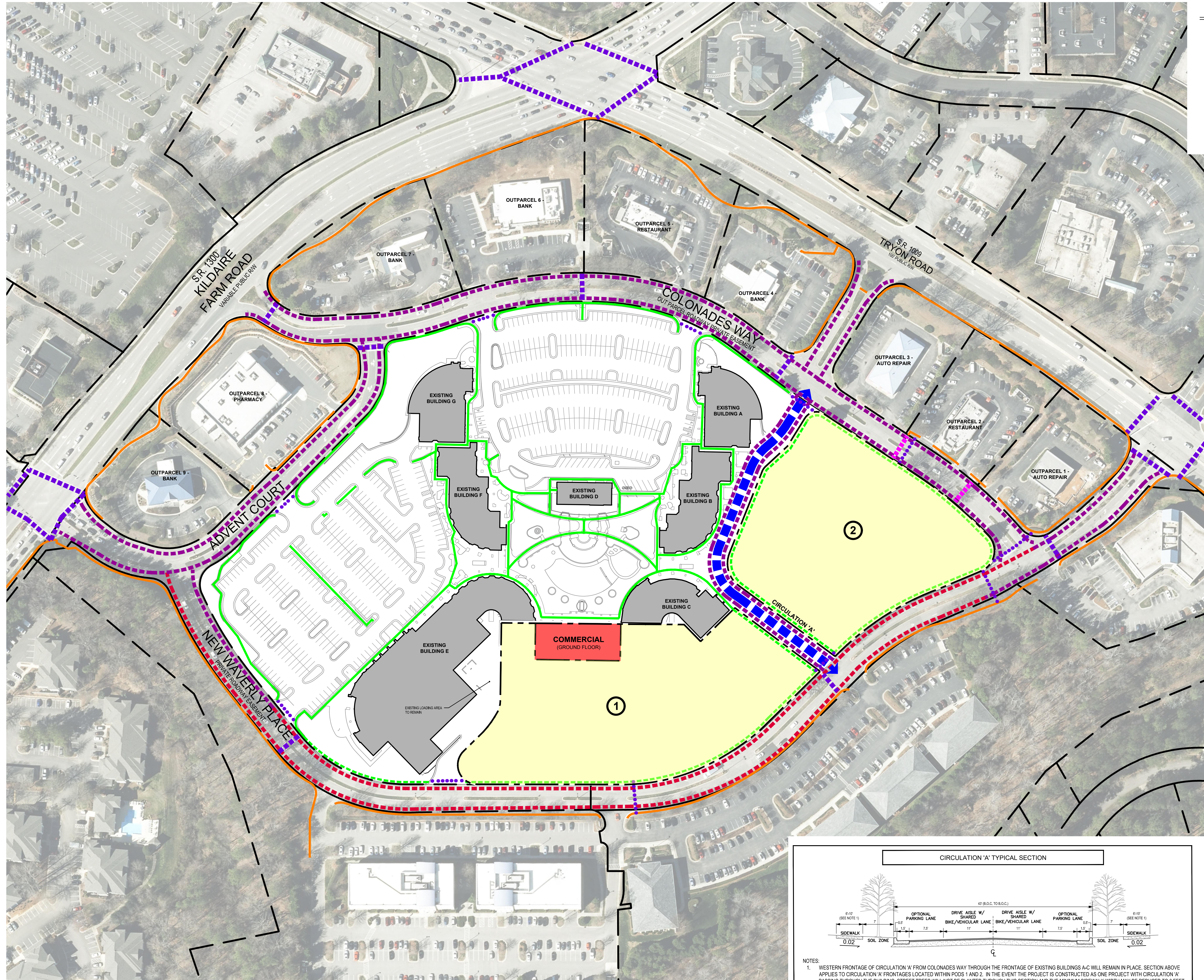
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WAVERLY PLACE DEVELOPMENT PLAN
CARY, NORTH CAROLINA 27518

PRELIMINARY DEVELOPMENT PLAN

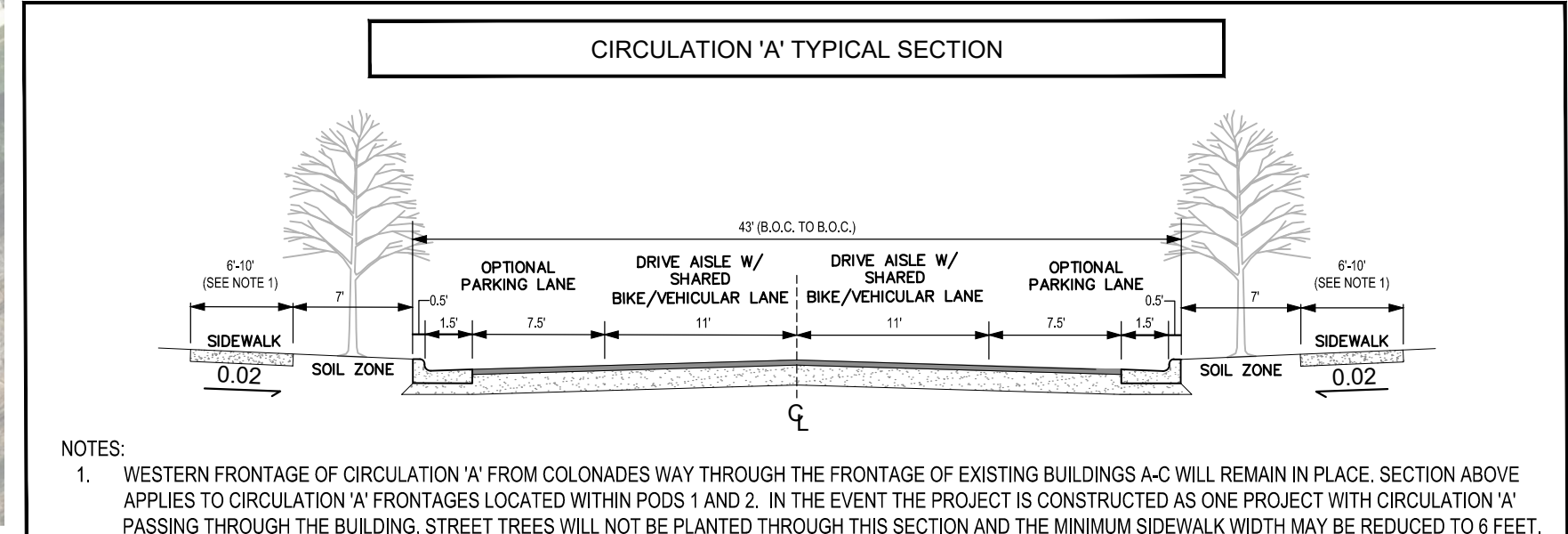
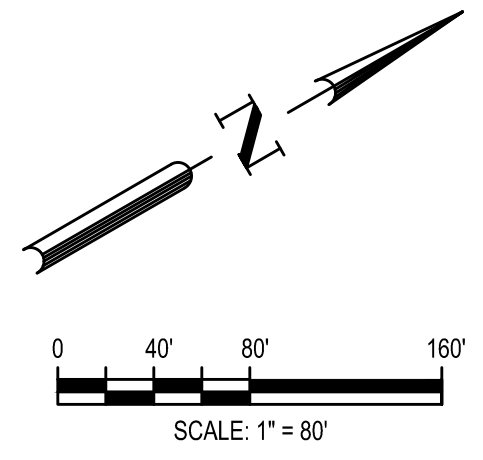
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C1-1



PEDESTRIAN PLAN LEGEND

- PRIVATE VEHICULAR CIRCULATION
- ON-SITE EXISTING SIDEWALK TO REMAIN
- OFF-SITE EXISTING SIDEWALK TO REMAIN
- - - PROPOSED SIDEWALK
- - - EXISTING CROSSWALK TO BE REMOVED
- - - EXISTING CROSSWALK TO REMAIN
- - - PROPOSED CROSSWALK
- - - SHARED BIKE/VEHICULAR LANE
- - - BUFFERED BIKE LANE TO REPLACE OUTSIDE TRAVEL LANE

- NOTES**
- EXACT LOCATIONS OF TRANSITIONS BETWEEN THE SHARED BIKE LANE AND SEPARATED BIKE LANES SHALL BE DETERMINED AT DEVELOPMENT PLAN.
 - BUFFERED BIKE LANE DIMENSIONS AND TRANSITIONS TO BE DETERMINED AT DEVELOPMENT PLAN.
 - PARKING DECK ACCESS LOCATIONS WILL BE EVALUATED AT THE TIME OF DEVELOPMENT PLAN REVIEW.
 - DEVELOPER SHALL EXERCISE COMMERCIALY REASONABLE EFFORTS TO OBTAIN APPROVAL FROM THE WAVERLY PLACE PROPERTY OWNERS ASSOCIATION TO CONVERT THE OUTSIDE TRAVEL LANE OF NEW WAVERLY PLACE TO BUFFERED BIKE LANES AS SHOWN ON THE PLAN AFTER SUCH EFFORTS. IF APPROVAL IS NOT OBTAINED, THE OUTSIDE TRAVEL LANE SHALL BE CONVERTED TO A SHARED BIKE/VEHICULAR LANE.



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FILE NUMBER: 11256-00 DATE: 06/19/2023			
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C1-2			

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