

PROJECT INFORMATION	
SITE SUMMARY	
GROSS LAND AREA:	13.15 AC
EXISTING ZONING:	RU-5, OI FOR PARCEL ID: 158342
PROPOSED ZONING:	TC Conditional District
LOT SUMMARY	
PROPOSED DENSITY:	18.2 UNITS/ AC
MAXIMUM BUILDING HEIGHT:	
STREET YARD FRONTAGE:	35' UP TO 60' W/ DESIGN ALTERNATIVE
SIDE SETBACK:	0/20'
REAR SETBACK:	0/15'
FRONTAGE REQUIREMENT:	0/45'
ACTIVE USE AREA:	50%
PARKING	
REQUIRED:	1.4 SPACES /UNIT = 384 SPACES
PROVIDED:	388 SPACES
OPEN SPACE SUMMARY	
REQUIRED:	15% MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES

Street yard required is 30'

Front setback is 0' min and 20' maximum

Has design alternative been submitted? What is actual building height to be provided?

The design of this parking area is not ideal. If all spaces are filled, the cars entering the lot are not provided adequate maneuverability. Please consider a "through" parking area that also addresses loading and waste disposal.

Also TC commercial areas should be integrated into the overall design. This does not provide any connectivity to the remainder of the development. Suggest taking access from the side street and not Main Street.

Please indicate the number of stories and square footage of the commercial building

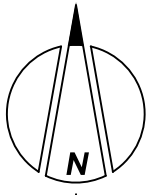
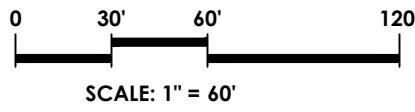
Please label this hatched area

Main Street requires the provision of a 30' street buffer

What is this building and its intended use?

# SCARBORO APARTMENTS CONCEPT 2

TOTAL UNITS = 240  
PARKING RATE= 1.6/UNIT



DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO. 2273
05-22-2023		SHEET NO. SKP-2
SCALE AS NOTED		

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EXAMINERS FOR ENGINEERS AND  
SURVEYORS LICENSE NO.: C-0676

Please label required buffer widths.

Location of proposed dumpsters is not ideal at main entrance to apartment area. Service areas shall be fully screened from the right-of-way. (Section 6.2.4.6)

The distance between the two intersections should be considered

Recommend parking be limited in the immediate area of the complex entrance and exit.

Entire frontage will require a 15' street buffer (collector)

The Building Orientation and Placement standards of Section 6.8.6.E. should be noted

Please label this hatched area

Please label required buffer widths.

Is this a wetland?

FUTURE ROADWAY CONNETION