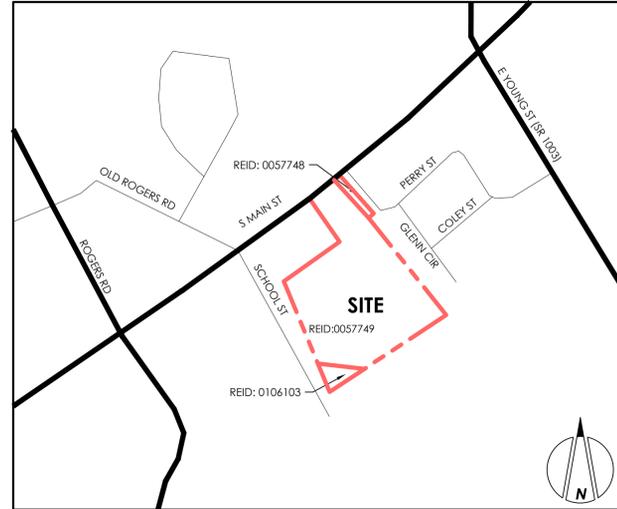


REZ-25-05 CONCEPT SITE PLAN SCARBORO VILLAGE

0 MAIN ST, 201 S. MAIN ST, 200 SCHOOL ST, ROLESVILLE, NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 500'



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

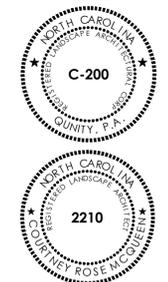
SCARBORO VILLAGE
0 MAIN ST, 201 S MAIN ST,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

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MATT@COMMANDCS.COM

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SURVEYOR
BNK
DAN GREGORY, PLS
6310 CHAPEL HILL ROAD, SUITE 250
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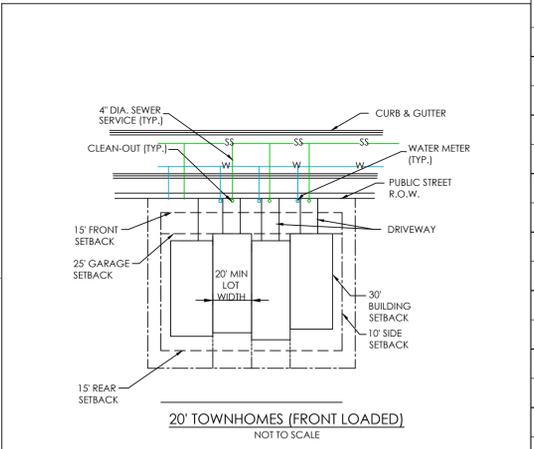
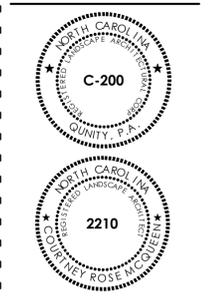
SCARBORO VILLAGE
0 MAIN ST., 201 S MAIN ST.,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

PROJECT INFORMATION	
CASE REZ-25-05	
SITE SUMMARY	
GROSS LAND AREA:	572,727 SF (13.1479 AC)
EXISTING ZONING:	RL
PROPOSED PARCEL 1 GC ZONING AREA:	(1,2294 AC)
PROPOSED PARCEL 2 RH ZONING:	(11,4185 AC)
PROPOSED RIGHT OF WAY DEDICATION A: 62,270 SF (1.43 AC)	
PROPOSED RIGHT OF WAY DEDICATION B: 8,993 SF (0.21 AC)	
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)
PROPOSED PARCEL 2 AREA:	442,273 SF (10.15 AC)
PARCEL 1 LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	42' **
SETBACKS DETERMINED AT THE TIME OF SITE PLAN	
**MAX 50' HEIGHT ALLOWED WITH DESIGN ALTERNATIVES	
PARKING	
VEHICULAR REQUIRED:	2.5 SPACES / 1,000 SF
BICYCLE REQUIRED:	MIN: 1 SPACES / 5,000 GFA MAX: 20 SPACES
OPEN SPACE SUMMARY	
REQUIRED:	2,942 SF (5% MIN TO INCLUDE 1 SMALL SPACE TYPE)
PARCEL 2 LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	9 UNITS/ AC
PROPOSED DENSITY:	5.51 UNITS/ AC (63 UNITS/ 11.4185 AC) 63 FRONT LOADED
MAXIMUM BUILDING HEIGHT: 35'	
FRONT SETBACK:	15'
SIDE SETBACK:	10' END UNIT, 0' INTERNAL
REAR SETBACK:	15'
CORNER SETBACK:	15'
BUILDING SEPARATION:	30'
LOT WIDTH:	20' MIN
LOT AREA:	2,000 SF MIN
PARKING	
REQUIRED:	140 SPACES
RESIDENTIAL BUILDING:	2 / UNIT = 126 SPACES
GUEST PARKING:	287 UNIT = 16 SPACES
PROPOSED:	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES
OPEN SPACE SUMMARY	
REQUIRED:	66,341 (11.5%) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES
PROPOSED:	66,341 SF
ACTIVE RECREATION:	48,215 SF
DEDICATED PARKLAND:	43,578 SF (65%)
PRIVATE ACTIVE REC:	4,637 SF (7%)
PASSIVE RECREATION:	18,126 SF
STORMWATER FACILITY:	9,237 SF (13.8%)
GREENS & PICNIC AREA:	8,389 SF (12.5%)

LEGEND

- JURISDICTIONAL STREAM BUFFER
- ACTIVE RECREATIONAL OPEN SPACE AREA
- PASSIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- ZONING BOUNDARY
- GREENWAY TRAIL LOCATION
- FUTURE ACCESS POINTS

CONCEPT PLAN



PROPERTY	PN	RED	OWNER	ZONING	USE
A	176900577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27079-9384	RL	SINGLFA/A
B	1769001347	0001209	ECOR'S FAMILY LLC 6105 HOPKIN FARM LN WAKE FOREST NC 27877-8426	RL	SINGLFA/A
C	1769002216	0007256	FORREBY, JEANNE B 902 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
D	1769002188	0014661	COOKE, DOROTHY F 814 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 8917 OLD COLLEGE DR WAKE FOREST NC 27877-3823	RL	SINGLFA/A
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 708 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
G	1768094992	0047017	HENDERSON, ECOLIE HENDERSON, PATRICK A 19 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
H	1768098727	0001209	TOWN OF ROLESVILLE PO BOX 290 ROLESVILLE NC 27079-0290	RL	SINGLFA/A
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27079-9408	RL	N/A
J	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27079-9408	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 832 OHM GROVE CHURCH RD WAKE FOREST NC 27877-7803	RL	N/A
L	1758999444	0023551	DUNN, RICHARD T WOODS, MARLENA 204 SCHOOL ST ROLESVILLE NC 27079-8439	RL	SINGLFA/A
M	1758998440	0022033	DEBBAN, MICHAEL T 248 WOODCROW AVE BIRDSBORO CT 06040-2938	RL	SINGLFA/A
N	1758997386	0037218	FRANKLIN, ROBERT W 2108 US HWY FRANKLIN NC 27835-8710	RL	SINGLFA/A
O	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27079-9408	RL	N/A
P	1758997885	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 950 ROCK CLIFF RD ROLESVILLE NC 27079-9408	RL	SCHOOL
Q	1759904024	0054369	ECOR'S FAMILY LLC 6105 HOPKIN FARM LN WAKE FOREST NC 27877-8426	RL	SINGLFA/A
R	1759904168	0027130	BREWSTER REAL ESTATE HOLDINGS LLC 100 SILVER CREEK CT RALEIGH NC 27614-9399	RL	RES/BUS
S	1759905245	0067163	COOPER, 201 LLC PO BOX 811 WAKE FOREST NC 27888-8111	RL	TWOFA/A
T	1759906321	0060273	EL-KARSI, OTHMAN EL-KARSI, SUZE E 207 S MAIN ST ROLESVILLE NC 27079-8660	RL	SINGLFA/A
U	1759907307	0060335	EAGLES, COLUMBUS F EAGLES, PAMELA S 215 S MAIN ST ROLESVILLE NC 27079-8660	RL	SINGLFA/A

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