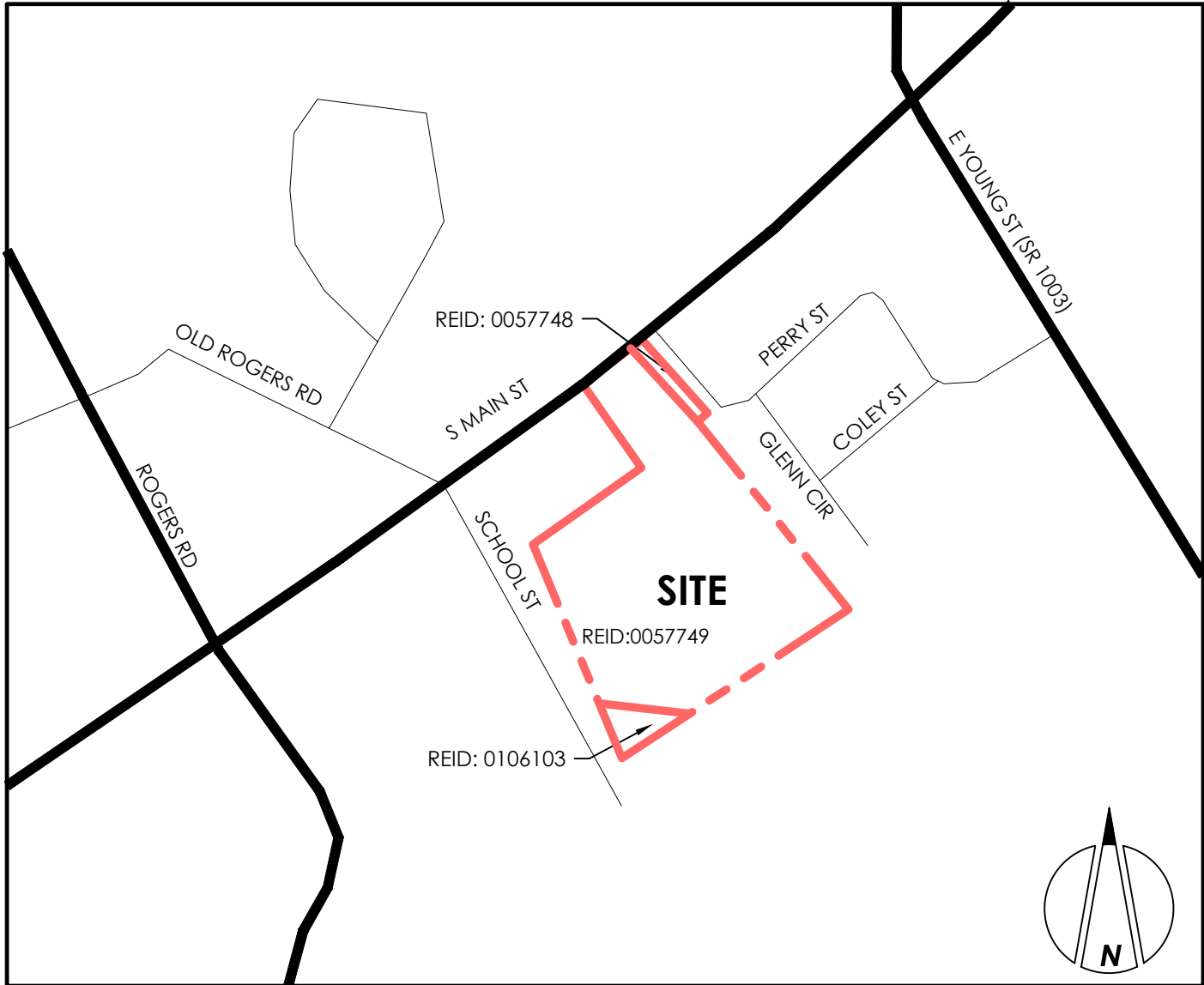


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REZ-25-05
CONCEPT SITE PLAN

SCARBORO VILLAGE

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



VICINITY MAP
SCALE: 1" = 500'

OWNER
COMM DEV,LLC
MATTHEW SHUEY
1340 CLIFTON POND ROAD
LOUISBURG, NC 27549
MATT@COMMANDCS.COM

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CIVIL
ENGINEERING

LANDSCAPE
ARCHITECTURE

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

SCARBORO
VILLAGE

0 MAIN ST, 201 S MAIN ST,
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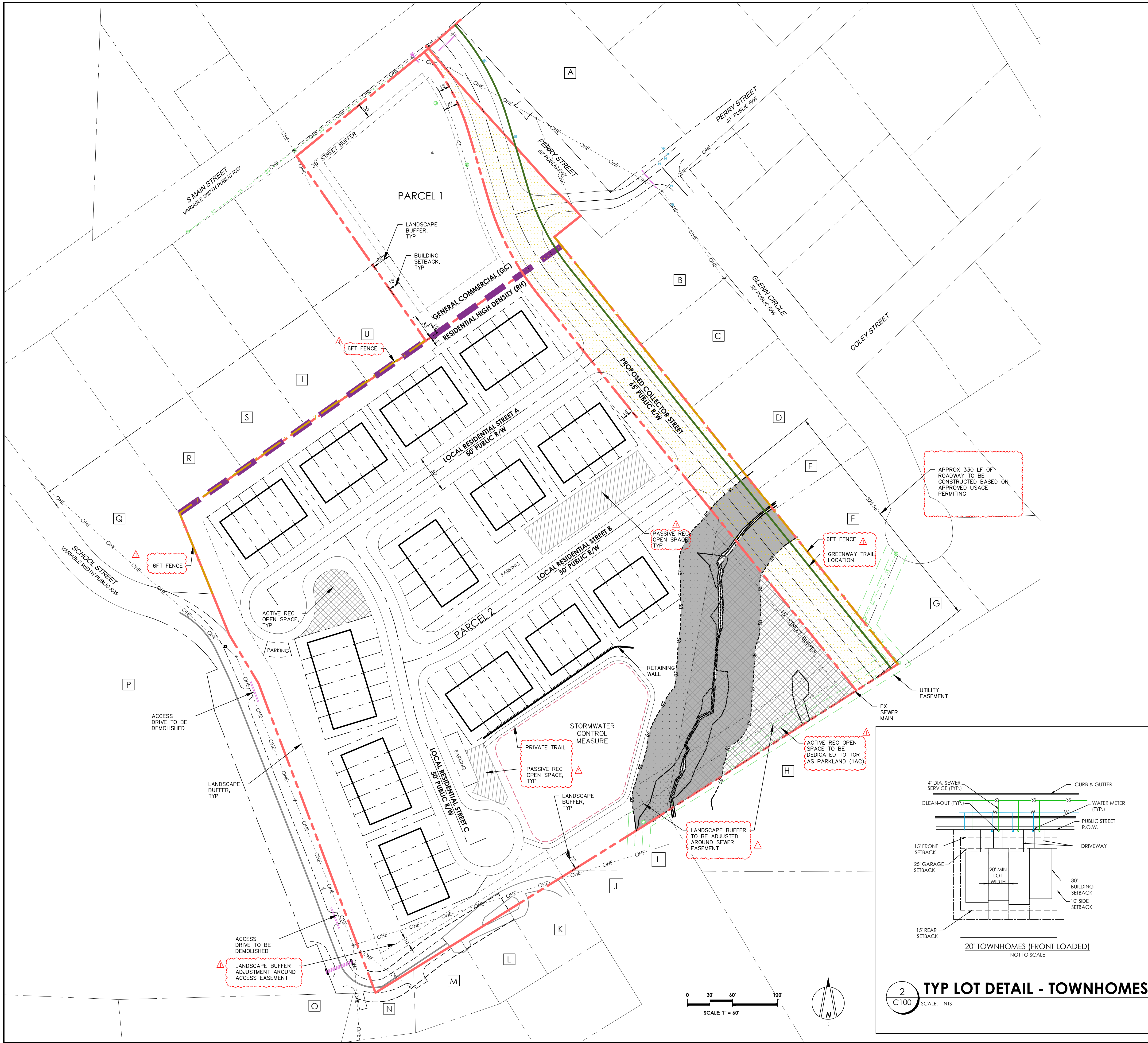


△ | RESPONSE TO 1ST
REVIEW COMMENTS | 8/28/25

811 - CALL BEFORE YOU DIG	
DRAWN BY: CRM	CHECKED BY: JEW
DATE 07/01/2025	
PROJECT NO. 2273	
SHEET NO.	

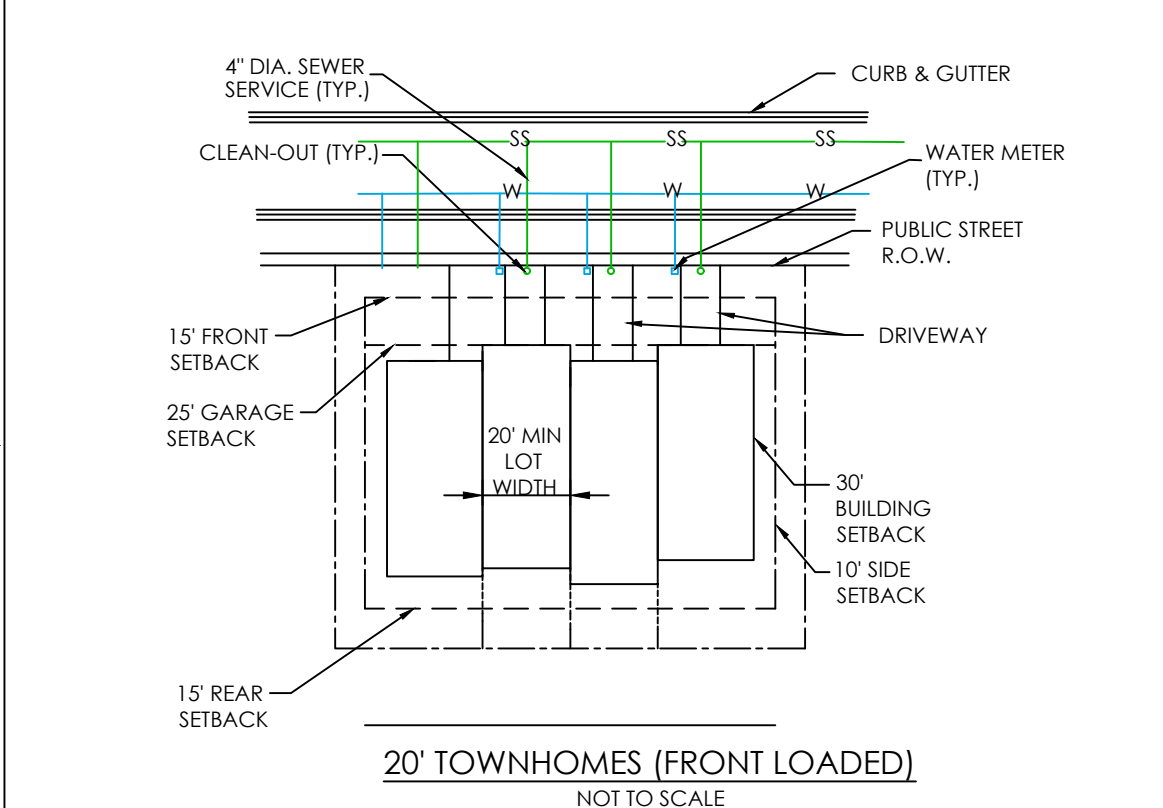
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△ <CONCEPT SITE PLAN>



PROJECT INFORMATION	
CASE REF: 25-05	
SITE SUMMARY	
GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	62,633 SF (1.44 AC)
EXISTING ZONING:	RL
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)
PROPOSED ZONING:	GC
PROPOSED PARCEL 2 AREA:	451,266 SF (10.36 AC)
PROPOSED ZONING:	RH
PARCEL 1 LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	42' *
FRONT SETBACK:	20'
SIDE SETBACK:	15'
REAR SETBACK:	35'
CORNER SETBACK:	25'
*MAX 50' HEIGHT ALLOWED WITH DESIGN ALTERNATIVES	
*SETBACK REDUCTIONS ALLOWED WITH STIPULATIONS	
PARKING	
VEHICULAR REQUIRED:	2.5 SPACES / 1,000 SF
BICYCLE REQUIRED:	MIN: 1 SPACE / 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:	6.08 UNITS/ AC (63 UNITS/ 10.36 AC) 63 FRONT LOADED
MAXIMUM BUILDING HEIGHT:	
FRONT SETBACK:	35'
SIDE SETBACK:	15'
REAR SETBACK:	10' END UNIT, 0' INTERNAL
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:	25/ UNIT = 16 SPACES
PROPOSED:	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES
OPEN SPACE SUMMARY	
REQUIRED:	67,690 SF (15%) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES
PROPOSED:	67,690 SF
ACTIVE RECREATION:	48,215 SF
DEDICATED PARKLAND:	43,578 SF (64%)
PRIVATE ACTIVE REC:	4,637 SF (7%)
PASSIVE RECREATION:	19,475 SF
STORMWATER FACILITY:	9,737 SF (14%)
GREENS & PICNIC AREA:	9,850 SF (15%)

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



PROPERTY	PN	RED	OWNER	ZONING	USE
A	176900577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27071-9384	RL	SINGLFAM
B	1769001347	0001209	EDDIES FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27878-8426	RL	SINGLFAM
C	1769002216	0007256	WAKE FOREST NC 27878-8426 HOLBROT, JESSIE B 102 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
D	1769002188	0014661	COORE, DOROTHY F 104 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
E	1759083719	0316781	BECTON, WILLIAM ERYANT BECTON, AMIE W 1607 OLD COLLEGE DR WAKE FOREST NC 27877-3823	RL	SINGLFAM
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 108 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, EDDIE C HENDERSON, PATRICIA A 112 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
H	1768098727	0001209	PO BOX 290 ROLESVILLE NC 27071-0250	RL	SINGLFAM
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 149 STONEBRIDGE DR ROLESVILLE NC 27071-9408	RL	N/A
J	1758998411	0053006	PARKER, W H PARKER, DORIS FAYE 149 STONEBRIDGE DR ROLESVILLE NC 27071-9408	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 833 OAK GROVE CHURCH RD WAKE FOREST NC 27877-7803	RL	N/A
L	1758999444	0023551	DUNK, CHARLOTTE WOODS, M ARDENIA 294 SCHOOL ST ROLESVILLE NC 27071-9418	RL	SINGLFAM
M	1758998460	0022033	240 WOODROW AVE BRIDLEPORT CT 06006-3838 PROCTOR, DOROTHY JONES 2108 US HWY FRANKLINTON NC 27625-8770	RL	SINGLFAM
N	1758997386	0037218	PARKER, W H PARKER, DORIS FAYE 149 STONEBRIDGE DR ROLESVILLE NC 27071-9408	RL	N/A
O	1758998411	0053006	HAROLD PARKER 149 STONEBRIDGE DR ROLESVILLE NC 27071-9408	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 360 ROCK QUARRY RD EDDIES FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27878-8426	RL	SCHOOL
Q	1759904024	0054369	EDDIES FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27878-8426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 700 SILVER CREST CT RALEIGH NC 27614-9359	RL	RES/BUS
S	1759905245	0067163	COOPER, 209 LLC PO BOX 1811 WAKE FOREST NC 27888-1811	RL	TWOFAM
T	1759906321	0060273	ELKARD, ORIAN NEAL KARD, SUZIE E 207 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM
U	1759907307	0060335	EAGLES, COLUMBUS F EAGLES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

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CONCEPT PLAN

RESPONSE TO 1ST REVIEW COMMENTS 8/28/25

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DATE 07/01/2025

PROJECT NO. 2273

SHEET NO. C100

<CONCEPT SITE PLAN>