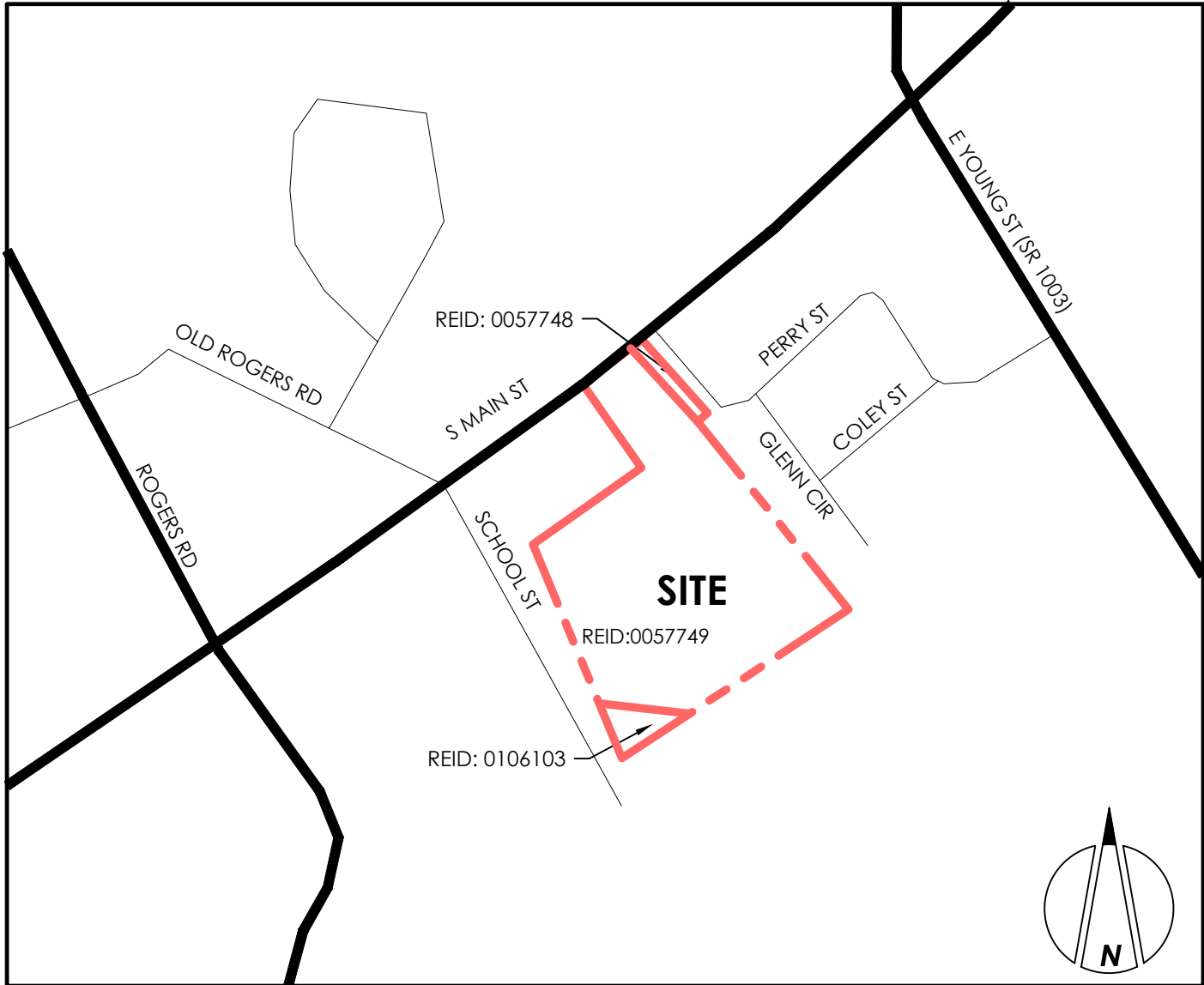


REZ-25-05

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
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MATT@COMMANDCS.COM

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DAN GREGORY, PLS
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F: (919) 851-8968



CIVIL
ENGINEERING

LANDSCAPE
ARCHITECTURE

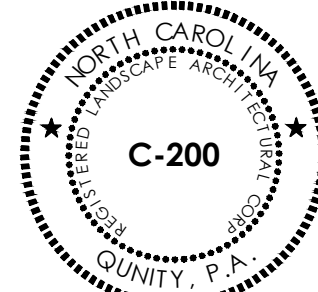
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www.qunity.com

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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811 - CALL BEFORE YOU DIG

DRAWN BY: CRM CHECKED BY: JEW

DATE 10/20/2025

PROJECT NO. 2273

SHEET NO.

C000

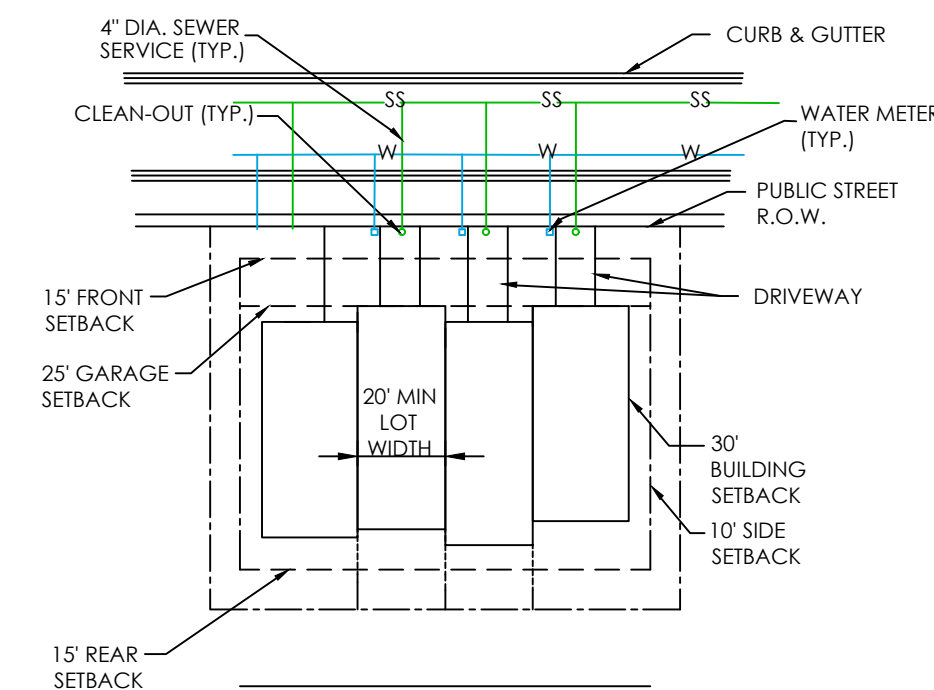
<CONCEPT SITE PLAN>



PIN: 1759-90-9525 RED: 0057748	PIN: 1758998909 RED: 0057749	PIN: 1758998560 RED: 0106103
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:	(1,7294 AC)	
PROPOSED PARCEL 2 RH ZONING:	(11,4185 AC)	
PROPOSED RIGHT OF WAY DEDICATION:	62,633 SF (1.44 AC)	
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)	
PROPOSED PARCEL 2 AREA:	451,266 SF (10.36 AC)	
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 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:		
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	
VEHICULAR 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 48,215 SF 43,578 SF (64%) 4,637 SF (7%) 19,475 SF 9,737 SF (14%) 9,850 SF (15%)	
ACTIVE RECREATION:		
DEDICATED PARKLAND:		
PRIVATE ACTIVE REC:		
PASSIVE RECREATION:		
STORMWATER FACILITY:		
GREENS & PICNIC AREA:		

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



2 TYP LOT DETAIL - TOWNHOMES
SCALE: NTS

PROPERTY	PN	RED	OWNER	ZONING	USE
A	1769000577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27071-9384	RL	SINGLFA/A
B	1769001347	0001209	EDDERS FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27087-8426	RL	SINGLFA/A
C	1769002216	0007256	KIRLBY, JESSIE B 902 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFA/A
D	1769002188	0014661	COOKE, DOROTHY F 104 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFA/A
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 1607 OLD COLLEGE DR WAKE FOREST NC 27087-3823	RL	SINGLFA/A
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 108 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFA/A
G	1768094992	0047017	HENDERSON, EDDIE HENDERSON, PATRICIA A 112 GLEN CIR ROLESVILLE NC 27071-9408	RL	SINGLFA/A
H	1768098727	0001209	PO BOX 290 ROLESVILLE NC 27071-0250	RL	SINGLFA/A
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27071-9408	RL	N/A
J	1758998841	0053006	PARKER, W H PARKER, DORIS FAYE 145 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 27087-7803	RL	N/A
L	1758999444	0023551	DUNK, CHARLOTTE WOODOL, M ARDENIA 204 SCHOOL ST ROLESVILLE NC 27071-9418	RL	SINGLFA/A
M	1758998440	0022033	DEBANY, MICHAEL T 240 WOODROW AVE BRIDLEPORT CT 06606-3838	RL	SINGLFA/A
N	1758997386	0037218	PROCTOR, DOROTHY JONES 2108 US HWY FRANKLIN NC 27625-8770	RL	SINGLFA/A
O	1758998841	0053006	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27071-9408	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 360 ROCK QUARRY RD EDDERS FAMILY LLC	RL	SCHOOL
Q	1759904024	0054369	EDDERS FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27087-8426	RL	SINGLFA/A
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 700 SILVER CREST CT RALEIGH NC 27614-9359	RL	RES/BUS
S	1759905245	0067163	COOPER, BRYAN L PO BOX 1811 WAKE FOREST NC 27088-1811	RL	TWOFAM
T	1759906321	0060273	ELKARD, OWAN VEEVAAS, SUZIE E 207 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFA/A
U	1759907307	0060335	EAGLES, COLUMBUS F EAGLES, PAMELA S 210 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFA/A



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CONCEPT PLAN



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SHEET NO.: C100
<CONCEPT SITE PLAN>