

SCARBORO APARTMENTS

V4 - REZ-23-05  
Concept Sketch Plan



Qunity

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

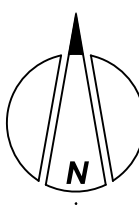
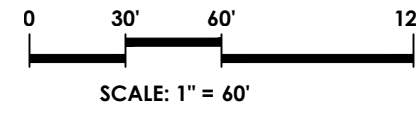
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NORTH CAROLINA BOARD OF  
EXAMINERS FOR ENGINEERS AND  
SURVEYORS LICENSE NO.: C-0676

REVISION 4 -03-01-2024

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO. 2273
03-01-2024		SHEET NO. SKP-4
SCALE AS NOTED		



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PROJECT INFORMATION

SITE SUMMARY	
GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	62,433 SF (1.44 AC)
PROPOSED PARCEL AREA:	510,294 SF (11.71 AC)
EXISTING ZONING:	RL
PROPOSED ZONING:	TC- CZ
LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	20 UNITS/ AC (NO DENSITY FOR UPPER STORY RESIDENTIAL MIXED USE BUILDINGS)
PROPOSED DENSITY:	15.2 UNITS/ AC (200 UNITS/ 13.15 AC)
MAXIMUM BUILDING HEIGHT:	35' UP TO 60' W/ DESIGN ALTERNATIVE
STREET YARD FRONTAGE:	0/20'
SIDE SETBACK:	0/15'
REAR SETBACK:	0/45'
FRONTAGE REQUIREMENT:	50%
ACTIVE USE AREA:	25' OR 75% OF BUILDING FRONTAGE
PARKING REQUIRED:	
SINGLE USE RESIDENTIAL BUILDING:	420 SPACES 1.6 SPACES / DWELLING UNIT : 200 UNITS = 320 SPACES
SINGLE USE RETAIL BUILDING:	2.5/ 1,000 SF: 4,214 SF = 16 SPACES
MIX USE RESIDENTIAL:	2 /DWELLING UNIT: 40 UNITS = 80 SPACES
MULTIFAMILY LOADING:	1/ DEVELOPMENT= 1 SPACE
MIX USE LOADING:	1/ 30,000 SF GFA: 95,814 SF GFA = 3 SPACES
PROPOSED:	
	420 SPACES 14 ADA SPACES 1 PARALLEL SPACE 405 STANDARD SPACES
BIKE PARKING REQUIRED:	
MULTIFAMILY:	1 / 5 DWELLING UNITS, MAX 30
COMMERCIAL:	1 /5,000 SF GFA, MAX 20
BIKE PARKING PROPOSED:	34 SPACES MULTIFAMILY= 30 SPACES 20,000 SF RETAIL= 4 SPACES
OPEN SPACE SUMMARY	
REQUIRED:	76,755 SF (15%) MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES
PROPOSED:	76,755 SF 38,377 SF (50%) 15,351 SF (20%) 23,027 SF (30%)
ACTIVE RECREATION:	
ENVIRONMENTALLY SENSITIVE LAND:	
STORMWATER FACILITY:	

PROPERTY	PN	RED	OWNER	ZONING	USE
A	1769000577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27071-9384	RL	SINGLFAM
B	1769001347	0001209	BOONS FAMILY LLC 6105 HOPKINS FARM LN WAKE FOREST NC 27887-8426	RL	SINGLFAM
C	1769002216	0007256	HURLBUT, JEANNE B 102 GLENN DR ROLESVILLE NC 27071-9408	RL	SINGLFAM
D	1769002188	0014661	COOK, DOROTHY F 14 GLENN DR ROLESVILLE NC 27071-9408	RL	SINGLFAM
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 107 OLD COLLEGE DR WAKE FOREST NC 27887-3823	RL	SINGLFAM
F	1769003095	0024237	ALBERNETHY, ROBERT FRANKLIN JR ALBERNETHY, BETTY YOUNG 100 GLENN DR HENDERSON, EDDIE C HENDERSON, PATRICIA A 112 GLENN DR ROLESVILLE NC 27071-9408	RL	SINGLFAM
G	1768094992	0047017	TOWN OF ROLESVILLE PO BOX 350 ROLESVILLE NC 27071-0250	RL	SINGLFAM
H	1768098727	0001209	PARKER, W H PARKER, DOBBSFAYE 148 STONEBRIDGE DR 148 STONEBRIDGE DR	RL	N/A
I	1768091558	0219717	PARKER, W H PARKER, DOBBSFAYE 148 STONEBRIDGE DR 148 STONEBRIDGE DR	RL	N/A
J	1758898411	0053006	PARKER, W H PARKER, DOBBSFAYE 148 STONEBRIDGE DR 148 STONEBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 9532 OAK GLEN CHURCH RD WAKE FOREST NC 27887-7903	RL	N/A
L	1758899444	0023551	DUNK, RICHARD E DODDS, MARBENIA 204 SCHOOL ST ROLESVILLE NC 27071-9418	RL	SINGLFAM
M	1758898460	0022033	HERMAN, MICHAEL F 240 WOODROW AVE BRIERLYN CT 06008-3938	RL	SINGLFAM
N	1758897386	0037218	PENDER, DOROTHY JONES 208 US HWY FRANKLIN, NC 27625-8778	RL	SINGLFAM
O	1758898411	0053006	PARKER, W H PARKER, DOBBSFAYE 148 STONEBRIDGE DR 148 STONEBRIDGE DR	RL	N/A
P	1758890785	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTR 1581 ROCK QUARRY RD EDDYSVILLE NC 27071-9418	RL	SCHOOL
Q	1759904024	0054369	EDDYSVILLE LLC 6105 HOPKINS FARM LN WAKE FOREST NC 27887-8426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 100 SILVER OAKS CT RALEIGH NC 27614-9359	RL	RES/BUS
S	1759905245	0067163	CHATELAIN, JILL L PO BOX 1811 WAKE FOREST NC 27888-1811	RL	TWOFAM
T	1759906321	0060273	EL-KAISS, OMAR N EL-KAISS, SUZIE E 207 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM
U	1759907307	0060335	EAGLES, COLUMBUS R EAGLES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM