

EXHIBIT A: SCARBORO APARTMENTS CONCEPT PLAN
REZ-23-05



Qunity

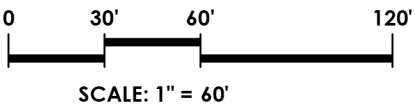
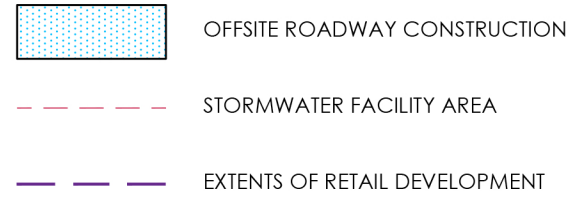
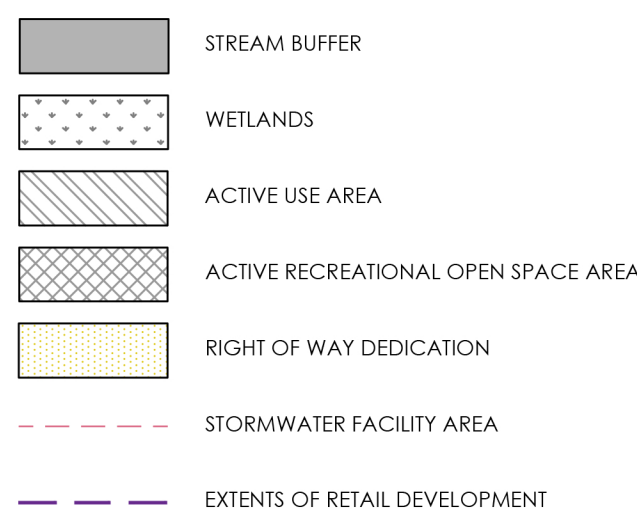
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
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NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

LEGEND



DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO. 2273
09-19-2024		SHEET NO. EXHIBIT A
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:	62,633 SF (1.44 AC)
PROPOSED PARCEL AREA:	510,094 SF (11.71 AC)
EXISTING ZONING:	RL
PROPOSED ZONING:	1C- C2
LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	20 UNITS/ AC (NO DENSITY FOR UPPER STORY)
PROPOSED DENSITY:	RESIDENTIAL MIXED USE BUILDINGS 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: 6,214 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%)	
ENVIRONMENTALLY SENSITIVE LAND:	
15,351 SF (20%)	
STORMWATER FACILITY:	
23,027 SF (30%)	

PROPERTY	PIN	REID	OWNER	ZONING	USE
A	1769000577	0053005	NC FOR THE FUTURE LLC 045 CHARACTER DR ROESVILLE NC 27571-9384	RL	SINGLEFAM
B	1769001347	0001209	EDDINGFAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27588-0406	RL	SINGLEFAM
C	1769002216	0007256	HURBUT, ELEANNE S 1102 GLENN CIR ROESVILLE NC 27571-9406	RL	SINGLEFAM
D	1769002188	0014661	COOK, DOROTHY F 104 GLENN CIR ROESVILLE NC 27571-9406	RL	SINGLEFAM
E	1759083719	0316781	BECKER, WILLIAM BRYANT BECKER, JAMIE W 1837 OLD COLLEGE CIR WAKE FOREST NC 27587-3833	RL	SINGLEFAM
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 108 GLENN CIR ROESVILLE NC 27571-9406	RL	SINGLEFAM
G	1768094992	0047017	HENDERSON, LOUISE CHENKESON, PATRICIA A 112 GLENN CIR ROESVILLE NC 27571-9406	RL	SINGLEFAM
H	1768098727	0001209	TOWN OF ROESVILLE PO BOX 285 ROESVILLE NC 27571-0280	RL	SINGLEFAM
I	1768091558	0219717	PARKER, WH PARKER, DORIS FAYE HAROLD PARKER 149 STONEBRIDGE DR PARKER, WH PARKER, DORIS FAYE	RL	N/A
J	1758988411	0053006	HAROLD PARKER 149 STONEBRIDGE DR PARKER, WH PARKER, DORIS FAYE	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERT BURKE, TIMBERLY LUANNE 1602 OAK CROOK CHURCH RD WAKE FOREST NC 27587-7108	RL	N/A
L	1758999444	0023551	ELUNK, RICHARD E MOORE, WARENSHA 204 SCHOOL ST ROESVILLE NC 27571-9418	RL	SINGLEFAM
M	1758999460	0022033	OSBMAN, MICHAEL T 240 WOODCROW AVE BRIDGEPORT NC 28605-3908	RL	SINGLEFAM
N	1758997386	0037218	PENDER, DOROTHY JONES 2108 US 1 HWY FRANKLIN NC 27556-8710	RL	SINGLEFAM
O	1758988411	0053006	PARKER, WH PARKER, DORIS FAYE HAROLD PARKER 149 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 1561 ROCK QUARRY RD EDDINGFAMILY LLC	RL	SCHOOL
Q	1759904024	0054369	6105 HOPE FARM LN WAKE FOREST NC 27587-0406	RL	SINGLEFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 100 SILVER OAKS CT RALEIGH NC 27611-9389	RL	RES/BUS
S	1759905245	0067163	OWENS, JON L PO BOX 1811 WAKE FOREST NC 27588-1811	RL	TWOFAM
T	1759906321	0060273	ELKALISS, OMAR N ELKALISS, SUSIE E 207 S MAIN ST ROESVILLE NC 27571-0460	RL	SINGLEFAM
U	1759907307	0060335	EAGLES COLUMBUS F I EAGLES, PAMELA S 208 S MAIN ST ROESVILLE NC 27571-9460	RL	SINGLEFAM