

SCARBORO APARTMENTS  
CONCEPT 4- FIRE EXHIBIT

V3 - REZ-23-05



Qunity

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201  
DURHAM, NORTH CAROLINA 27707

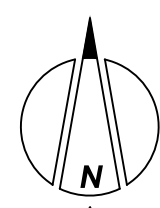
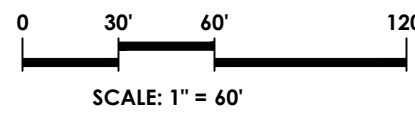
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NORTH CAROLINA BOARD OF  
EXAMINERS FOR ENGINEERS AND  
SURVEYORS LICENSE NO.: C-0676

REVISION 3 -01-02-2024

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO. 2273
01-02-2024		SHEET NO. SKP-4
SCALE AS NOTED		

- LEGEND
- FIRE LANE
  - STREAM BUFFER
  - WETLANDS
  - ACTIVE USE AREA
  - ACTIVE RECREATIONAL OPEN SPACE AREA
  - RIGHT OF WAY DEDICATION
  - STORMWATER FACILITY AREA
  - EXTENTS OF RETAIL DEVELOPMENT



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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:	510,094 SF (11.71 AC)
EXISTING ZONING:	RL
PROPOSED ZONING:	TC- CZ
LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	20 UNITS/ AC
	(NO DENSITY FOR UPPER STORY)
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:
	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
ACTIVE RECREATION:	38,377 SF (50%)
ENVIRONMENTALLY SENSITIVE LAND:	15,351 SF (20%)
STORMWATER FACILITY:	23,027 SF (30%)

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	EDDINS FAMILY LLC 6105 HOPKINS FARM LN WAKE FOREST NC 27087-8426	RL	SINGLFAM
C	1769002216	0007256	HURLBUT, JEANNE B 102 GLENN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
D	1769002188	0014661	COOKE, DOROTHY F 104 GLENN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 10750 COLLEGE DR WAKE FOREST NC 27087-3823	RL	SINGLFAM
F	1769003095	0024237	ALBERNETHY, ROBERT FRANKLIN JR ALBERNETHY, BETTY YOUNG 100 GLENN CIR HENDERSON, EDDIE C HENDERSON, PATRICIA A 112 GLENN CIR 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 145 STONEBRIDGE DR HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
I	1768091558	0219717	PARKER, W H PARKER, DOBBSFAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
J	1758988411	0053006	PARKER, W H PARKER, DOBBSFAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 9532 OAK SPRING CHURCH RD WAKE FOREST NC 27087-7903	RL	N/A
L	1758999444	0023551	DUNK, RICHARD E DUNKS, MARLENA 204 SCHOOL ST ROLESVILLE NC 27071-9418	RL	SINGLFAM
M	1758998460	0022033	HERMAN, MICHAEL F 240 WOODROW AVE BRIENSPORT CT 06008-3938	RL	SINGLFAM
N	1758997386	0037218	PENDER, DOROTHY JONES 208 US HWY FRANKLIN, NC 27055-8770	RL	SINGLFAM
O	1758988411	0053006	PARKER, W H PARKER, DOBBSFAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WARE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTR 1591 ROCK QUARRY RD	RL	SCHOOL
Q	1759904024	0054369	EDDINS FAMILY LLC 6105 HOPKINS FARM LN WAKE FOREST NC 27087-8426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 100 SILVER OAKS CT RALEIGH NC 27614-9399	RL	RES/BUS
S	1759905245	0067163	CHURCH, STEVE L PO BOX 1811 WAKE FOREST NC 27088-1811	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	EALES, COLUMBUS R EALES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM