

SCARBORO APARTMENTS
CONCEPT 4

V3 - REZ-23-05
rcvd 1-2-24



CIVIL
ENGINEERING

LANDSCAPE
ARCHITECTURE

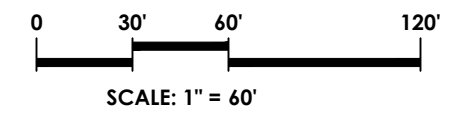
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NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

REVISION 3 -01-02-2024

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



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

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
200 UNITS = 320 SPACES	
SINGLE USE RETAIL BUILDING:	1.6 SPACES / DWELLING UNIT :
2.5/ 1,000 SF:	
MIX USE RESIDENTIAL:	6,214 SF = 16 SPACES
2 /DWELLING UNIT:	
MULTIFAMILY LOADING:	40 UNITS = 80 SPACES
MIX USE LOADING:	1/ DEVELOPMENT= 1 SPACE
	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 27887-8426	RL	SINGLFAM
C	1769002216	0007256	HUBBARD, JENNIFER B 102 GLENN DR ROLESVILLE NC 27071-9408	RL	SINGLFAM
D	1769002188	0014661	COOPER, DOROTHY F 104 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	1758988411	0053006	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 9532 OAK SPRING CHURCH RD WAKE FOREST NC 27887-7803	RL	N/A
K	1768090437	0033179	DUNK, RICHARD E DODDS, MARBENIA 204 SCHOOL ST ROLESVILLE NC 27071-9418	RL	SINGLFAM
L	1758999444	0023551	HERMAN, MICHAEL F 240 WOODROW AVE BRIENSPORT CT 06008-3938	RL	SINGLFAM
M	1758998460	0022033	PENDER, DOROTHY JONES 208 US HWY FRANKLIN, NC 27625-8778	RL	SINGLFAM
N	1758997386	0037218	PARKER, W H PARKER, DOBBSFAYE 148 STONEBRIDGE DR 148 STONEBRIDGE DR	RL	N/A
O	1758988411	0053006	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTR 1581 ROCK QUARRY RD EDDINS FAMILY LLC 6105 HOPKINS FARM LN WAKE FOREST NC 27887-8426	RL	SCHOOL
P	1758990785	0102701	BREWER, REAL ESTATE HOLDINGS LLC 100 SILVER OAKS CT RALEIGH NC 27614-9358	RL	SINGLFAM
Q	1759904024	0054369	CHURCH, JEFFREY LLC PO BOX 1811 WAKE FOREST NC 27888-1811	RL	RES/BUS
R	1759904168	0027130	EL-KAISS, OMAR N EL-KAISS, SUZIE E 207 S MAIN ST ROLESVILLE NC 27071-9660	RL	TWOFAM
S	1759905245	0067163	EAGLES, COLUMBUS R EAGLES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM
T	1759906321	0060273			
U	1759907307	0060335			