

SCARBORO APARTMENTS CONCEPT 4- FIRE EXHIBIT

V3 - REZ-23-05



Qunity

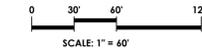
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

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

- 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



REVISION 3 - 01-02-2024

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO.: 2273
DATE: 01-02-2024		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- C2
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:	420 SPACES
SINGLE USE RESIDENTIAL BUILDING:	1.6 SPACES / DWELLING UNIT = 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 = 3 SPACES
PROPOSED:	420 SPACES
	14 ADA SPACES
	1 PARALLEL SPACE
	405 STANDARD SPACES
BIKE PARKING REQUIRED:	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 (1.67%) MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES
PROPOSED:	76,755 SF
ACTIVE RECREATION:	38,377 SF (50%)
ENVIRONMENTALLY SENSITIVE LAND:	13,351 SF (20%)
STORMWATER FACILITY:	23,027 SF (30%)

PROPERTY	PN	RED	OWNER	ZONING	USE
A	176900577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27078-9384	RL	SINGLFAM
B	1769001347	0001209	BOONS FAMILY LLC 6105 HOPKINS LN WAKE FOREST NC 27887-8426	RL	SINGLFAM
C	1769002216	0007256	HURLOT, KEATHE B 102 GLENN DR ROLESVILLE NC 27078-9408	RL	SINGLFAM
D	1769002188	0014661	COOP, DOROTHY F 104 GLENN DR ROLESVILLE NC 27078-9408	RL	SINGLFAM
E	1759083719	0316781	BECKON, WILLIAM BRYANT BECKON, AMIE W 107 GOLFCLIFFE CR WAKE FOREST NC 27887-3023	RL	SINGLFAM
F	1769003095	0024237	ALBERHEIT, ROBERT FRANKLIN ALBERHEIT, WY. SILVY 103 GLENN DR HENDERSON, EDITH C HENDERSON, PATRICIA A 102 GLENN DR ROLESVILLE NC 27078-9408	RL	SINGLFAM
G	1768094992	0047017	TOWN OF ROLESVILLE PO BOX 390 ROLESVILLE NC 27078-0290	RL	SINGLFAM
H	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE 149 STONEBRIDGE DR HAROLD PARKER	RL	N/A
I	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 149 STONEBRIDGE DR	RL	N/A
K	176809437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LIANNE 832 OAK GROVE CHURCH RD WAKE FOREST NC 27887-7963	RL	N/A
L	1758999444	0023551	DUNK, RICHARD E WOODS, MARENSIA 204 SCHOOL ST ROLESVILLE NC 27078-9410	RL	SINGLFAM
M	1758998460	0022033	RESVAM, MICHAEL F 240 WOODCROW AVE BRIDGESPORT CT 06008-3930	RL	SINGLFAM
N	1758997386	0037218	PENDER, DOROTHY JONES 208 US HWY FRANKLIN NC 27525-8780	RL	SINGLFAM
O	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 149 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WARE, CDRITY BOARD OF EDUCATION RE SERVICES DIRECTOR 1981 ROCK QUARRY RD	RL	SCHOOL
Q	1759904024	0054369	EDDRE FAMILY LLC 6105 HOPKINS LN WAKE FOREST NC 27887-8426	RL	SINGLFAM
R	1759904168	0027130	BREWSTER, REAL ESTATE DEVELOPERS LLC 100 SILVER OAKS CT RALEIGH NC 27614-9399	RL	RES/BUS
S	1759905245	0067163	QUINN, JEFFREY L PO BOX 1011 WAKE FOREST NC 27888-1010	RL	TWOFAM
T	1759906321	0060273	EL-KASSI, OSMAN EL-KASSI, SUE E 207 S MAIN ST ROLESVILLE NC 27078-3660	RL	SINGLFAM
U	1759907307	0060335	EAGLES, COLUMBUS III EAGLES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27078-3660	RL	SINGLFAM

