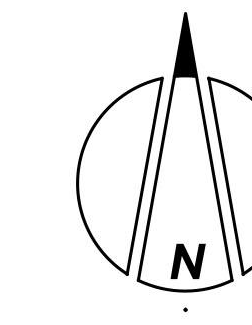
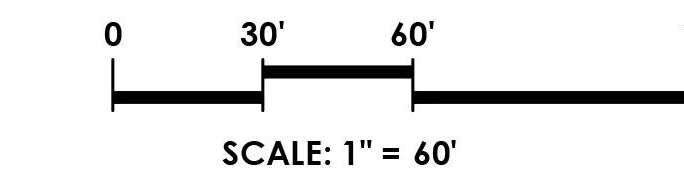


V3 - REZ-23-05



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



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

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<u>PROJECT INFORMATION</u>	
<u>SITE SUMMARY</u>	
GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	42,633 SF (1.44 AC)
PROPOSED PARCEL AREA:	510,094 SF (11.71 AC)
EXISTING ZONING:	RL
PROPOSED ZONING:	1C- C2
<u>LOT SUMMARY</u>	
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)
<u>MAXIMUM BUILDING HEIGHT:</u>	
STREET YARD FRONTAGE:	35' UP TO 60' W/ DESIGN ALTERNATIVE
SIDE SEIRACK:	07/20
REAR SEIRACK:	07/15
FRONTAGE REQUIREMENT:	07/45
ACTIVE USE AREA:	90%
	25' OR 75% OF BUILDING FRONTAGE
<u>PARKING</u>	
REQUIRED:	420 SPACES
SINGLE USE RESIDENTIAL BUILDING:	1.6 SPACES / DWELLING UNIT :
SINGLE USE RETAIL BUILDING:	200 UNITS = 320 SPACES
	2.5 / 1,000 SF:
	6,214 SF = 16 SPACES
MIX USE RESIDENTIAL:	2 /DWELLING UNIT:
	40 UNITS = 80 SPACES
MULTIFAMILY LOADING:	17 / DWEL.OPMENT= 1- SPACE
MIX USE LOADING:	17,300,000 SF GFA: 95,814 SF GFA = 3 SPACES
<u>PROPOSED:</u>	
	420 SPACES
	14 ADA SPACES
	1 PARALLEL SPACE
	405 STANDARD SPACES
<u>BIKE PARKING REQUIRED:</u>	
MULTIFAMILY:	1 / 5 DWELLING UNITS, MAX 30
COMMERCIAL:	1 / 5,000 SF GFA, MAX 20
BIKE PARKING PROPOSED:	34.5 SPACES
	MULTIFAMILY = 30 SPACES
	20,000 SF RETAIL = 4 SPACES
<u>OPEN SPACE SUMMARY</u>	
REQUIRED:	7,76,553 SF (15%) MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES
PROPOSED:	7,76,553 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	00530005	NC FOR THE FUTURE LLC 244 CHARACTR DR PO BOX 1111 RALEIGH NC 27619-3984	RL	SING/FAM
B	1769001347	00012029	ECONE FAMIL LLC 6105 HIDEFARM LN WAKE FOREST NC 27687-8426	RL	SING/FAM
C	1769002216	00072556	MURBIT, KANNE B 82 GLEN CTR PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM
D	1769002188	00146461	COORE, DOROTHY F 84 GLEN CTR PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM
E	17590083719	0316781	BECTION, WILLIAM BRYANT BECTION, AMIE W 1837 COLLEGE CT WAKE FOREST NC 27687-3923	RL	SING/FAM
F	1769003955	00242327	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY COUNG 818 GLEN CTR PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM
G	1768054992	00407017	HENDERSON, EDDIE C HENDERSON, PATRICIA A 72 GLEN CTR PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM
H	1768098727	00012029	PO BOX 1111 RALEIGH NC 27619-3250 PO BOX 250	RL	SING/FAM
I	1768091558	0219717	PARKER, W PARKER, DORCFAYE HAROLD PARKER 148 STONEBRIDGE DR PO BOX 1111 RALEIGH NC 27619-3408	RL	N/A
J	1758988411	00530066	PARKER, W PARKER, DORCFAYE HAROLD PARKER 148 STONEBRIDGE DR PO BOX 1111 RALEIGH NC 27619-3408	RL	N/A
K	1768090437	00331775	BURKE, ALBERT ETHEL BURKE, RABERLY LUANNE 833 2ND AVE CHANDLER WAKE FOREST NC 27687-7009	RL	N/A
L	1758999444	00235551	DUNN, RICHARD W WOODS, MARJENIA 204 SCHOOL ST RALEIGH NC 27619-1418	RL	SING/FAM
M	1758998460	00220033	DEBNAH, MICHAEL 240 WOODROW AVE BRIDGPORT CT 06606-3938	RL	SING/FAM
N	1758997386	00372118	FRANKLIN, NANCY 1100 US HWY PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM
O	1758988411	00530066	PARKER, W PARKER, DORCFAYE HAROLD PARKER 148 STONEBRIDGE DR PO BOX 1111 RALEIGH NC 27619-3408	RL	N/A
P	1758990075	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 1900 CLAYBURY RD RALEIGH NC 27619-3408	RL	SCHOOL
Q	1758994082	00543649	ECONE FAMIL LLC 6105 HIDEFARM LN WAKE FOREST NC 27687-8426	RL	SING/FAM
R	1759004168	00271330	BREWSTER, REAL ESTA HADJIOGLIOS LLC 180 SILVERDANCE CT RALEIGH NC 27619-3939	RL	RES/BUS
S	1759050245	00671633	DUPRE, JILL L PO BOX 1111 WAKE FOREST NC 27687-9811	RL	TWO/FAM
T	175906321	00460273	EAGLES COUNTRY CLUB FIELDS PAMBLA S 205 E MAIN ST PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM
U	1759097307	00460335	EAGLES COUNTRY CLUB FIELDS PAMBLA S 205 E MAIN ST PO BOX 1111 RALEIGH NC 27619-3408	RL	SING/FAM