

# SCARBORO APARTMENTS REZ-23-05



**Qunity**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

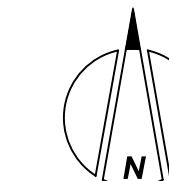
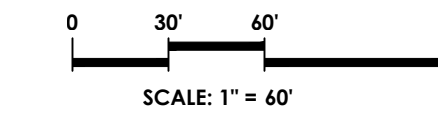
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NORTH CAROLINA BOARD OF  
EXAMINERS FOR ENGINEERS AND  
SURVEYORS LICENSE NO.: C-0676

**LEGEND**

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



**REVISION 5**

<b>DRAWN BY:</b> CRM	<b>CHECKED BY:</b> TS	<b>PROJECT NO.:</b> 2273
<b>DATE:</b> 05-01-2024		<b>SHEET NO.:</b> SKP-4
<b>SCALE AS NOTED</b>		

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**PROJECT INFORMATION**

<b>SITE SUMMARY</b>	
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:	TC-CZ
<b>LOT SUMMARY</b>	
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)
<b>MAXIMUM BUILDING HEIGHT:</b>	35' UP TO 60' W/ DESIGN ALTERNATIVE
<b>STREET YARD FRONTAGE:</b>	0/20'
<b>SIDE SETBACK:</b>	0/15'
<b>REAR SETBACK:</b>	0/45'
<b>FRONTAGE REQUIREMENT:</b>	50%
<b>ACTIVE USE AREA:</b>	25' OR 75% OF BUILDING FRONTAGE
<b>PARKING REQUIRED:</b>	420 SPACES
SINGLE USE RESIDENTIAL BUILDING:	1.6 SPACES / DWELLING UNIT
SINGLE USE RETAIL BUILDING:	200 UNITS = 320 SPACES
MIX USE RESIDENTIAL:	2.5/1,000 SF: 6,214 SF = 16 SPACES
MULTIFAMILY LOADING:	2 / DWELLING UNIT: 40 UNITS = 80 SPACES
MIX USE LOADING:	1 / DEVELOPMENT = 1 SPACE 1 / 30,000 SF GFA: 95,814 SF GFA = 3 SPACES
<b>PROPOSED:</b>	420 SPACES 14 ADA SPACES 1 PARALLEL SPACE 405 STANDARD SPACES
<b>BIKE PARKING REQUIRED:</b>	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
<b>OPEN SPACE SUMMARY REQUIRED:</b>	76,755 SF (1.5%) MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES
<b>PROPOSED:</b>	76,755 SF 38,377 SF (50%) 15,351 SF (20%) 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 27087-8426	RL	SINGLFAM
C	1769002216	0007256	HURLEY KEARNE B 102 GLEN DR ROLESVILLE NC 27078-9408	RL	SINGLFAM
D	1769002188	0014661	COOPER DOROTHY F 104 GLEN DR ROLESVILLE NC 27078-9408	RL	SINGLFAM
E	1759083719	0316781	BECKTON WILLIAM BRYANT BECKTON ARIE W 107 GOLF COLLEGE CR WAKE FOREST NC 27078-3023	RL	SINGLFAM
F	1769003095	0024237	ALDENHEIM ROBERT FRANKLIN FRANKLIN WY. SILETTY 103 GLEN DR HENDERSON EDGE C HENDERSON PATHELIA A 102 GLEN 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 HP PARKER DOBBS FAYE HAROLD PARKER 143 STONEBRIDGE DR	RL	N/A
I	1758988411	0053006	PARKER W HP PARKER DOBBS FAYE HAROLD PARKER 143 STONEBRIDGE DR	RL	N/A
J	176809437	0033179	BURKE ALBERT EMERY BURKE KIMBERLY LIANNE 833 OAK GROVE CHURCH RD WAKE FOREST NC 27087-7903	RL	N/A
K	1758999444	0023551	DUNK RICHARD E WOODS MARENSIA 204 SCHOOL ST ROLESVILLE NC 27078-9410	RL	SINGLFAM
L	1758998460	0022033	RESERVATION MICHAEL F 240 WOODCROW AVE BRIDGESPORT CT 06038-3938	RL	SINGLFAM
M	1758997386	0037218	PENDER DOROTHY JENIE 208 US HWY FRANKLIN NC 27625-878	RL	SINGLFAM
N	1758988411	0053006	PARKER W HP PARKER DOBBS FAYE HAROLD PARKER 143 STONEBRIDGE DR	RL	N/A
O	1758990785	0102701	WARE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 1981 ROCK QUARRY RD EDDYS FARM LLC 6105 HOPKINS LN WAKE FOREST NC 27087-8426	RL	SCHOOL
P	1759904024	0054369	BREWER REAL ESTATE DEVELOPERS LLC 100 SILVER OAKS CT RALEIGH NC 27614-9399	RL	SINGLFAM
Q	1759904168	0027130	SHREVE TERRY LUC PO BOX 1011 WAKE FOREST NC 27088-1011	RL	RES/BUS
R	1759905245	0067163	EL-KASSI OSMAN EL-KASSI SUE E 207 S MAIN ST ROLESVILLE NC 27078-3660	RL	TWOFAM
S	1759906321	0060273	EAGLES COLUMBUS III EAGLES PAMELA S 205 S MAIN ST ROLESVILLE NC 27078-3660	RL	SINGLFAM
T	1759907307	0060335	EAGLES COLUMBUS III EAGLES PAMELA S ROLESVILLE NC 27078-3660	RL	SINGLFAM

