

EXHIBIT A: SCARBORO APARTMENTS CONCEPT PLAN REZ-23-05



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

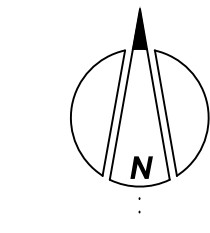
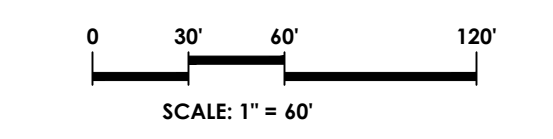
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO.: 2273
DATE: 05-01-2024		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:	62,633 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 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
MULTIFAMILY:	200 UNITS = 320 SPACES
SINGLE USE RETAIL BUILDING:	2.5 / 1,000 SF
MIX USE RESIDENTIAL:	6,214 SF = 16 SPACES
MULTIFAMILY LOADING:	2 / DWELLING UNIT
MIX USE LOADING:	40 UNITS = 80 SPACES
MULTIFAMILY LOADING:	1 / DEVELOPMENT = 1 SPACE
MIX USE LOADING:	1 / 30,000 SF GFA
PROPOSED:	95,814 SF GFA = 3 SPACES

BIKE PARKING REQUIRED: 405 SPACES

MULTIFAMILY:	1 / 5 DWELLING UNITS, MAX 30
COMMERCIAL:	1 / 5,000 SF GFA, MAX 20
BIKE PARKING PROPOSED:	34 SPACES
MULTIFAMILY:	MULTIFAMILY = 30 SPACES
COMMERCIAL:	20,000 SF RETAIL = 4 SPACES

OPEN SPACE SUMMARY

REQUIRED:	76,755 SF (1.5%) 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 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 GLEN COLLEGE CR WAKE FOREST NC 27078-3023	RL	SINGLFAM
F	1769003095	0024237	ALDENHEIM ROBERT FRANKLIN FRANKLIN WY. SUE TTY 103 GLEN DR HENDERSON EDGE C HENDERSON PATRICIA A 102 GLEN DR ROLESVILLE NC 27078-9408	RL	SINGLFAM
G	1768094992	0047017	TOWN OF ROLESVILLE PO BOX 395 ROLESVILLE NC 27078-0290	RL	SINGLFAM
H	1768091558	0219717	PARKER W HPARKER DORISFAYE 149 STONEBRIDGE DR 149 STONEBRIDGE DR	RL	N/A
I	1758988411	0053006	PARKER W HPARKER DORISFAYE 149 STONEBRIDGE DR 149 STONEBRIDGE DR	RL	N/A
K	176809437	0033179	BURKE ALBERT EMERY BURKE KIMBERLY LIANNE 832 OAK GROVE CHURCH RD WAKE FOREST NC 27087-7963	RL	N/A
L	1758999444	0023551	DUNK RICHARD E WOODS MARENZIA 204 SCHOOL ST ROLESVILLE NC 27078-9410	RL	SINGLFAM
M	1758998460	0022033	RESERVAT MICHAEL F 240 WOODCROW AVE BRIERSPORT CT 06038-3938	RL	SINGLFAM
N	1758997386	0037218	PENDER DOROTHY JENIE 208 US HWY FRANKLIN NC 27625-878	RL	SINGLFAM
O	1758988411	0053006	PARKER W HPARKER DORISFAYE 149 STONEBRIDGE DR 149 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WARE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTR 1981 ROCK QUARRY RD EDDRETS FAMILY LLC 6105 HOPKINS LN WAKE FOREST NC 27087-8426	RL	SCHOOL
Q	1759904024	0054369	BREWER REAL ESTATE DEVELOPERS LLC 100 SILVER OAKS CT RALEIGH NC 27614-9399	RL	SINGLFAM
R	1759904168	0027130	SHREVE TERRY LUC PO BOX 1011 WAKE FOREST NC 27088-1010	RL	RES/BUS
S	1759905245	0067163	EL-KASSI OSMAN EL-KASSI SUZE E 207 S MAIN ST ROLESVILLE NC 27078-3660	RL	TWOFAM
T	1759906321	0060273	EAGLES COLUMBUS III EAGLES PAMELA S 205 S MAIN ST ROLESVILLE NC 27078-3660	RL	SINGLFAM
U	1759907307	0060335	EAGLES COLUMBUS III EAGLES PAMELA S ROLESVILLE NC 27078-3660	RL	SINGLFAM