

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



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

14 CONSULTANT PLACE, SUITE 201
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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
- OFFSITE ROADWAY CONSTRUCTION
- STORMWATER FACILITY AREA
- EXTENTS OF RETAIL DEVELOPMENT

SCALE: 1" = 60'

0 30' 60' 120'

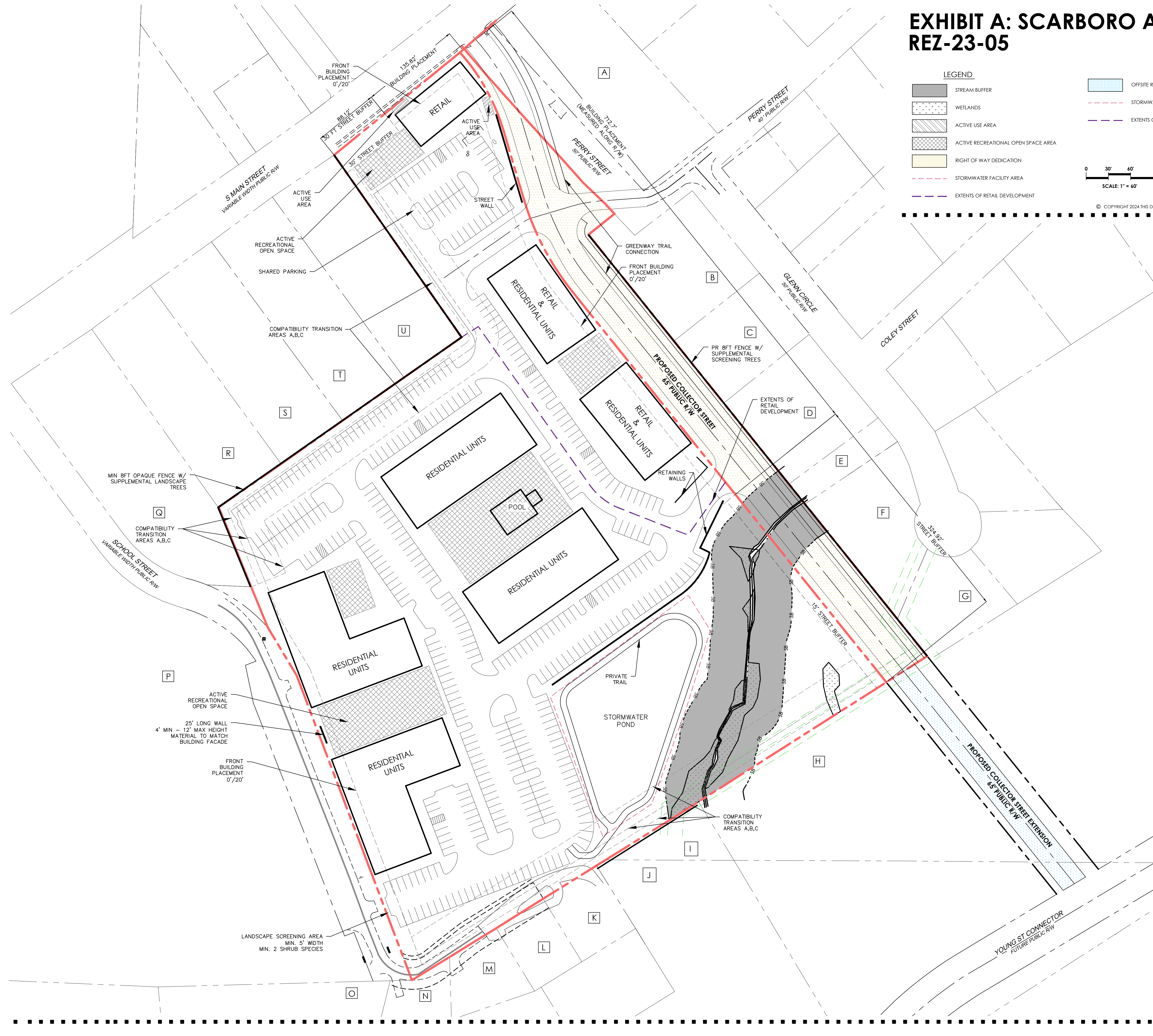
REVISION 6

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO.: 2273
DATE: 09-19-2024		SHEET NO.: EXHIBIT A
SCALE AS NOTED		

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:	420 SPACES
SINGLE USE RESIDENTIAL BUILDING:	1.6 SPACES / DWELLING UNIT = 200 UNITS = 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 (1.68) 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	PIN	REID	OWNER	ZONING	USE
A	1769000577	0053005	NO FOR THE FUTURE LLC 248 CHARACTER DR ROSELVILLE NC 27801-9284	RL	SINGLFAM
B	1769001347	0001209	EDGEMOUNT LLC 4105 HOPKINS FARM LN WAKE FOREST NC 27808-5426	RL	SINGLFAM
C	1769002216	0007256	HURBIT, ELEANOR E 105 GLENN CIR ROSELVILLE NC 27801-2406	RL	SINGLFAM
D	1769002188	0014661	COOK, DOROTHY F 105 GLENN CIR ROSELVILLE NC 27801-2408	RL	SINGLFAM
E	1759083719	0314781	BECKER, WILLIAM BRYANT BECKER, JANE W 1537 OLD COLLEGE CIR WAKE FOREST NC 27807-2033	RL	SINGLFAM
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN, ABERNETHY, BETTY YOUNG 108 GLENN CIR ROSELVILLE NC 27801-2408	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, DOCK CHENKERSON, PATRICIA A 112 GLENN CIR ROSELVILLE NC 27801-2408	RL	SINGLFAM
H	1768098727	0001209	PO BOX 285 ROSELVILLE NC 27801-0280	RL	SINGLFAM
I	1768091558	0219717	PARKER, WH PARKER, DORIS FAYE HARDUP PARKER 149 STONEBRIDGE DR	RL	N/A
J	1758988411	0053006	PARKER, WH PARKER, DORIS FAYE HARDUP PARKER 149 STONEBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, TIMBERLY LUANNE 1432 OAK GROVE CHURCH RD WAKE FOREST NC 27807-7108	RL	N/A
L	1758999444	0023551	DUNK, RICHARD E MOSS, MARSHIA 204 SCHOOL ST ROSELVILLE NC 27801-2418	RL	SINGLFAM
M	1758998460	0022033	SERHAM, MICHAEL 240 WOODCROW AVE 800 SHERWOOD DR PENDER, DOROTHY JONES	RL	SINGLFAM
N	1758997386	0037218	2109 US 1 HWY FRANKLIN NC 27836-8710	RL	SINGLFAM
O	1758988411	0053006	PARKER, WH PARKER, DORIS FAYE HARDUP PARKER 149 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION 90 SERVICES DIRECTOR 1561 ROCK QUARRY RD	RL	SCHOOL
Q	1759904024	0054369	EDGEMOUNT LLC 4105 HOPKINS FARM LN WAKE FOREST NC 27808-5426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 1100 SILVER OAK CT RALEIGH NC 27607-6389	RL	RES/BUS
S	1759905245	0067163	PO BOX 1811 WAKE FOREST NC 27888-1811	RL	TWOFAM
T	1759906321	0060273	EL-KASS, OMAR NEELAKASS, DUSE E 207 S MAIN ST ROSELVILLE NC 27801-2400	RL	SINGLFAM
U	1759907307	0060335	EAGLES COLUMBUS F I EAGLES, PAMELA S 207 S MAIN ST ROSELVILLE NC 27801-2400	RL	SINGLFAM



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