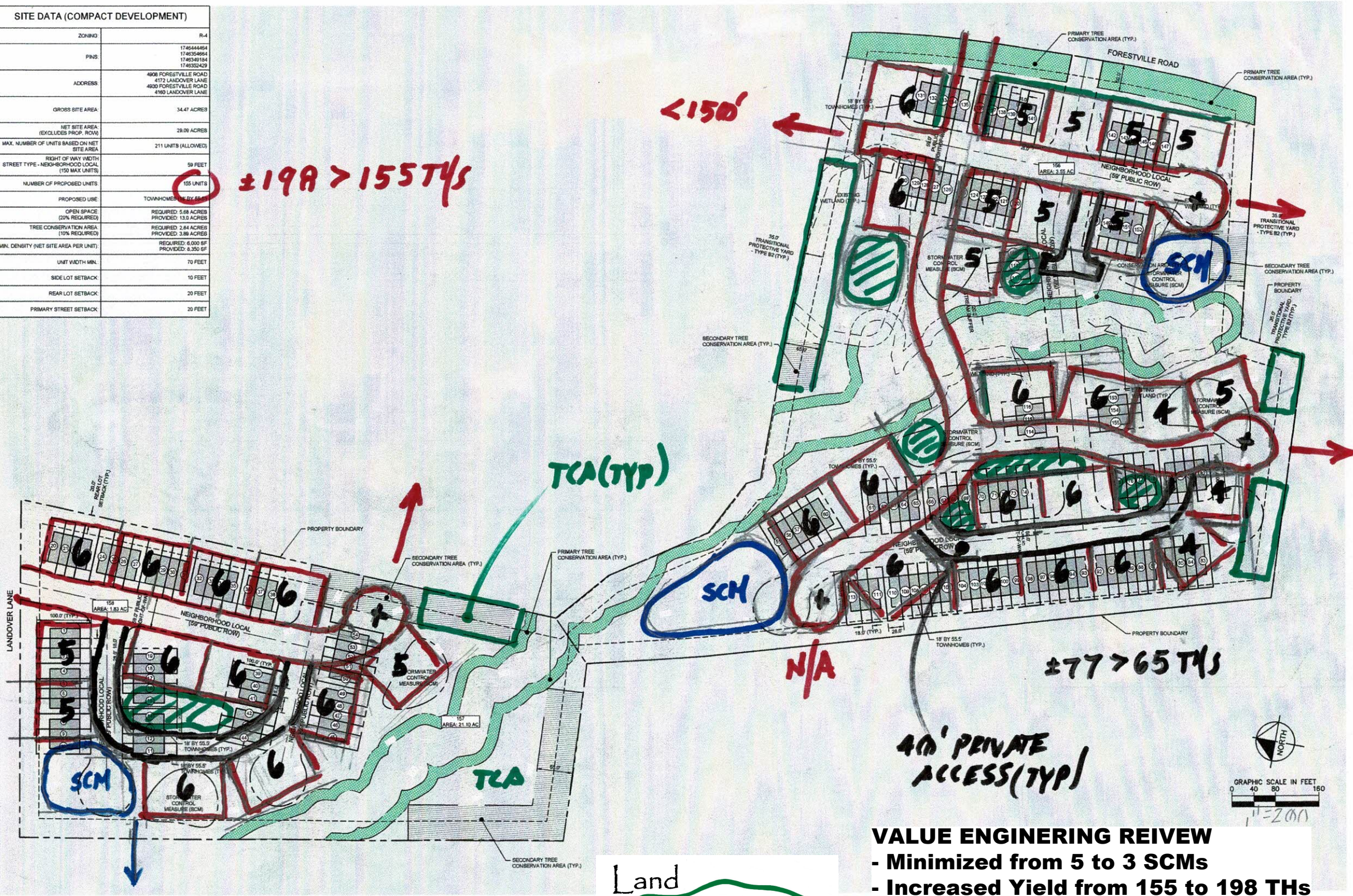


52 > 36 THs

SITE DATA (COMPACT DEVELOPMENT)	
ZONING	R-4
PNS	1746444464
	1746354664
	1746349184
ADDRESS	4808 FORESTVILLE ROAD
	4172 LANDOVER LANE
	4190 LANDOVER LANE
GROSS SITE AREA	34.47 ACRES
NET SITE AREA (EXCLUDES PROP. ROW)	28.09 ACRES
MAX. NUMBER OF UNITS BASED ON NET SITE AREA	211 UNITS (ALLOWED)
RIGHT OF WAY WIDTH STREET TYPE - NEIGHBORHOOD LOCAL (150' MAX UNITS)	59 FEET
NUMBER OF PROPOSED UNITS	155 UNITS
PROPOSED USE	TOWNHOMES (BY 55.5')
OPEN SPACE (20% REQUIRED)	REQUIRED: 5.68 ACRES PROVIDED: 13.0 ACRES
TREE CONSERVATION AREA (10% REQUIRED)	REQUIRED: 2.84 ACRES PROVIDED: 3.88 ACRES
MIN. DENSITY (NET SITE AREA PER UNIT)	REQUIRED: 6,000 SF PROVIDED: 6,350 SF
UNIT WIDTH MIN.	70 FEET
SIDE LOT SETBACK	10 FEET
REAR LOT SETBACK	20 FEET
PRIMARY STREET SETBACK	20 FEET

198 > 155 THs



69 > 54 THs

N/A

77 > 65 THs

40' PRIVATE ACCESS(TYP)



VALUE ENGINEERING REIEW
 - Minimized from 5 to 3 SCMs
 - Increased Yield from 155 to 198 THs
 - Reduced roadway infrastructure with private internal access

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	PRELIMINARY NOT FOR CONSTRUCTION
PROJECT: 01810003 DATE: 4/13/2022 SCALE AS SHOWN DESIGNED BY: EMB DRAWN BY: AMK CHECKED BY: AMK	SKETCH PLAN FORESTVILLE ROAD AND LANDOVER LANE PREPARED FOR BAKER RESIDENTIAL RALEIGH, NORTH CAROLINA
SHEET NUMBER EX. 1	