

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
☐ Conventional Subdivision	☐ Compact Development	☐ Conservation Development		
☐ Cottage Court	☐ Flag lot	☐ Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	☐ Detached House	☐ Attached House	☐ Townhouse	☐ Apartment
☐ General Building	☐ Mixed Use Building	☐ Civic Building	☐ Open Lot	☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATA TABLE – ZONING INFORMATION

Gross site acreage: 34.08 Acres

Zoning districts (if more than one, provide acreage of each):

R4

Overlay district(s): None

Inside City Limits? ☐ Yes ☒ NoHistoric District/Landmark: N/A ☒Conditional Use District (CUD)
Case # Z-Board of Adjustment Case #
BOA-Design Alternate Case #
DA-**STORMWATER INFORMATION**

Imperious Area on Parcel(s):

Existing (sf) 36,821 Proposed total (sf) 270,398

Impervious Area for Compliance (includes right-of-way):

Existing (sf) 36,821 Proposed total (sf) 443,386**NUMBER OF LOTS AND DENSITY**

of Detached House Lots:

of Attached House Lots:

of Townhouse Lots: 180

of Tiny House Lots:

of Open Lots: 3

of Other Lots (Apartment, General,
Mixed Use, Civic):

Total # of Lots: 183

Total # Dwelling Units: 180

Proposed density for each zoning district (UDO 1.5.2.F): 1,245,778 sf / 180 units = 6921 sf/unit

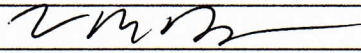
SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 

Date: 11/22/2022

Printed Name: Mark Bowles

Signature:

Date:

Printed Name:



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DEVELOPMENT OPTIONS (UDO Chapter 2)		
☐ Conventional Subdivision	☒ Compact Development	☐ Conservation Development
☐ Cottage Court	☐ Flag lot	☐ Frequent Transit Overlay Development Option

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION	
Scoping/sketch plan case number(s): SCOPE-0133-2022	
Development name (subject to approval): the parc @540	
Property Address(es): 4908 and 4930 Forestville Rd, and 4160 and 4172 Landover Lane	
Recorded Deed PIN(s): 1746444464, 1746349184, 1746352429, 1746354864	
Building type(s):	☐ Detached House ☐ Attached House ☒ Townhouse ☐ Apartment
☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Open Lot ☐ Tiny House	

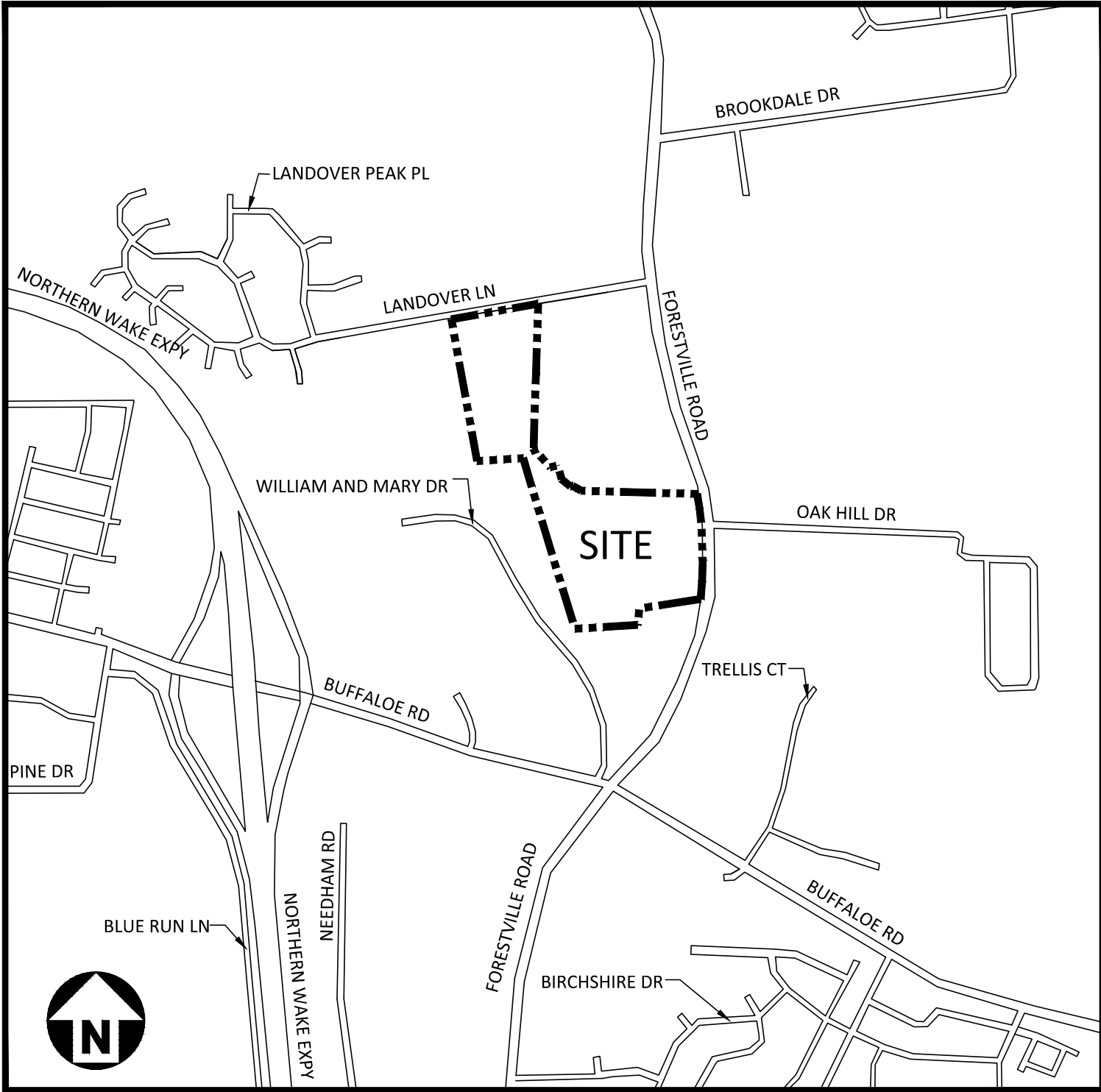
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: See Attached List	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: ☒ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder	
Company: Baker Residential	Address: 7001 Weston Parkway, Suite 150, Cary, North Carolina
Phone #: (984) 275-2223	Email: mbowles@bakerresidential.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Mark Bowles	
Company: Baker Residential	Title:
Address: 7001 Weston Parkway, Suite 150, Cary, North Carolina 27513	
Phone #: (984) 275-2223	Email: mbowles@bakerresidential.com

DEVELOPMENT TYPE + SITE DATA TABLE – ZONING INFORMATION			
Gross site acreage: 34.08 Acres			
Zoning districts (if more than one, provide acreage of each): R4			
Overlay district(s): None	Inside City Limits? ☐ Yes ☒ No	Historic District/Landmark: N/A	☒
Conditional Use District (CUD) Case # 2:	Board of Adjustment Case # 80A:	Design Alternate Case # DA:	

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 36,821 Proposed total (sf) 270,398	Impervious Area for Compliance (includes right-of-way): Existing (sf) 36,821 Proposed total (sf) 443,386

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 180
# of Tiny House Lots:	# of Open Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 183		Total # Dwelling Units: 180
Proposed density for each zoning district (UDO 15.2.F): 1,245,778 sf / 180 units = 6921 sf/unit		

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Signature:	Date: 11/22/2022
Printed Name: Mark Bowles	
Signature:	Date:
Printed Name:	



VICINITY MAP
1"=1000'

SITE DATA	
SITE ADDRESS:	4908 & 4924 FORESTVILLE RD, 4160 & 4172 LANDOVER LN, RALEIGH, NC
PARCEL PIN NUMBER:	1746444464, 1746349184, 1746352429, 1746354864
EXISTING ZONING:	R-4
OVERLAY DISTRICT:	NONE APPLICABLE
BLOCK PERIMETER:	MAX ALLOWABLE: 3,000 LF PROPOSED: VARIES (SEE BLOCK PERIMETER SHEET FOR EXCLUSIONS)
WATERSHED:	HARRIS BASIN
FLOODPLAIN/FIRM PANEL:	NONE APPLICABLE
SITE AREA:	GROSS SITE AREA: 34.08 ACRES, RIGHT OF WAY DEDICATION: 5.48 ACRES; NET SITE AREA: 28.60 ACRES
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	TOWNHOUSE
PROPOSED DWELLING UNITS:	180 UNITS
R-4 DENSITY:	MAXIMUM ALLOWABLE: 207 DWELLING UNITS (MINIMUM 6,000 SF/UNIT) (1,245,778 SF/6,000 SF) PROPOSED: 180 DWELLING UNITS (6,921 SF/UNIT)
IMPERVIOUS AREA:	EXISTING IMPERVIOUS: 0.85 AC PROPOSED IMPERVIOUS: 10.18 AC (443,386 SF)

OPEN SPACE	
NET SITE AREA:	28.60 ACRES
OPEN SPACE:	
REQUIRED:	5.72 ACRES (20%)
PROVIDED:	10.52 ACRES
CONTIGUOUS OPEN SPACE:	
REQUIRED:	3.43 ACRES (60% OF REQUIRED OPEN SPACE)
PROVIDED:	6.4 ACRES
STORMWATER CONTROL MEASURES:	
ALLOWABLE:	1.43 ACRES (25% OF REQUIRED OPEN SPACE)
PROVIDED:	0.00 ACRES

OPEN SPACE PHASING DIAGRAM

NET SITE AREA:	28.60 ACRES
PHASE 1:	10.04 ACRES
PHASE 2:	18.56 ACRES
OPEN SPACE PROVIDED:	10.52 ACRES
PHASE 1:	4.1 ACRES (41%)
PHASE 2:	6.42 ACRES (35%)

OUTDOOR AMENITY AREA

GROSS SITE AREA:	34.08 ACRES
OUTDOOR AMENITY AREA	
REQUIRED:	1.70 ACRES (5%)
PROVIDED:	1.81 ACRES

the parc @540

FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

COMPACT PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #SUB-XXXX-XXXX

PROJECT NUMBER: BAK-22001

DATE: NOVEMBER 23, 2022

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C1.02	OVERALL LOTS AND EASEMENTS PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE AND LOT DIMENSION PLAN - AREA "A"
C2.02	SITE AND LOT DIMENSION PLAN - AREA "B"
C2.03	SITE AND LOT DIMENSION PLAN - AREA "C"
C2.04	SITE AND LOT DIMENSION PLAN - AREA "D"
C2.05	SITE AND LOT DIMENSION PLAN - AREA "E"
C2.06	SITE AND LOT DIMENSION PLAN - AREA "F"
C2.07	TRANSPORTATION PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA "D"
C3.05	GRADING AND STORM DRAINAGE PLAN - AREA "E"
C3.06	GRADING AND STORM DRAINAGE PLAN - AREA "F"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA "A"
C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C4.05	UTILITY PLAN - AREA "E"
C4.06	UTILITY PLAN - AREA "F"
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	SANITARY SEWER DETAILS
L5.00	OVERALL CODE LANDSCAPE PLAN
L5.01	CODE LANDSCAPE PLAN - AREA "A"
L5.02	CODE LANDSCAPE PLAN - AREA "B"
L5.03	CODE LANDSCAPE PLAN - AREA "C"
L5.04	CODE LANDSCAPE PLAN - AREA "D"
L5.05	CODE LANDSCAPE PLAN - AREA "E"
L5.06	CODE LANDSCAPE PLAN - AREA "F"
L5.07	OPEN SPACE PLAN
L5.08	BLOCK PERIMETER PLAN
L6.00	LIGHTING PERFORMANCE PLAN
L8.00	TREE CONSERVATION PLAN

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the **Public Utilities Department at (919) 996-4540** at least twenty four hours prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection**, **install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

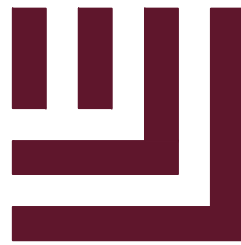
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.
Call before you dig.



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

MIKE SANCHEZ
SANCHEZ@mcadamsco.com
PHONE: 984. 275. 2223

CLIENT

BAKER RESIDENTIAL
7001 WESTON PARKWAY, SUITE 150
CARY, NC 27513
CONTACT: MARK BOWLES
PHONE: 984. 275. 2223



PROJECT DIRECTORY

REVISIONS

PRELIMINARY SUBDIVISION PLAN FOR:

the parc @ 540
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: BAK-22001



license number: C-0293, C-187

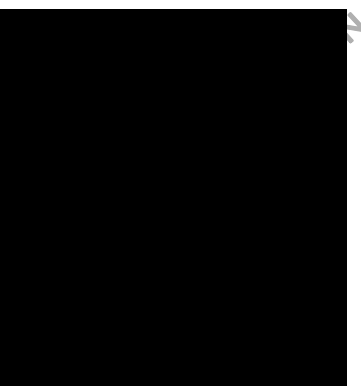
www.mcadamsco.com

CLIENT

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7001 WESTON PARKWAY, SUITE 150
CARY, NC 27513
CONTACT: MARK BOWLES
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COMPACT PRELIMINARY SUBDIVISION PLAN
FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA



REVISIONS

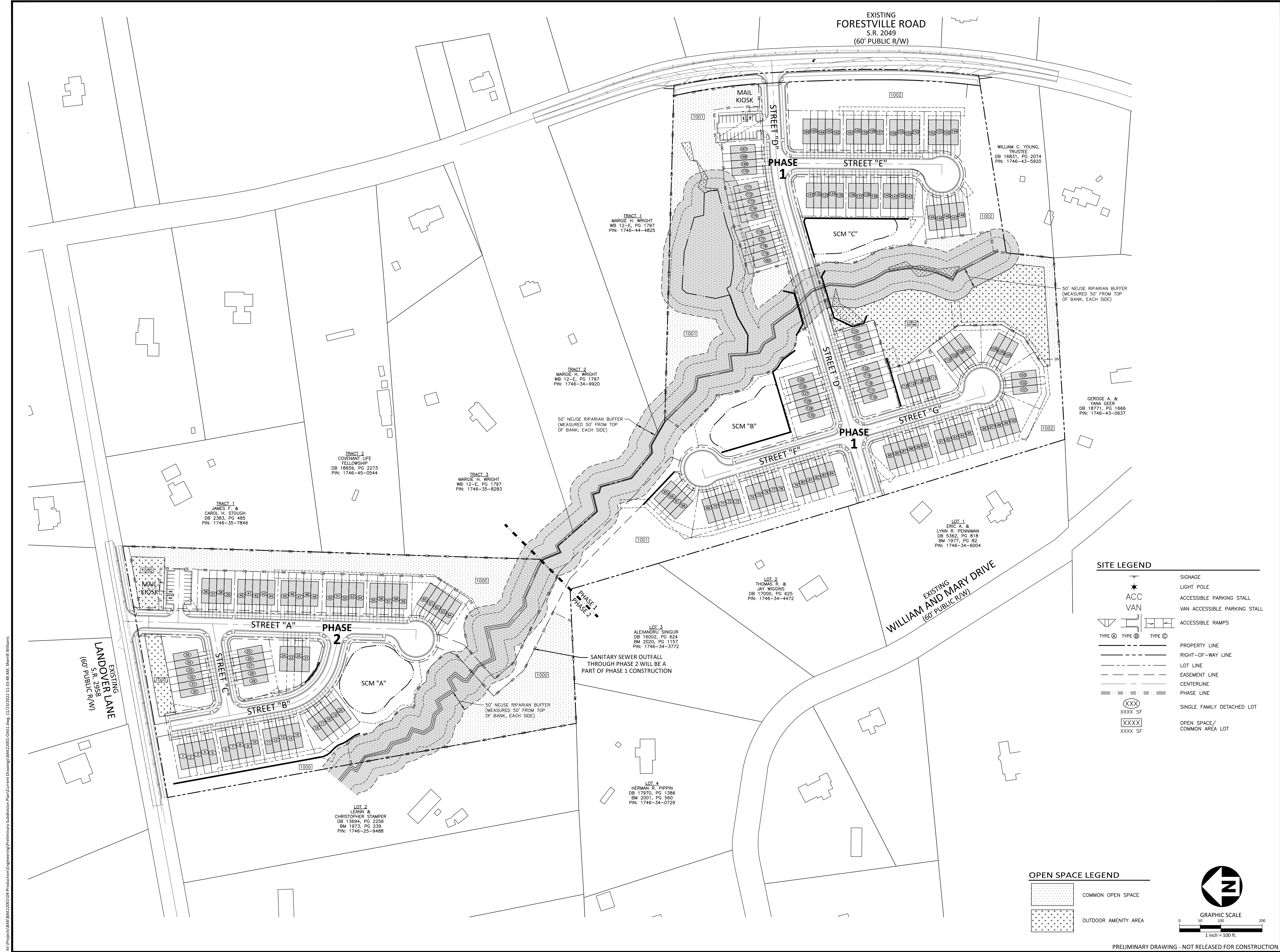
PLAN INFORMATION

PROJECT NO.	BAK-22001
FILENAME	BAK22001-OAS
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	11. 23. 2022

SHEET

OVERALL SITE PLAN

C2.00





phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

www.mcadamsco.com

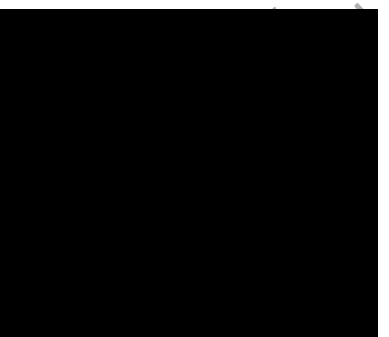
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the **parc**
@540

COMPACT PRELIMINARY SUBDIVISION PLAN
FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA



REVISIONS

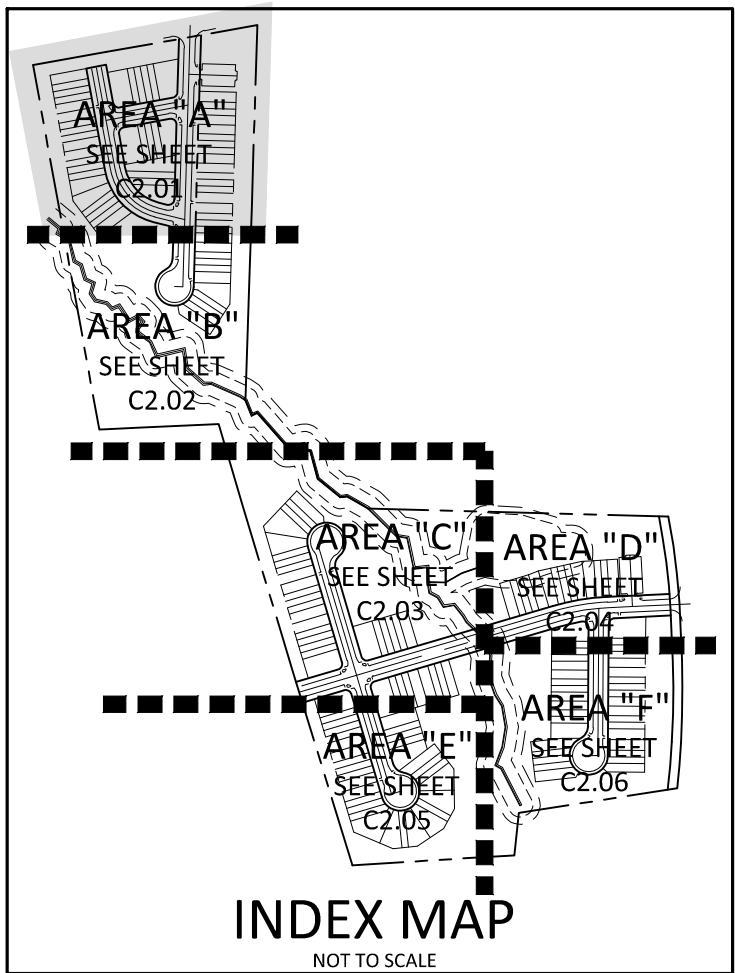
PLAN INFORMATION

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=30'
DATE	11. 23. 2022

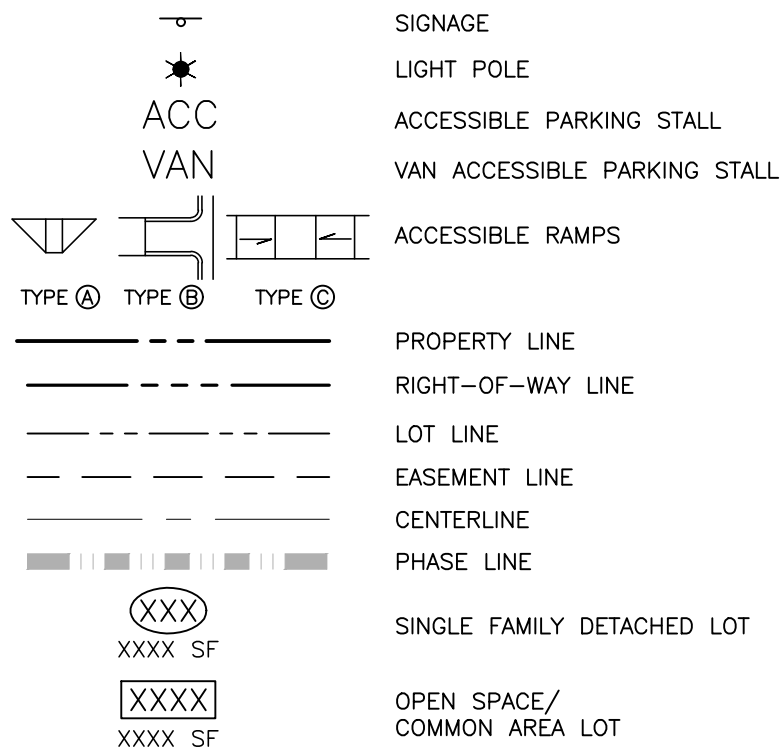
SHEET

SITE AND LOT DIMENSION PLAN AREA "A"

C2.01



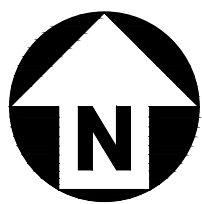
SITE LEGEND



KEY LEGEND

- ① STOP SIGN
② ACCESSIBLE RAMP
DE PRIVATE STORM DRAINAGE EASEMENT
PDE PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.



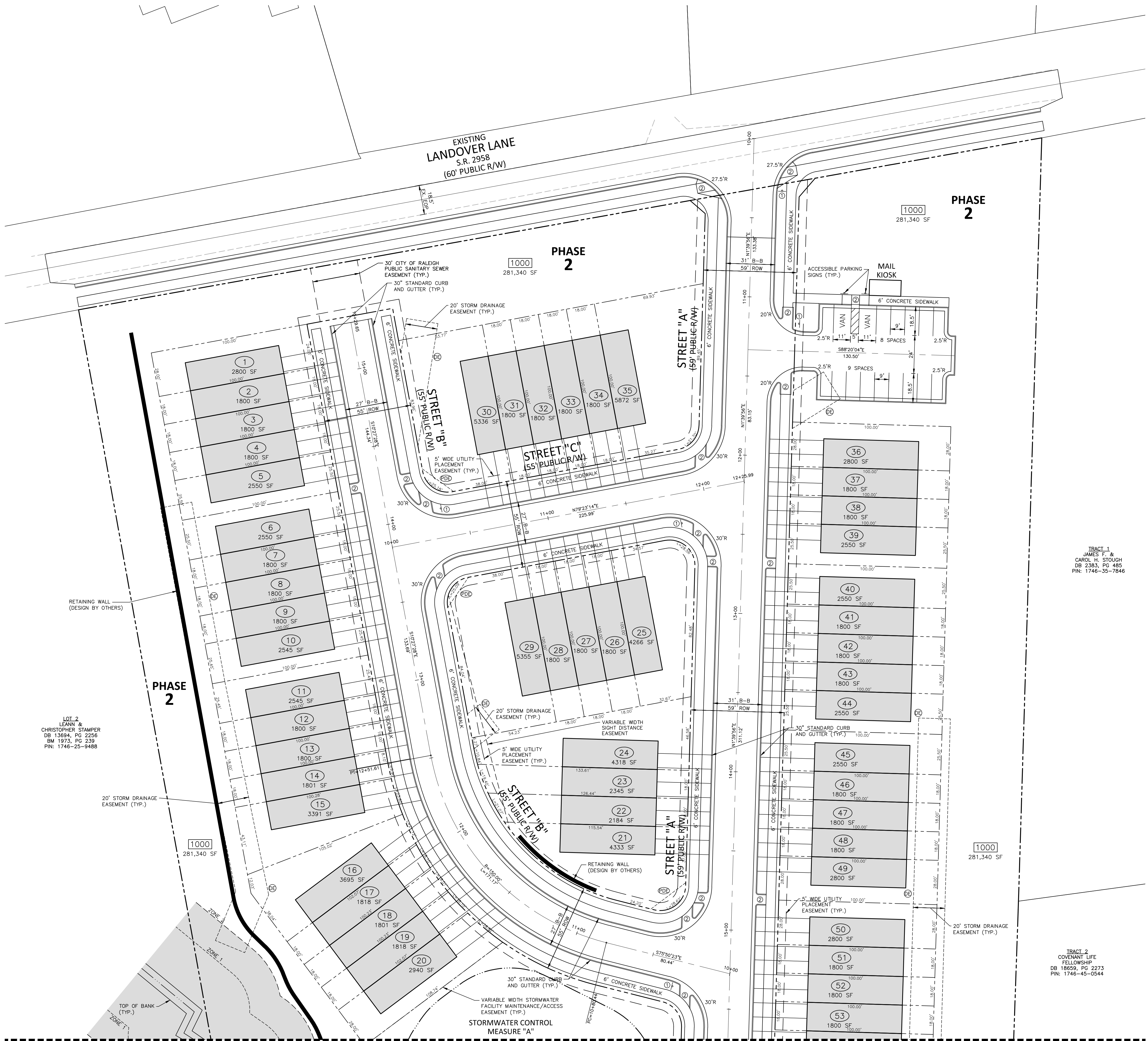
GRAPHIC SCALE

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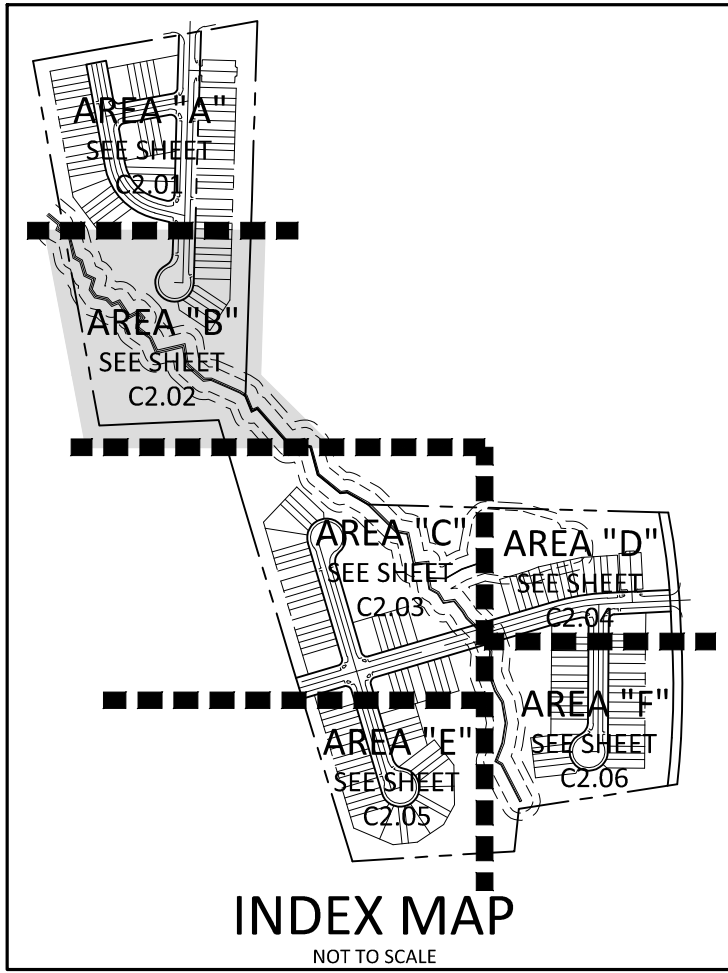
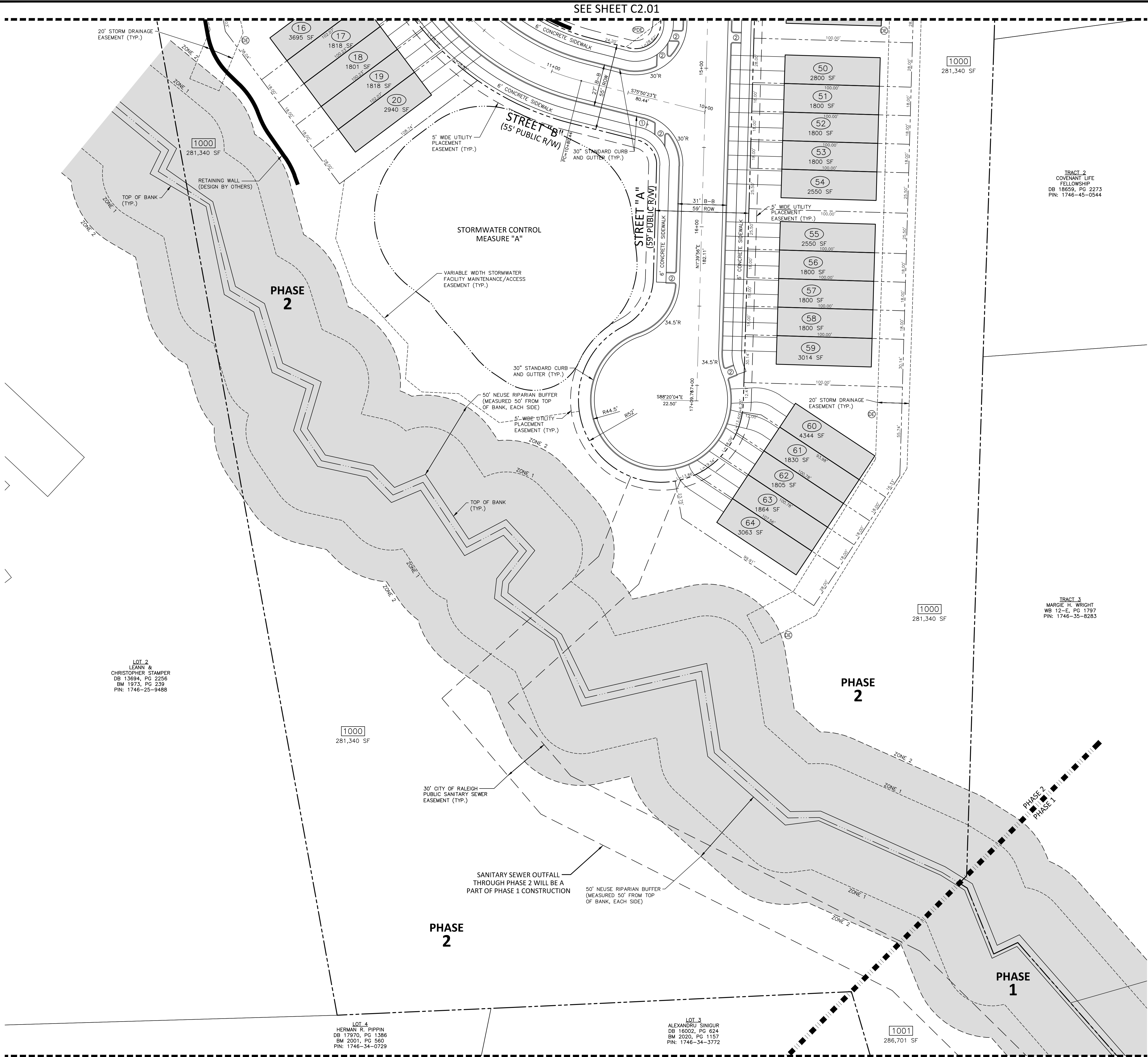
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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I:\Projects\BAK\BAK22001\Map Production\Engineering\Subdivision Plan\Current Drawings\BAK22001-S1.dwg, 11/23/2021 11:40:40 AM, Sherrill Williams



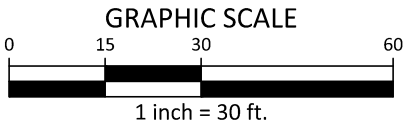
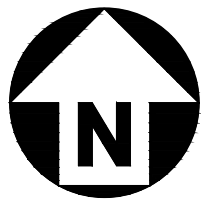
SITE LEGEND

	ACC VAN
	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/COMMON AREA LOT

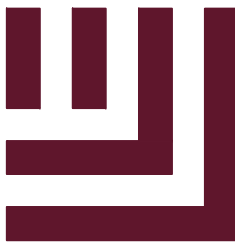
KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ PRIVATE STORM DRAINAGE EASEMENT
- ④ PUBLIC STORM DRAINAGE EASEMENT

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the parc
@540
COMPACT PRELIMINARY SUBDIVISION PLAN
FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

PLAN INFORMATION

PROJECT NO. BAK-22001
FILENAME BAK22001-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=30'
DATE 11. 23. 2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "B"

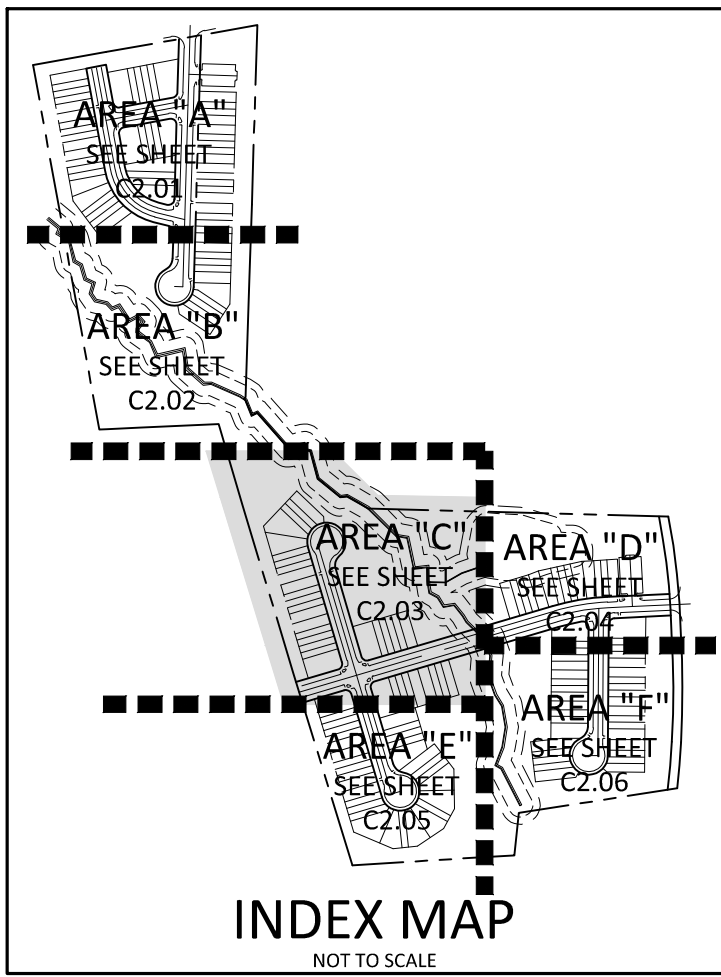
C2.02

I:\Projects\BAK\BAK22001\Map Production\Engineering\Subdivision Plan\Current Drawings\BAK22001-S1.dwg, 11/23/2021 11:41:28 AM, Sherrill Williams

SEE SHEET C2.02

TRACT 2
MARJORIE H. WRIGHT
WB 12-E, PG. 1797
PIN: 1746-34-9920

TRACT 1
MARJORIE H. WRIGHT
WB 12-E, PG. 1797
PIN: 1746-44-4825



INDEX MAP
NOT TO SCALE

SITE LEGEND

	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/ COMMON AREA LOT

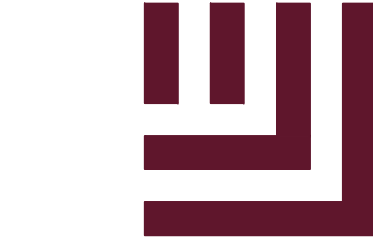
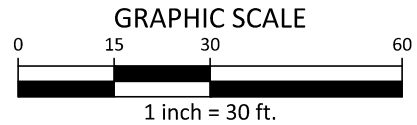
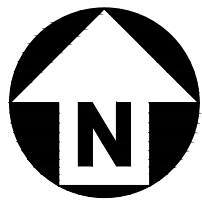
SEE SHEET C2.04

KEY LEGEND

①	STOP SIGN
②	ACCESSIBLE RAMP
Ⓢ	PRIVATE STORM DRAINAGE EASEMENT
Ⓣ	PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PHONE: 984. 275. 2223



the parc
@540
COMPACT PRELIMINARY SUBDIVISION PLAN
FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

PLAN INFORMATION

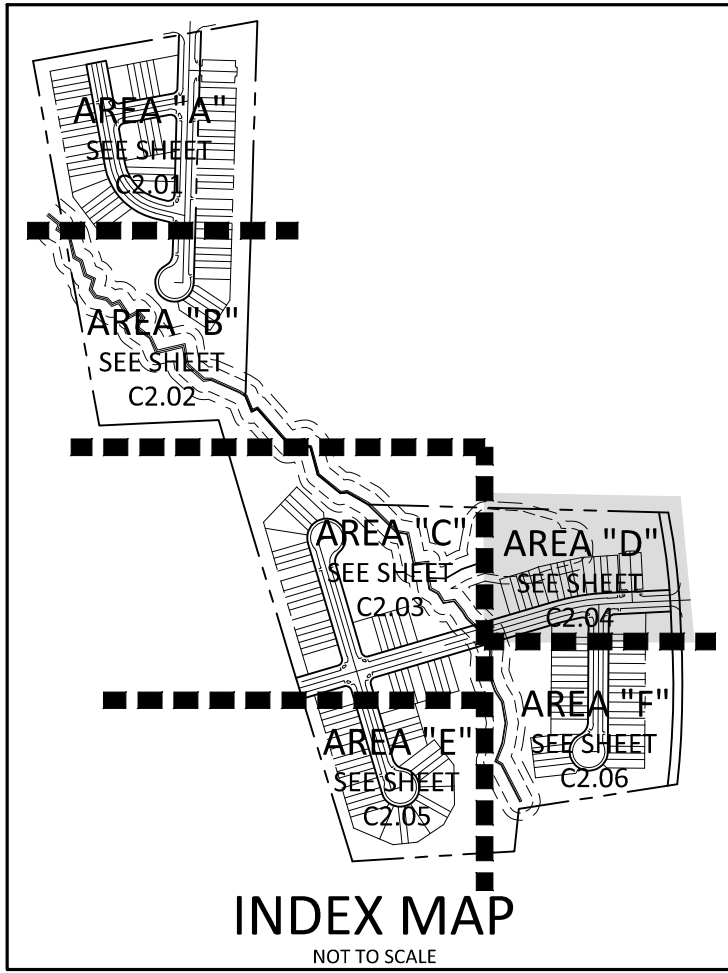
PROJECT NO. BAK-22001
FILENAME BAK22001-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=30'
DATE 11. 23. 2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "C"

C2.03

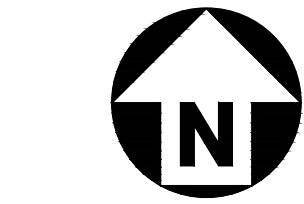
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SITE LEGEND	
	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/ COMMON AREA LOT

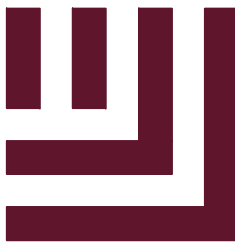
- KEY LEGEND
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - ③ PRIVATE STORM DRAINAGE EASEMENT
 - ④ PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

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PHONE: 984. 275. 2223



the parc
@540
COMPACT PRELIMINARY SUBDIVISION PLAN
FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

PLAN INFORMATION

PROJECT NO. BAK-22001
FILENAME BAK22001-S1
CHECKED BY .
DRAWN BY .
SCALE 1"=30'
DATE 11. 23. 2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "D"

C2.04

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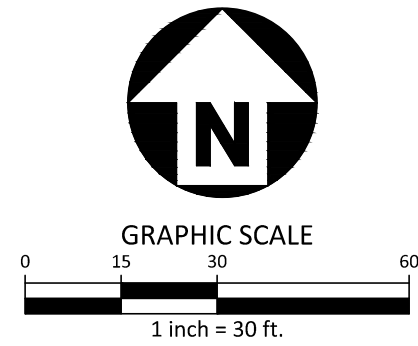
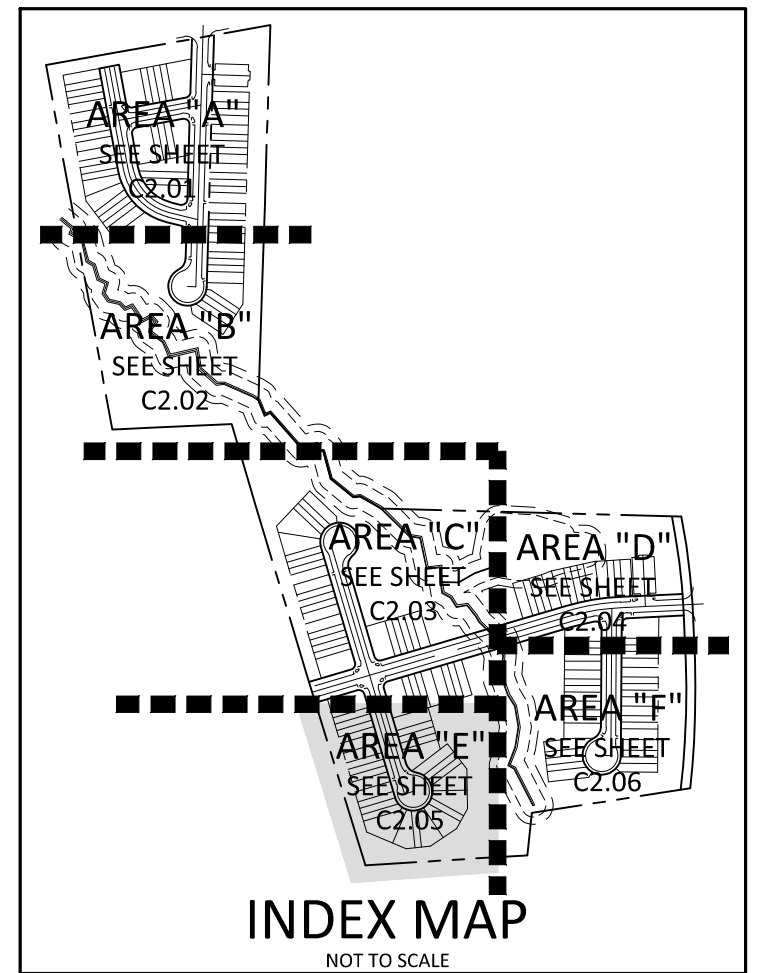
- KEY LEGEND
- ① STOP SIGN
 - ② ACCESSIBLE RAMP
 - ③ PRIVATE STORM DRAINAGE EASEMENT
 - ④ PUBLIC STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL TOWNHOME LOTS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

- ★ VAN
- ACC VAN
- TYPE A TYPE B TYPE C
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/COMMON AREA LOT



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COMPACT PRELIMINARY SUBDIVISION PLAN
FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

REVISIONS

PLAN INFORMATION

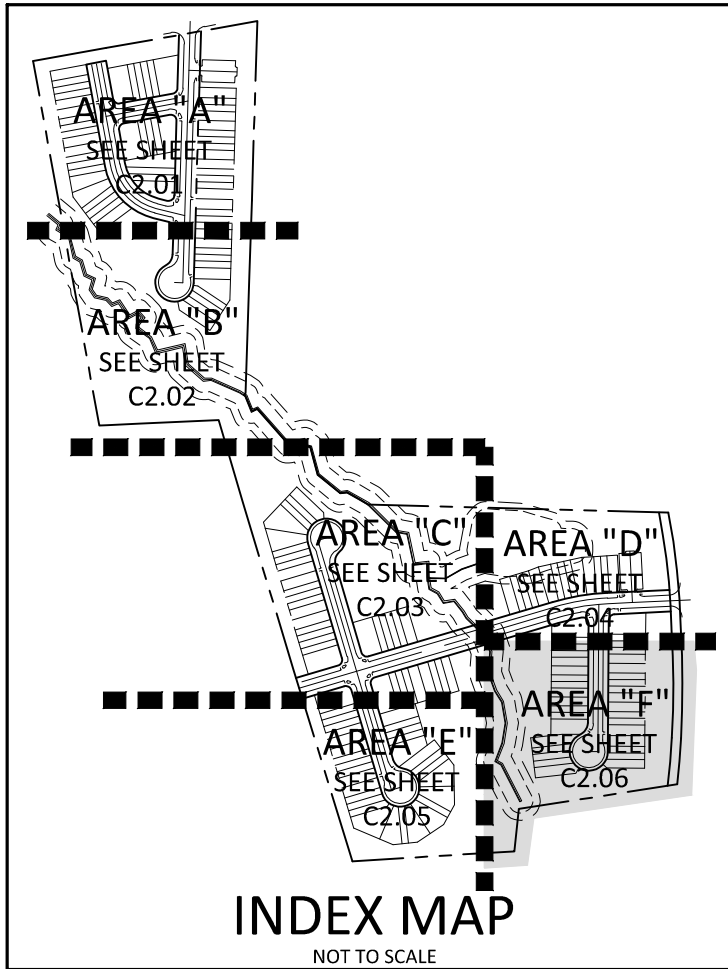
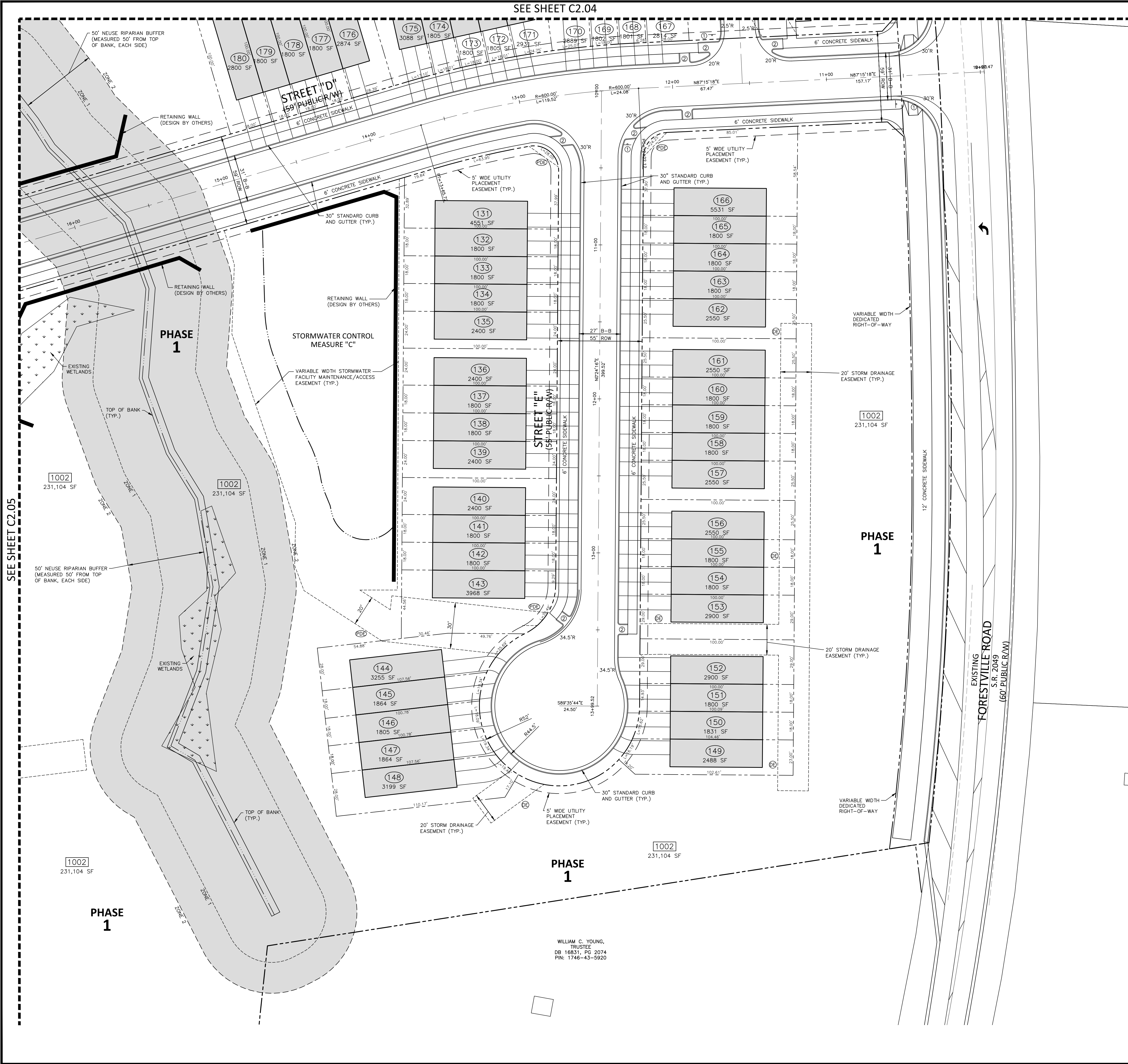
PROJECT NO.	BAK-22001
FILENAME	BAK22001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=30'
DATE	11. 23. 2022

SHEET

SITE AND
LOT DIMENSION PLAN
AREA "E"

C2.05

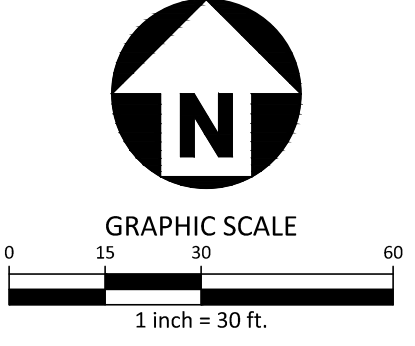
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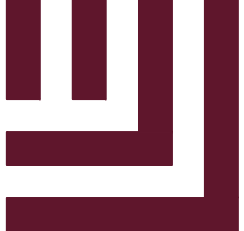


SITE LEGEND	
	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/COMMON AREA LOT

KEY LEGEND	
	STOP SIGN
	ACCESSIBLE RAMP
	PRIVATE STORM DRAINAGE EASEMENT
	PUBLIC STORM DRAINAGE EASEMENT

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FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

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PROJECT NO.	BAK-22001
FILENAME	BAK22001-S1
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DRAWN BY	.
SCALE	1"=30'
DATE	11. 23. 2022

SHEET

SITE AND LOT DIMENSION PLAN
AREA "F"
C2.06