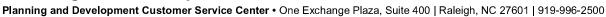
Preliminary Subdivision Application

Planning and Development





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 TYPE (UDO Section 2.1.2)

			32	
X Conve	ntional Subdivision	Compact Development	Conservation Development	Cottage Court
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-0204-2021				
Development name (subject to approval): BATTLE CROSSINGS				
Property Address(es): 4215 WHITFIELD ROAD				
Recorded Dee	ed PIN(s): 17318726	621		
What is your project type?	Single Apartr	e family	·	Attached houses
		·	·	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION				
NOTE: Please attach purchase agreement when submitting this form				
Company: GAI	Company: GANDER DEVELOPMENT Owner/Developer Name and Title: ROBERT SHUNK - DIRECTOR OF ENTITLEMENTS			
Address: 2310 S MIAMI BLVD, STE 238, DURHAM NC 27703				
Phone #: 919.308.2123 Email: robert@ganderdev.com				
APPLICANT INFORMATION				
Company:	SWIFT PARTNERS F	PLLC Contact Name ar	nd Title: LUKE PERKINS - FOUNDE	R AND CEO
		Address: 414 FA	/ETTEVILLE ST, STE 400, RALEIGH	H NC 27601
Phone #: 828.735.1862 Email: luke.perkins@swift-partners.com				

Continue to page 2 >>

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	PE + SITE DATE TABLE all developments)	
	IFORMATION	
Gross site acreage: 10.93		
Zoning districts (if more than one, provide acreage of ea	ach): R-10-CU	
Overlay district:	Inside City limits? ✓ Yes No	
Conditional Use District (CUD) Case # Z- 39-21 Board of Adjustment (BOA) Case # A-		
, ,		
STORMWATE	R INFORMATION	
ixisting Impervious Surface: Proposed Impervious Surface:		
Acres: 0 Square Feet: 0	Acres: 3.85 Square Feet: 167,706	
Neuse River Buffer	Wetlands	
Is this a flood hazard area? Yes No		
If yes, please provide the following: Alluvial soils:		
Flood study:		
FEMA Map Panel #:		
*	OTS AND DENSITY	
Total # of townhouse lots: Detached	Attached 78	
Total # of single-family lots: N/A		
Proposed density for each zoning district (UDO 1.5.2.F)	REQUIRED: 3000 SF/UNIT, PROVIDED: 5,344 SF/UNIT	
Total # of open space and/or common area lots: 2		
Total # of requested lots: 80		
SIGNATU	RE BLOCK	
	vare of this application and that the proposed project cts in accordance with the plans and specifications submitted ations of the City of Raleigh Unified Development Ordinance.	
I, LUKE PERKINS will	serve as the agent regarding this application, and will receive	
and respond to administrative comments, resubmit plans a	and applicable documentation, and will represent the property	
owner(s) in any public meeting regarding this application.		
	s conforming to all application requirements applicable with oplication is subject to the filing calendar and submittal policy, tivity.	
Signature: RACK L.	Date: 08.16.2022	
Printed Name: вовент зничк		
Signature: Judefrah	Date: 08.16.2022	
Printed Name: LUKE PERKINS	<u> </u>	

Please email your completed application to SiteReview@raleighnc.gov.

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BATTLE CROSSINGS

4215 WHITFIELD ROAD, RALEIGH, NC 27610

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-0043-2022

SUBMITTED ON: 2022.08.1

Preliminary Subdivision Application Planning and Development

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 TYPE (UDO Section 2.1.2)** X Conventional Subdivision | Compact Development | Conservation Development | NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District Scoping/sketch plan case number(s): SCOPE-0204-2021 Development name (subject to approval): BATTLE CROSSINGS Property Address(es): 4215 WHITFIELD ROAD Recorded Deed PIN(s): 1731872621

What is your	Single family	✓ Townhouse	_	Attached houses
project type?	Apartment	Non-residential	Other:	
	CURRENT PRO	PERTY OWNER/DEVELOPE	ER INFORMATION	
	NOTE: Please attach	purchase agreement when	n submitting this for	m
Company: GANE	Company: GANDER DEVELOPMENT Owner/Developer Name and Title: ROBERT SHUNK - DIRECTOR OF ENTITLEMENT			
Address: 2310 S	MIAMI BLVD, STE 238, DUR	RHAM NC 27703		
Phone #: 919.30	8.2123	Email: robert@ganderdev.co	om	
		APPLICANT INFORMATIO	N	
Company: S	WIFT PARTNERS PLLC	Contact Name and Title: LU	JKE PERKINS - FOUN	DER AND CEO
		Address: 414 FAYETTEVILL	E ST, STE 400, RALE	IGH NC 27601
Phone #: 828.73	5.1862	Email: luke.perkins@swift-p	artners.com	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
ZONIN	NG INFORMATION		
Gross site acreage: 10.93			
Zoning districts (if more than one, provide acreage	of each): R-10-CU		
Overlay district:	Inside City limits? ✓ Yes No		
Conditional Use District (CUD) Case # Z- 39-21	Board of Adjustment (BOA) Case # A-		
STORMW	ATER INFORMATION		
Existing Impervious Surface: Acres: Square Feet: Output Description:	Proposed Impervious Surface: Acres: 3.85 Square Feet: 167,706		
Neuse River Buffer ☐ Yes ✓ No	Wetlands ☐ Yes ✓ No		
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:			
	OF LOTS AND DENSITY		
Total # of townhouse lots: Detached	Attached 78		
Total # of single-family lots: N/A	, , , , , , , , , , , , , , , , , , , ,		
Proposed density for each zoning district (UDO 1.5	.2.F): REQUIRED: 3000 SF/UNIT, PROVIDED: 5,344 SF/UNIT		
Total # of open space and/or common area lots: 2			
Total # of requested lots: 80			
SIGN	ATURE BLOCK		
described in this application will be maintained in all r	is aware of this application and that the proposed project respects in accordance with the plans and specifications submitted regulations of the City of Raleigh Unified Development Ordinance.		
I, LUKE PERKINS	will serve as the agent regarding this application, and will receive		
and respond to administrative comments, resubmit pl owner(s) in any public meeting regarding this applica	ans and applicable documentation, and will represent the property		
	ject is conforming to all application requirements applicable with his application is subject to the filing calendar and submittal policy, inactivity.		
Signature: ZLCKZ.	Date: 08.16.2022		
Printed Name: ROBERT SHUNK			
Signature: Sub-faul:	Date: 08.16.2022		

Please email your completed application to SiteReview@raleighnc.gov.

REVISION 02.19.21

raleighnc.gov

Printed Name: LUKE PERKINS

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ZONING CONDITIONS - Z-3 - 21 - 0 WHITFIELD ROAD

- 1. PRINCIPLE USES SHALL BE LIMITED TO SINGLE-UNIT LIVING, TWO-UNIT LIVING, MULTI-UNIT LIVING AND DAY CARE. ALL OTHER USES SHALL BE PROHIBITED.
- PRINCIPLE USE WILL BE MULTI-UNIT LIVING. APARTMENT BUILDING TYPES SHALL BE PROHIBITED.

A CERTIFICATE OF OCCUPANCY BEING ISSUED.

- APARTMENT BUILDINGS ARE NOT PROPOSED. 3. IF THE PROPERTY IS DEVELOPED FOR SINGLE-UNIT LIVING, TWO-UNIT LIVING, OR MULTI-UNIT LIVING, A 10 LANDSCAPE BUFFER SHALL BE INSTALLED FIFTEEN (15) FEET NORTH OF THE SHARED PROPERTY LINE WITH 4301 WHITFIELD ROAD, PIN 1731778332, LOT 1 IN WAKE COUNTY BOOK OF MAPS 2013, PAGE 847 AND 4321 WHITFIELD ROAD, PIN 1731768□17, LOT 3 IN WAKE COUNTY BOOK OF MAPS 2013, PAGE 847. SAID BUFFER SHALL CONTAIN A SIX (6) FOOT TALL, SOLID PRIVACY FENCE (FINISH SIDE FACING ADJACENT PROPERTY) AND 8 EVERGREEN TREES PER 100 LINEAR FEET, WITH A 6 MINIMUM HEIGHT AT PLANTING. IF THE PROPERTY IS DEVELOPED FOR A DAY CARE, THE FENCE WILL BE INSTALLED IN ADDITION TO THE BUFFER REQUIRED BY THE UDO. THIS CONDITION SHALL NOT APPLY TO THOSE AREAS ALONG THE SHARED PROPERTY LINE WHERE TREE CONSERVATION IS PROPOSED, ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS PROHIBIT INSTALLATION, OR UTILITIES, EASEMENTS, DRIVEWAYS OR STREET CONNECTIONS PROHIBIT INSTALLATION. THIS BUFFER WILL BE REQUIRED TO BE IN PLACE PRIOR TO
- A CERTIFICATE OF OCCUPANCY BEING ISSUED. LANDSCAPE BUFFER HAS BEEN PROPOSED AS DESCRIBED. 4. IF THE PROPERTY IS DEVELOPED FOR SINGLE-UNIT LIVING, TWO-UNIT LIVING, OR MULTI-UNIT LIVING, A 20 LANDSCAPE BUFFER SHALL BE INSTALLED FIFTEEN(15) FEET NORTH OF THE SHARED PROPERTY LINE WITH 7017 LADY MYRTLE LANE, PIN 1731872003, LOT 4 IN WAKE COUNTY BOOK OF MAPS 1 ☐86, PAGE 131 ☐ SAID BUFFER SHALL CONTAIN A SIX (6) FOOT TALL, SOLID PRIVACY FENCE (FINISH SIDE FACING ADJACENT PROPERTY) AND 8 EVERGREEN TREES WITH A 6 MINIMUM HEIGHT AT PLANTING, 4-2 CALIPER CANOPY TREES AND 25 EVERGREEN SHRUBS WITH A MINIMUM INSTALLED HEIGHT OF 18 PER 100 LINEAR FEET. IF THE PROPERTY IS DEVELOPED FOR A DAY CARE, THE FENCE WILL BE INSTALLED IN ADDITION TO THE BUFFER REQUIRED BY THE UDO. THIS CONDITION SHALL NOT APPLY TO THOSE AREAS ALONG THE SHARED PROPERTY LINE WHERE TREE CONSERVATION IS PROPOSED, ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS PROHIBIT INSTALLATION, OR UTILITIES, EASEMENTS, DRIVEWAYS OR STREET CONNECTIONS PROHIBIT INSTALLATION. THIS BUFFER WILL BE REQUIRED TO BE IN PLACE PRIOR TO
- LANDSCAPE BUFFER HAS BEEN PROPOSED AS DESCRIBED. A SIX (6) FOOT TALL, SOLID PRIVACY FENCE (FINISH SIDE FACING ADJACENT PROPERTY) WILL BE INSTALLED ALONG THE SHARED PROPERTY LINE WITH 0 LADY MYRTLE LANE, PIN 1731865702, LOT 5 IN WAKE COUNTY BOOK OF MAPS 1 □86, PAGE 131 □ IN A LOCATION THAT ALIGNS WITH THE FENCE TO BE INSTALLED PURSUANT TO CONDITIONS #3 AND #4 ABOVE. THIS CONDITION SHALL NOT APPLY TO THOSE AREAS ALONG THE SHARED PROPERTY LINE WHERE TREE CONSERVATION IS PROPOSED, ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS PROHIBIT INSTALLATION, OR UTILITIES, EASEMENTS, DRIVEWAYS OR STREET CONNECTIONS PROHIBIT INSTALLATION. THIS FENCE WILL BE REQUIRED TO BE IN PLACE PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED
- FENCE HAS BEEN PROPOSED AS DESCRIBED THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 85 UNITS. NO MORE THAN 85 UNITS HAVE BEEN PROPOSED.
- FUTURE DEVELOPMENT SHALL PRESERVE AND PROTECT THE EXISTING CEMETERY ON THE SITE, SUBJECT TO ANY IMPACTS ASSOCIATED WITH RIGHT OF WAY DEDICATION AND ROADWAY IMPROVEMENTS TO BATTLE BRIDGE ROAD REQUIRED BY THE CITY OF RALEIGH AND/OR NCDOT FOR THE DEVELOPMENT OF THE PROPERTY. TO THAT END, PRIOR TO THE FILING OF ANY REQUEST FOR SITE PLAN OR SUBDIVISION APPROVAL FOR THE SUBJECT PROPERTY OR ANY PART THEREOF, THE APPLICANT SHALL ENGAGE THE SERVICES OF A PROFESSIONAL ARCHAEOLOGIST TO INVENTORY AND MAP THE CEMETERY, AND THEREBY CONFIRM ITS BOUNDARIES. PRIOR TO ANY SITE DEVELOPMENT, THE RESULTING ARCHAEOLOGICAL REPORT SHALL ALSO BE FILED WITH THE STATE ARCHAEOLOGY OFFICE. CONCURRENT WITH ANY BUILDING PERMIT ISSUANCE ON THE REZONED LAND, AN OPEN (NON-OPAQUE) FENCE (OTHER THAN CHAIN-LINK) SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET OUTWARD FROM THE CONFIRMED CEMETERY BOUNDARIES, EXCEPT IN AREAS WHERE TREE CONSERVATION IS PROPOSED, ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS PROHIBIT INSTALLATION, OR UTILITIES, EASEMENTS, OR STREET RIGHT OF WAY ASSOCIATED WITH REQUIRED ROADWAY IMPROVEMENTS FOR BATTLE BRIDGE ROAD, PROHIBIT INSTALLATION. A GATE WILL BE PROVIDED TO ALLOW ACCESS TO THE CEMETERY FOR MAINTENANCE PURPOSES (PERIODIC REMOVAL OF FALLEN LIMBS, BRUSH, ETC.), AND VISITATION.

EXISTING CEMETERY HAS BEEN PROTECTED IN PLACE AND FENCE WITH GATE HAS BEEN PROPOSED. ARCHAEOLOGICAL REPORT HAS BEEN PROVIDED AND FILED WITH THE STATE ARCHAEOLOGY OFFICE.

RIGHT-OF-WAY OBSTRUCTION NOTES

 PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES RALEIGHNC.GOV

S□eet List Ta□e

EXISTING CONDITIONS AND DEMO PLAN

TRANSPORTATION IMPROVEMENT PLAN

GRADING AND DRAINAGE PLAN

COVER SHEET

SCM DETAILS UTILITY PLAN LANDSCAPE PLAN

GENERAL NOTES

SUBDIVISION PLAN

LANDSCAPE DETAILS

- 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS
- 3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE
- APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
- 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)□ 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)□ 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
- 5.4. RALEIGH STREET DESIGN MANUAL (RSDM). 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING

ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE

CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED
- 4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- 7. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- 13. PER CITY OF RALEIGH TC-5A-18, THE FOLLOWING PRIMARY STREET DESIGNATIONS ARE MADE: LOTS 35, 36: LOTS 51, 52: 000000LOT 65: 00000000
- 14. PER SEC.2.2.3, RESIDENTIAL INFILL IS NOT APPLICABLE PER SEC.2.2.7, NO COMPARATIVE SAMPLE COULD BE
- 15. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE. THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE □5 AND SECTION 4.6.1.



VICINITY MAP

PROPOSED BICYCLE PARKING:

FROM PRIMARY STREET (MIN)

FROM SIDE STREET (MIN)

FROM SIDE LOT LINE (MIN)

FROM REAR LOT LINE (MIN)

FROM PRIMARY STREET (MIN)

FROM SIDE STREET (MIN)

FROM SIDE LOT LINE (MIN)

FROM REAR LOT LINE (MIN)

BUILDING SETBACKS:

PARKING SETBACKS

SITE DATA

BATTLE CROSSINGS SITE ADDRESS: 4215 WHITFIELD ROAD, RALEIGH, NC 27610 COUNTY: PARCEL PIN #: PARCEL OWNER: BATTLE BRIDGE HOLDINGS LLC PARCEL AREA: 476,153 SF / 10.□31 AC TOTAL SITE GROSS ACREAGE: 476,153 SF / 10. □31 AC RIGHT-OF-WAY DEDICATION: WHITFIELD ROAD: 0.23 AC / □, □80 SF PROPOSED PUBLIC STREET INTERNAL TO SITE 1.13 AC / 4□,34□ SF NET ACREAGE: 416,824 SF / □56□ AC CURRENT ZONING: PROPOSED ZONING: EXISTING LAND USE: PROPOSED LAND USE: MULTI-UNIT LIVING FLOOD PLAIN DATA: RIVER BASIN: DEVELOPMENT TYPE: ATTACHED TOWNHOUSE MAX BUILDING HEIGHT: PROPOSED BUILDING HEIGHT: PROPOSED NUMBER OF SINGLE FAMILY LOTS: 78 (ALL 3 BEDROOM) PROPOSED NUMBER OF TOWNHOUSE LOTS: PROPOSED NUMBER OF OPEN AREA LOTS: **EXISTING IMPERVIOUS AREA:** 0 AC / 0 SF PROPOSED IMPERVIOUS AREA: 3.85 AC 167,706 SF PROPOSED PARKING - MULTI-UNIT LIVING 156 SPACES (3 BEDROOM): REQUIRED BICYCLE PARKING:

REQUIRED

REQUIRED

0.962 41899

PROVIDED

PROVIDED

FROM ALLEY, GARAGE ONLY (MIN)		4'	
	TOWNHOME D)ATA	
		AC	SF
	GROSS TOWNHOME SITE AREA	10.931	476153
	RIGHT OF WAY DEDICATION	1.362	59329
	TO WHITFIELD	0.229	9980
	TO INTERAL PUBLIC DRIVE	1.133	49349
	NET TOWNHOME SITE AREA	9.569	416824
	NUMBER OF RESIDENTIAL LOTS	78	
	DENSITY REQUIRED (PER UNIT)	0.069	3000
	DENSITY PROVIDED (PER UNIT)	0.123	5344
	AMENITY AREA REQUIRED	0.957	41682

ADA AMENITY AREA PROVIDED 0.443 19301

SOLID WASTE: SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE

DESIGN MANUAL.

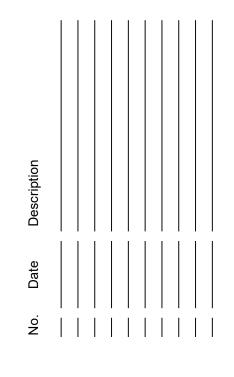
AMENITY AREA PROVIDED

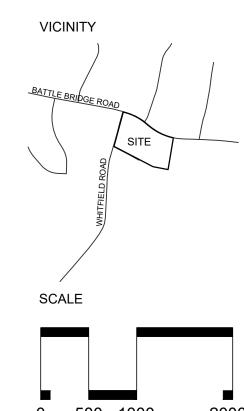


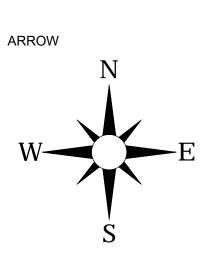
LUKE PERKINS 828-735-1862

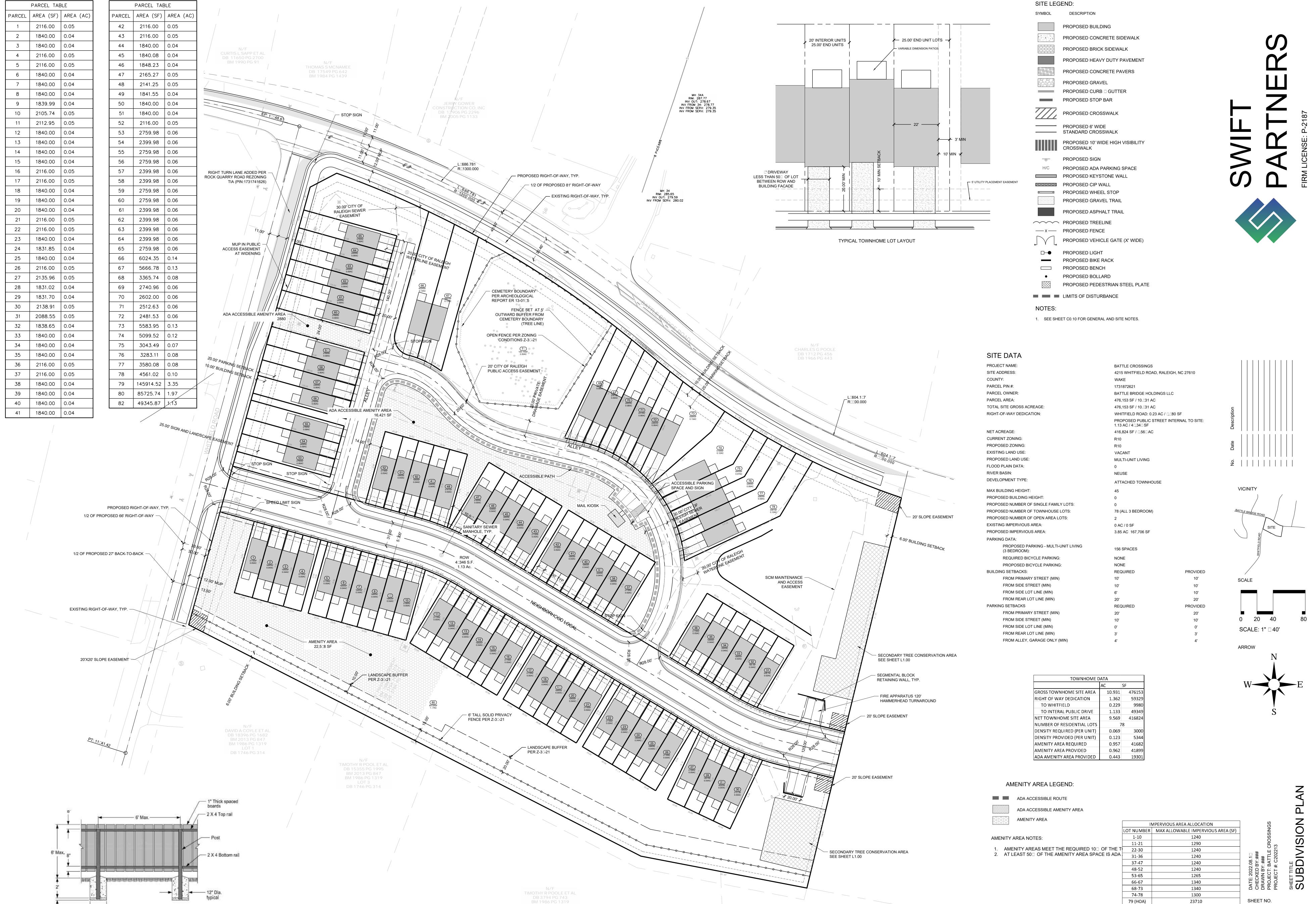
414 FAYETTEVILLE ST, STE 200 RALEIGH NC 27601

LUKE.PERKINS SWIFT-PARTNERS.COM









3" Gravel -

FIGURE 1 Wood Fence Detail

80 (HOA)

630