

# 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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): <b>SCOPE-0204-2021</b>			
Development name (subject to approval): BATTLE CROSSINGS			
Property Address(es): <b>4215 WHITFIELD ROAD</b>			
Recorded Deed PIN(s): 1731872621			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
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 PLLC	Contact Name and Title: LUKE PERKINS - FOUNDER AND CEO
	Address: 414 FAYETTEVILLE ST, STE 400, RALEIGH NC 27601
Phone #: 828.735.1862	Email: luke.perkins@swift-partners.com

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

**ZONING 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-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: <sup>0</sup> Square Feet: <sup>0</sup>

Proposed Impervious Surface:

Acres: <sup>3.85</sup> Square Feet: <sup>167,706</sup>

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 #:

**NUMBER 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

**SIGNATURE BLOCK**

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.

I, LUKE PERKINS will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Robert Shunk Date: 08.16.2022

Printed Name: ROBERT SHUNK

Signature: Luke Perkins Date: 08.16.2022

Printed Name: LUKE PERKINS

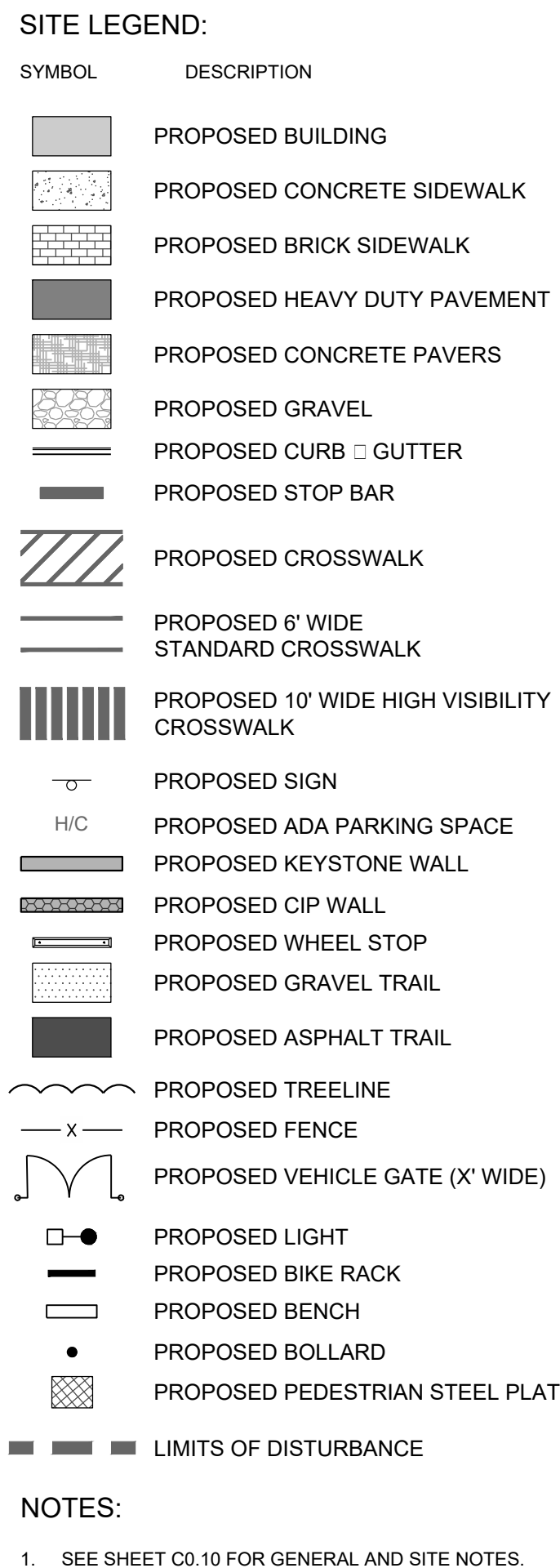
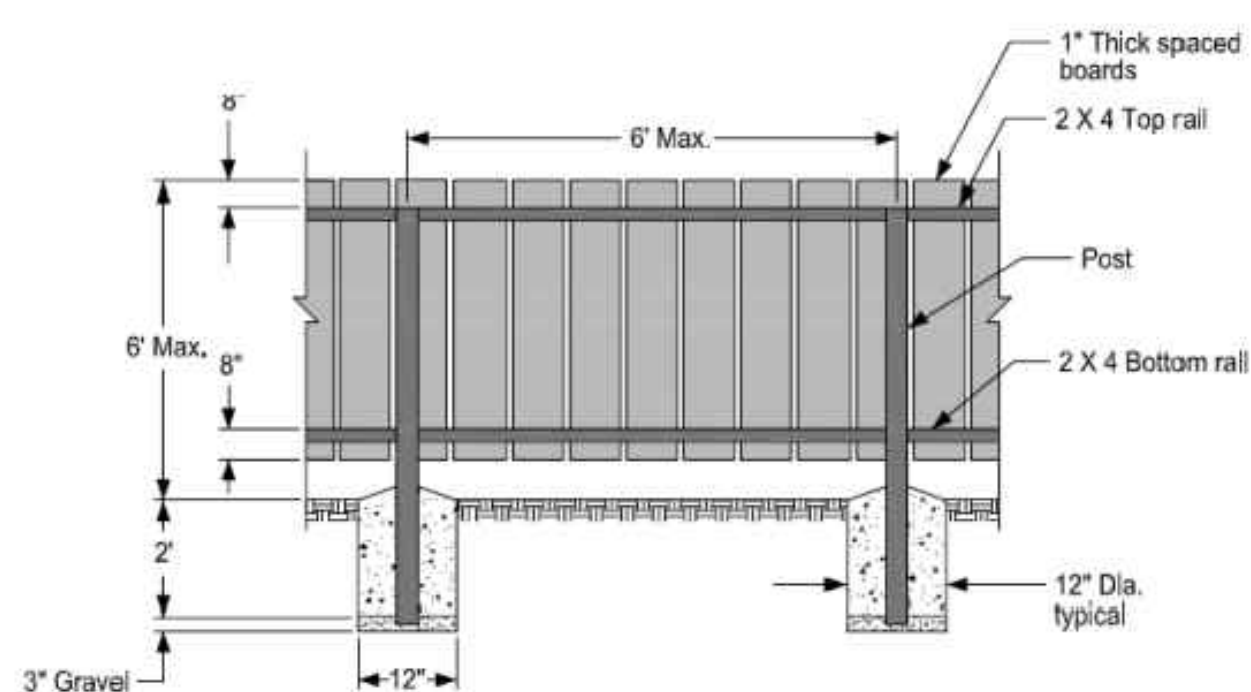
Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).











PARCEL TABLE		
PARCEL	AREA (SF)	AREA (AC)
42	2116.00	0.05
43	2116.00	0.05
44	1840.00	0.04
45	1840.08	0.04
46	1848.23	0.04
47	2165.27	0.05
48	2141.25	0.05
49	1841.55	0.04
50	1840.00	0.04
51	1840.00	0.04
52	2116.00	0.05
53	2759.98	0.06
54	2399.98	0.06
55	2759.98	0.06
56	2759.98	0.06
57	2399.98	0.06
58	2399.98	0.06
59	2759.98	0.06
60	2759.98	0.06
61	2399.98	0.06
62	2399.98	0.06
63	2399.98	0.06
64	2399.98	0.06
65	2759.98	0.06
66	6024.35	0.14
67	5666.78	0.13
68	3365.74	0.08
69	2740.96	0.06
70	2602.00	0.06
71	2512.63	0.06
72	2481.53	0.06
73	5583.95	0.13
74	5099.52	0.12
75	3043.49	0.07
76	3283.11	0.08
77	3580.08	0.08
78	4561.02	0.10
79	145914.52	3.35
80	85725.74	1.97
82	49345.87	1.13



PROJECT NAME:	BATTLE CROSSINGS	
SITE ADDRESS:	4215 WHITFIELD ROAD, RALEIGH, NC 27610	
COUNTY:	WAKE	
PARCEL PIN #:	1731872621	
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 DEMICATION:	WHITFIELD ROAD, 0.23 AC / 0.80 SF	
	PROPOSED PUBLIC STREET INTERNAL TO SITE:	
	1.13 AC / 48,34 SF	
	416,824 SF / 9.56 AC	
NET ACREAGE:	R10	
CURRENT ZONING:	R10	
PROPOSED ZONING:	VACANT	
EXISTING LAND USE:	MULTI-UNIT LIVING	
PROPOSED LAND USE:	0	
FLOOD PLAIN DATA:	NEUSE	
RIVER BASIN:	ATTACHED TOWNHOUSE	
DEVELOPMENT TYPE:	45	
MAX BUILDING HEIGHT:	0	
PROPOSED BUILDING HEIGHT:	0	
PROPOSED NUMBER OF SINGLE FAMILY LOTS:	78 (ALL 3 BEDROOM)	
PROPOSED NUMBER OF TOWNHOUSE LOTS:	2	
PROPOSED NUMBER OF OPEN AREA LOTS:	78 (ALL 3 BEDROOM)	
EXISTING IMPERVIOUS AREA:	0 AC / 0 SF	
PROPOSED IMPERVIOUS AREA:	3.85 AC / 167,706 SF	
PARKING DATA:		
PROPOSED PARKING - MULTI-UNIT LIVING (3 BEDROOM):	156 SPACES	
REQUIRED BICYCLE PARKING:	NONE	
PROPOSED BICYCLE PARKING:	NONE	
BUILDING SETBACKS:	REQUIRED	PROVIDED
FROM PRIMARY STREET (MIN)	10'	10'
FROM SIDE STREET (MIN)	10'	10'
FROM SIDE LOT LINE (MIN)	6'	10'
FROM REAR LOT LINE (MIN)	20'	20'
PARKING SETBACKS:	REQUIRED	PROVIDED
FROM PRIMARY STREET (MIN)	20'	20'
FROM SIDE STREET (MIN)	10'	10'
FROM SIDE LOT LINE (MIN)	0'	0'
FROM REAR LOT LINE (MIN)	3'	3'
FROM ALLEY, GARAGE ONLY (MIN)	4'	4'

**AMENITY AREA LEGEND:**

		ADA ACCESSIBLE ROUTE
		ADA ACCESSIBLE AMENITY AREA
		AMENITY AREA

IMPERVIOUS AREA ALLOCATION		
LOT NUMBER	MAX ALLOWABLE	IMPERVIOUS AREA (SF)
1-10		1240
11-21		1290
22-30		1240
31-36		1240
37-47		1240
48-52		1240
53-65		1265
66-67		1340
68-73		1340
74-78		1300
79 (HOA)		2371.0
80 (HOA)		630