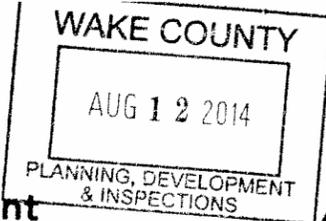




Planning, Development  
& Inspections



S-010-14

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

**Name of Subdivision** BANKS POINTE PHASE 4

(X) cluster subdivision ( ) lot-by-lot subdivision ( ) open space  
Has a preliminary plan previously been approved for subdivision of this site? (X) Yes ( ) No  
If yes, when and under what name? 5-23-07 UNDER SAME NAME

**Property**  
Parcel Identification Number: 0688-88-6910  
Address: 3320 COTTON ROAD  
Location: WEST side of COTTON RD., at/between  
(north, east, south, west) (street)  
BANKS STONE DR. and COTTON RD.  
(street) (street)

Total site area in square feet and acres: 50.34 square feet 2,192,810 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): WOODED

**Property Owner** (Contact information is needed for reviews to proceed- Please provide fax or email)  
Name: GIBRALTER ASSET MANAGEMENT SERVICES, LLC  
Address: 250 GIBALTAR ROAD  
City: HORSHAM State: PA Zip Code: 19044  
E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**Consultant** (i.e. surveyor or engineer; person to whom all correspondence will be sent)  
Name: STEWART-PROCTOR  
Address: 319 CHAPANOKE RD.  
City: RALEIGH State: N.C. Zip Code: 26703  
E-mail Address: STEELESPP@YAHOO.COM FAX: 919-779-1661  
Telephone Number: 919-779-1855 Relationship to Owner: ENGINEER

**Proposal**  
Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.15  
Max. # of lots allowable\*: 77 Proposed # of lots\*: 54  
Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 28,000 sf  
Average lot area\*: 31,799 sf  
Min. allowable lot width\*: 60 ft Proposed min. lot width\*: 110 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10% ( ) 25% ( ) 30% ( ) 40% of site area  
 Min. open space area: 5.03 acres  
 Proposed open space area [by parcel]: 5.36 acres  
 Proposed open space use(s) [by parcel]: PERMANENTLY PRESERVED OPEN SPACE  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 102,700 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 13 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres  
 within floodway: 0 acres

**Vehicular Access**

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
COTTON ROAD	60'	22'	2	Y	12-15,000	1800	540

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: \_\_\_\_\_  
 Type of vehicle: N/A ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
 (X) community system ( NEW ) ( ) individual well(s)

Estimated total water demand: 21,600 gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
 ( ) community system - specify type ( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: 19,110 gpd

Electrical service provided by: PROGRESS Underground ( ) yes ( ) no

Natural gas service provided by: \_\_\_\_\_ Underground ( ) yes ( ) no

Telephone service provided by: BELLSOUTH Underground ( ) yes ( ) no

Cable television service provided by: TWC Underground ( ) yes ( ) no

Fire protection provided by: MIDDLE CREEK

**Miscellaneous**

Generalized slope of site: ROLLING  
 Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

Short-Range Urban Services Area \_\_\_\_\_

Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

Long-Range Urban Services Area \_\_\_\_\_

Non-Urban Area/Water Supply Watershed MIDDLE CREEK

Non-Urban Area \_\_\_\_\_

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**All property owners must sign this application** unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature] Date: 8-12-14

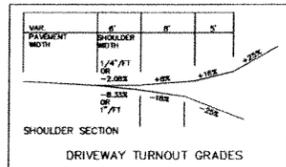
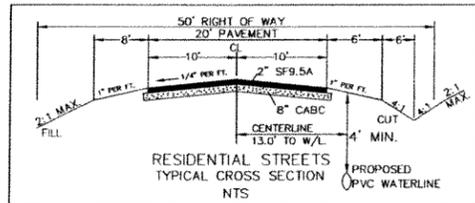
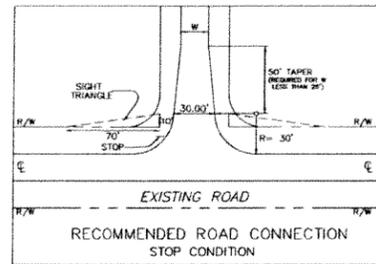
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 8-12-14

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>  
All application fees are non-refundable.



**MINIMUM BUILDING SETBACKS**

- FRONT = 15' (SEE NOTE)
- SIDE = 5' (SEE NOTE)
- REAR = 15' (SEE NOTE)
- CORNER = 15' (SEE NOTE)

NOTE: NO DWELLING SHALL BE LOCATED WITHIN 30' OF THE PERIMETER OF THIS SUBDIVISION REGARDLESS OF THE SETBACKS LISTED ABOVE.

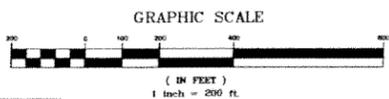
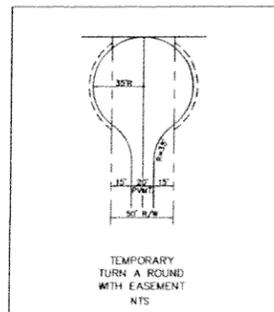
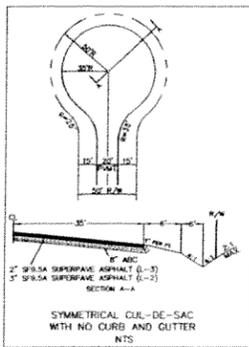
**NOTE:**

NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

**NOTE:**

THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK INSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.



**DEVELOPER**  
GIBRALTAR ASSET MANAGEMENT  
SERVICES, LLC  
250 Gibraltar Road  
Horsham, PA 19044

FOR REVIEW ONLY -  
NOT FOR CONSTRUCTION  
PLAN IS SUBJECT TO REVISIONS DURING  
THE CONSTRUCTION APPROVAL PROCESS



NO.	REVISION	DATE
1	PER NCDOT	6/4/14

**SP**

STEWART-PROCTOR  
ENGINEERING and SURVEYING  
319 CHAPANKO ROAD  
RALEIGH, NC 27603  
TEL 919 779-1855 FAX 919 779-1661

DATE 1-2-2014 SURVEYED BY  
SCALE 1"=200' DRAWN BY: JAT  
REVISIONS

PRELIMINARY PLAN FOR  
**BANKS POINTE PHASE 4**  
(A CLUSTER SUBDIVISION)

MIDDLE CREEK TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
ZONED: R-30	P.L.N. 0688-88-6910 (PORTION)

**STORMWATER CONTROL AND MANAGEMENT  
IMPERVIOUS CALCULATIONS PHASE 4A**

IMPERVIOUS AREA PER LOT TO BE LIMITED TO 5,700 S.F.  
THIS AMOUNT TO BE TO STRINGENTLY ENFORCED INTO PERPETUITY.  
WAKE COUNTY TOOL V1.4 WAS USED FOR ALL STORMWATER CALCULATIONS.

**SITE DATA - TOTAL PHASE 4**

- TOTAL TRACT SIZE = 50.34 ACRES
- MAXIMUM NUMBER OF LOTS = 50.34 x 1.45 = 72(ALLOWED)
- TOTAL NUMBER OF LOTS = 54
- MINIMUM LOT SIZE = 12,000 S.F.
- AVERAGE LOT SIZE = 0.73 ACRES
- PERMANENT OPEN SPACE REQUIRED (10%) = 5.03 AC.
- PERMANENT OPEN SPACE PROVIDED = 5.36 AC.
- LINEAR FEET OF STREET = 4,745 LF
- AREA OF STREETS = 5.45 AC.
- PIN 0688-88-6910
- ZONED R-30

**SITE DATA - PHASE 4A**

- TOTAL TRACT SIZE = 6.85 ACRES
- MAXIMUM NUMBER OF LOTS = 6.85 x 1.45 = 9(ALLOWED)
- TOTAL NUMBER OF LOTS = 6
- MINIMUM LOT SIZE = 12,000 S.F.
- AVERAGE LOT SIZE = 0.80 ACRES
- PERMANENT OPEN SPACE REQUIRED (10%) = 0.69 AC.
- PERMANENT OPEN SPACE PROVIDED = 1.22 AC.
- LINEAR FEET OF STREET = 709 LF
- AREA OF STREETS = 0.81 AC.
- PIN 0688-88-6910
- ZONED R-30

**SITE DATA - PHASE 4B**

- TOTAL TRACT SIZE = 43.49 ACRES
- MAXIMUM NUMBER OF LOTS = 43.49 x 1.45 = 63(ALLOWED)
- TOTAL NUMBER OF LOTS = 48
- MINIMUM LOT SIZE = 12,000 S.F.
- AVERAGE LOT SIZE = 0.72 ACRES
- PERMANENT OPEN SPACE REQUIRED (10%) = 4.35 AC.
- PERMANENT OPEN SPACE PROVIDED = 4.14 AC.
- LINEAR FEET OF STREET = 4,036 LF
- AREA OF STREETS = 4.64 AC.
- PIN 0688-88-6910
- ZONED R-30

**NOTES:**

- PRESENT LAND USE IS WOODED AND FALLOW.
- STREETS WILL HAVE A 50' R/W.
- ALL CUL-DE-SACS WILL HAVE A 50' RADIUS.
- ALL RADIUS AT STREET INTERSECTIONS ARE 25'.
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS.
- WATER SYSTEM WILL CONSIST OF A COMMUNITY WATERSYSTEM.
- SEWER SYSTEM WILL CONSIST OF INDIVIDUAL SEPTIC SYSTEMS.
- ALL WAKE COUNTY EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION.
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL.
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USE EXTENSIVELY FOR DESIGN OR QUANTITY TAKEOFFS.
- CONTOUR INTERVAL IS 2'.
- DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT. AFTER SUCH AREAS CAN BE DETERMINED AND HAVE BEEN FIELD VERIFIED - BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.
- NO FLOOD STUDIES WILL BE REQUIRED FOR ROAD CONSTRUCTION.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACES IN THIS DEVELOPMENT.
- PROTECTED TREES WILL BE LOCATED AT TIME OF CONSTRUCTION PLANS AND AVOIDED OR REPLACED IF POSSIBLE.
- NITROGEN REDUCTION AND STORM WATER CALCULATIONS WILL BE APPROVED AND BUYDOWN RECEIPT OBTAINED PRIOR TO CONSTRUCTION.
- STUB ROADS SHOULD MEET ALL STANDARDS OF 8-32-13 AND THERE WILL NEED TO BE A SIGN AS WELL AS OTHER RESPONSIBILITIES. 8-32-13(B) 8-32-9(C)