

S-24-16



Planning, Development & Inspections

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 - Phases 5 & 6

(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? August 12, 2014 - Banks Pointe (S-10-14)

Property

Parcel Identification Number: 0688-88-6910 & 0688-78-3233
Address: 0 Cotton Road & 9611 Fayetteville Road
Location: West side of Cotton Road, at/between Cotton Road and Fayetteville Road (Highway 401)

Total site area in square feet and acres: 4,021,444.95 square feet 92.32 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts:

Present land use(s): Residential / Vacant

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: DB Aster III, LLC - John Curtin
Address: 250 Gibraltar Road
City: Horsham State: PA Zip Code: 19044
E-mail Address: jcurtin@gibraltarc.com FAX:
Telephone Number: 215-938-3075

Consultant (i.e. surveyor or engineer, person to whom all correspondence will be sent)

Name: Curry Engineering Group - Andrew Petty, PE
Address: 205 South Fuquay Avenue
City: Fuquay-Varina State: NC Zip Code: 27526
E-mail Address: andy@curryeng.com FAX:
Telephone Number: 919-552-0849 Relationship to Owner: Consultant to developer

Proposal

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.45
Max. # of lots allowable\*: 133 Proposed # of lots\*: 31
Min. allowable lot area\*: 12,000 sf Proposed min. lot area\*: 30,042 sf
Average lot area\*: 49,890 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: 9.23 acres  
 Proposed open space area [by parcel]: 49.80 acres  
 Proposed open space use(s) [by parcel]: Permanently preserved managed open space  
 Proposed future development site area [by site]: 0 acres  
 Proposed impervious surfaces area: 281,398 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 7.0% %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 7.6 acres  
 within floodway: 3.4 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>
<b>Banks Stone Drive</b>	<b>50</b>	<b>22</b>	<b>2</b>	<b>Y</b>	<b>12,000</b>	<b>N/A</b>	<b>N/A</b>
<b>Phase 4 Roadway</b>	<b>50</b>	<b>22</b>	<b>2</b>	<b>Y</b>			

<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 ( Aqua Utilities ) (X) individual well(s)

Estimated total water demand: 12,400 (400/lot) gpd **1 LOT**

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: 11,160 (360/lot) gpd

Electrical service provided by: Duke Power Underground (X) yes ( ) no

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: Bell South Underground (X) yes ( ) no

Cable television service provided by: Time Warner Underground (X) 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: N/A

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**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 \_\_\_\_\_

(X) 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: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: John Kumbie, V.P. Date: 12-5-2016

Signature: Alyx Miller Sturbe, V.P. Date: 12-5-2016

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: Al Kelly on behalf of Hillmont Date: 12/5/16

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.

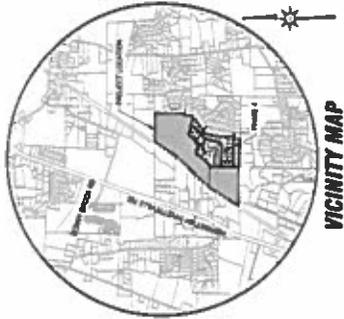
# BANKS POINTE SUBDIVISION PHASES 5 & 6

PHASE 5 & 6 PRELIMINARY SUBDIVISION SUBMITTAL  
WAKE COUNTY, NORTH CAROLINA

1st SUBMISSION TO WAKE COUNTY- DECEMBER 6, 2018

## DRAWING INDEX

- C-00 COVER SHEET
- C-01 EXISTING CONDITIONS
- C-02 OVERALL SITE LAYOUT
- SW-01 PRE-DEVELOPMENT DA MAP
- SW-02 POST-DEVELOPMENT DA MAP



VICINITY MAP

### Surveyor:

Triangle Area Surveys  
1711 Old Pines Rd. #100  
Raleigh, NC 27613  
Phone: 919-475-1988  
Contact: Chris Everett  
Email: Chris@trianglearea.com

### Civil Engineering:

The Curry Engineering Group, PLLC  
101 S. McDowell St.  
PO Box 2018  
Raleigh, NC 27602  
200 S. Fawcett Ave  
Fayetteville, NC 27326  
919.822.8888 (N)  
919.822.8888 (S)  
Contact: Andy Potts, PE  
andy@curryeng.com

### Developer:

Hill Hunt Homes  
161 S. McDowell Drive - Suite 100  
Raleigh, NC 27602  
919.821.2299 ext 117 (N)  
919.821.2299 ext 117 (S)  
Contact: Steve Pitts

### Owner:

DB Asher III, LLC  
200 Elmwood Road  
Harrisburg, PA 17045  
919.822.8778 (N)  
919.822.8778 (S)  
Contact: John Grady III

### CONSULTING AGENCIES:

As shown:  
1. Wake County Planning Department  
2. Wake County Planning Department  
3. Wake County Planning Department  
4. Wake County Planning Department  
5. Wake County Planning Department  
6. Wake County Planning Department  
7. Wake County Planning Department  
8. Wake County Planning Department  
9. Wake County Planning Department  
10. Wake County Planning Department

### UTILITY AGENCIES:

As shown:  
1. Wake County Planning Department  
2. Wake County Planning Department  
3. Wake County Planning Department  
4. Wake County Planning Department  
5. Wake County Planning Department  
6. Wake County Planning Department  
7. Wake County Planning Department  
8. Wake County Planning Department  
9. Wake County Planning Department  
10. Wake County Planning Department

PRELIMINARY SUBDIVISION  
**BANKS  
POINTE  
SUBDIVISION**  
PHASES 5 & 6  
CLUSTER SUBDIVISION  
WAKE COUNTY, NC  
PROJECT NUMBER: 18-0000000000  
DATE: 12/06/2018

HH-HUNT  
1000 S. FAWCETT AVE  
FAYETTEVILLE, NC 27326  
919.822.8888 (N)  
919.822.8888 (S)  
WWW.HH-HUNT.COM

THE CURRY  
ENGINEERING  
101 S. MCDOWELL ST.  
PO BOX 2018  
RALEIGH, NC 27602  
919.822.8888 (N)  
919.822.8888 (S)  
WWW.CURRYENG.COM

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
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PROJECT NUMBER: 18-0000000000  
PROJECT NAME: BANKS POINTE SUBDIVISION PHASES 5 & 6  
DATE: 12/06/2018  
SCALE: AS SHOWN  
SHEET NUMBER: 1 OF 1  
PROJECT LOCATION: WAKE COUNTY, NC  
OWNER: DB ASHER III, LLC  
DESIGNER: THE CURRY ENGINEERING GROUP, PLLC  
SURVEYOR: TRIANGLE AREA SURVEYS  
DATE: 12/06/2018

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

**PRELIMINARY SUBDIVISION**  
**BANKS**  
**POINTE**  
**SUBDIVISION**  
 PHASES 3 & 4  
 CLIENT: DRANTON B LLC  
 PROJECT: BANKS POINTE PHASE 3 & 4  
 DATE: 08/14/2014

**HHH HUNT**  
 ARCHITECTS  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 WWW.HHHHUNT.COM

**Curry**  
 ENGINEERING  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 WWW.CURRYENGINEERING.COM

**DATE**  
 REVISIONS  
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**PROJECT INFORMATION**  
 PROJECT NUMBER: 14-0001  
 PROJECT NAME: BANKS POINTE PHASE 3 & 4  
 CLIENT: DRANTON B LLC  
 DATE: 08/14/2014  
 SHEET NUMBER: C-01  
 SCALE: 1" = 40' (AS SHOWN)  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**EXISTING CONDITIONS**  
 SHEET NUMBER: C-01  
 SCALE: 1" = 40' (AS SHOWN)  
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 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**GENERAL NOTES**

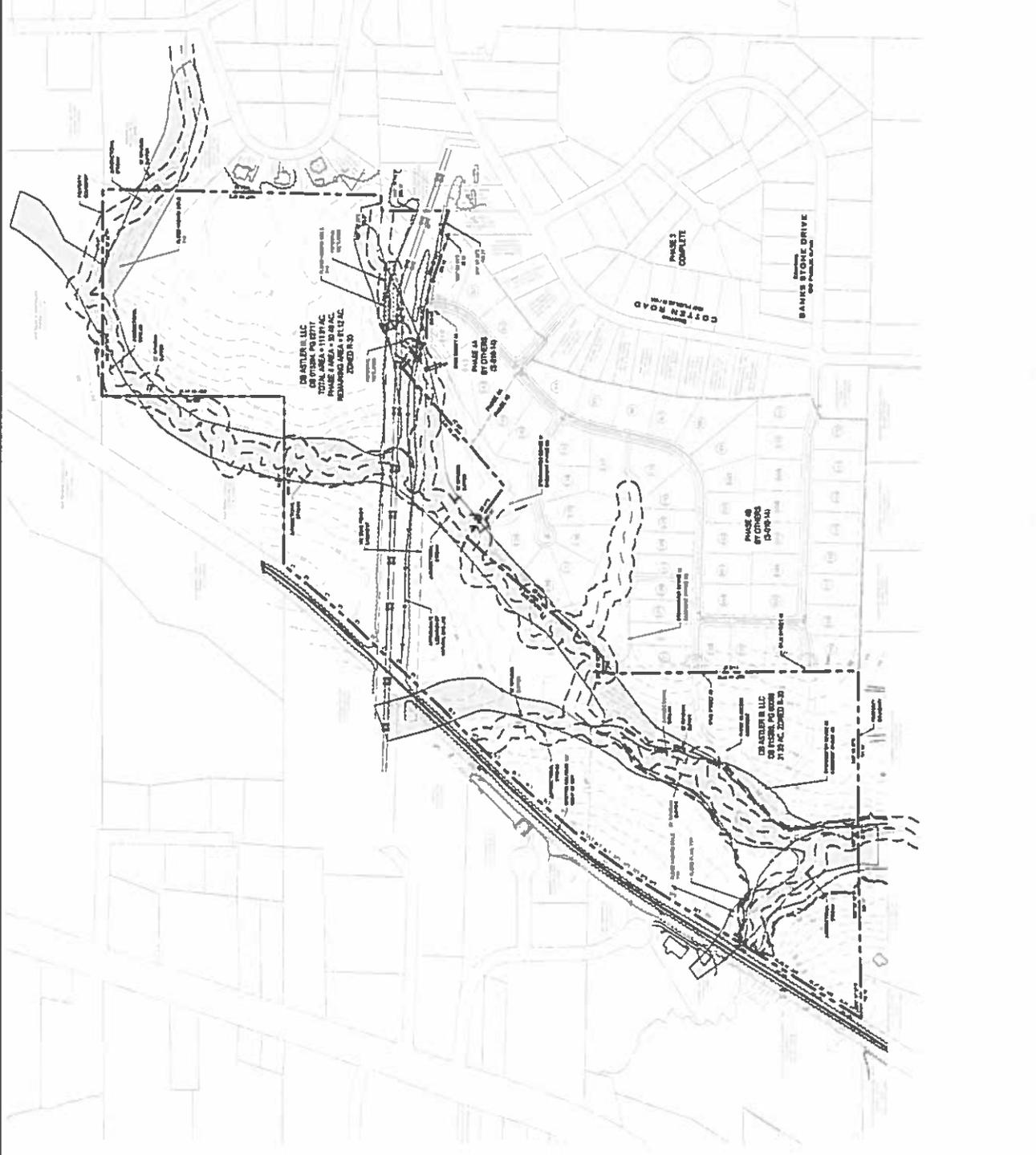
1. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS TO THE PROPERTY. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF COLORADO.
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**LEGEND**

- 1. EXISTING PROPERTY BOUNDARIES
- 2. EXISTING CONCRETE DRIVEWAYS/PAVEMENT
- 3. EXISTING CURBS
- 4. EXISTING UTILITY LINES
- 5. EXISTING EROSION CONTROL
- 6. EXISTING TREES
- 7. EXISTING LANDSCAPE
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- 97. EXISTING SIGNAGE
- 98. EXISTING LIGHTING
- 99. EXISTING SECURITY
- 100. EXISTING UTILITIES

**PROPERTY LINE TABLES**

LINE	LENGTH	BEARING
1.01	10.00	S 00° 00' 00" W
1.02	10.00	S 00° 00' 00" W
1.03	10.00	S 00° 00' 00" W
1.04	10.00	S 00° 00' 00" W
1.05	10.00	S 00° 00' 00" W
1.06	10.00	S 00° 00' 00" W
1.07	10.00	S 00° 00' 00" W
1.08	10.00	S 00° 00' 00" W
1.09	10.00	S 00° 00' 00" W
1.10	10.00	S 00° 00' 00" W
1.11	10.00	S 00° 00' 00" W
1.12	10.00	S 00° 00' 00" W
1.13	10.00	S 00° 00' 00" W
1.14	10.00	S 00° 00' 00" W
1.15	10.00	S 00° 00' 00" W
1.16	10.00	S 00° 00' 00" W
1.17	10.00	S 00° 00' 00" W
1.18	10.00	S 00° 00' 00" W
1.19	10.00	S 00° 00' 00" W
1.20	10.00	S 00° 00' 00" W
1.21	10.00	S 00° 00' 00" W
1.22	10.00	S 00° 00' 00" W
1.23	10.00	S 00° 00' 00" W
1.24	10.00	S 00° 00' 00" W
1.25	10.00	S 00° 00' 00" W
1.26	10.00	S 00° 00' 00" W
1.27	10.00	S 00° 00' 00" W
1.28	10.00	S 00° 00' 00" W
1.29	10.00	S 00° 00' 00" W
1.30	10.00	S 00° 00' 00" W
1.31	10.00	S 00° 00' 00" W
1.32	10.00	S 00° 00' 00" W
1.33	10.00	S 00° 00' 00" W
1.34	10.00	S 00° 00' 00" W
1.35	10.00	S 00° 00' 00" W
1.36	10.00	S 00° 00' 00" W
1.37	10.00	S 00° 00' 00" W
1.38	10.00	S 00° 00' 00" W
1.39	10.00	S 00° 00' 00" W
1.40	10.00	S 00° 00' 00" W
1.41	10.00	S 00° 00' 00" W
1.42	10.00	S 00° 00' 00" W
1.43	10.00	S 00° 00' 00" W
1.44	10.00	S 00° 00' 00" W
1.45	10.00	S 00° 00' 00" W
1.46	10.00	S 00° 00' 00" W
1.47	10.00	S 00° 00' 00" W
1.48	10.00	S 00° 00' 00" W
1.49	10.00	S 00° 00' 00" W
1.50	10.00	S 00° 00' 00" W
1.51	10.00	S 00° 00' 00" W
1.52	10.00	S 00° 00' 00" W
1.53	10.00	S 00° 00' 00" W
1.54	10.00	S 00° 00' 00" W
1.55	10.00	S 00° 00' 00" W
1.56	10.00	S 00° 00' 00" W
1.57	10.00	S 00° 00' 00" W
1.58	10.00	S 00° 00' 00" W
1.59	10.00	S 00° 00' 00" W
1.60	10.00	S 00° 00' 00" W
1.61	10.00	S 00° 00' 00" W
1.62	10.00	S 00° 00' 00" W
1.63	10.00	S 00° 00' 00" W
1.64	10.00	S 00° 00' 00" W
1.65	10.00	S 00° 00' 00" W
1.66	10.00	S 00° 00' 00" W
1.67	10.00	S 00° 00' 00" W
1.68	10.00	S 00° 00' 00" W
1.69	10.00	S 00° 00' 00" W
1.70	10.00	S 00° 00' 00" W
1.71	10.00	S 00° 00' 00" W
1.72	10.00	S 00° 00' 00" W
1.73	10.00	S 00° 00' 00" W
1.74	10.00	S 00° 00' 00" W
1.75	10.00	S 00° 00' 00" W
1.76	10.00	S 00° 00' 00" W
1.77	10.00	S 00° 00' 00" W
1.78	10.00	S 00° 00' 00" W
1.79	10.00	S 00° 00' 00" W
1.80	10.00	S 00° 00' 00" W
1.81	10.00	S 00° 00' 00" W
1.82	10.00	S 00° 00' 00" W
1.83	10.00	S 00° 00' 00" W
1.84	10.00	S 00° 00' 00" W
1.85	10.00	S 00° 00' 00" W
1.86	10.00	S 00° 00' 00" W
1.87	10.00	S 00° 00' 00" W
1.88	10.00	S 00° 00' 00" W
1.89	10.00	S 00° 00' 00" W
1.90	10.00	S 00° 00' 00" W
1.91	10.00	S 00° 00' 00" W
1.92	10.00	S 00° 00' 00" W
1.93	10.00	S 00° 00' 00" W
1.94	10.00	S 00° 00' 00" W
1.95	10.00	S 00° 00' 00" W
1.96	10.00	S 00° 00' 00" W
1.97	10.00	S 00° 00' 00" W
1.98	10.00	S 00° 00' 00" W
1.99	10.00	S 00° 00' 00" W
2.00	10.00	S 00° 00' 00" W



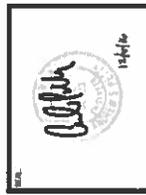
PRELIMINARY PLANS - NOT FOR CONSTRUCTION



**PRELIMINARY SUBDIVISION**  
**BANKS**  
**POINTE**  
**SUBDIVISION**  
**PHASES 1 & 2**  
**CLUSTER SUBDIVISION**

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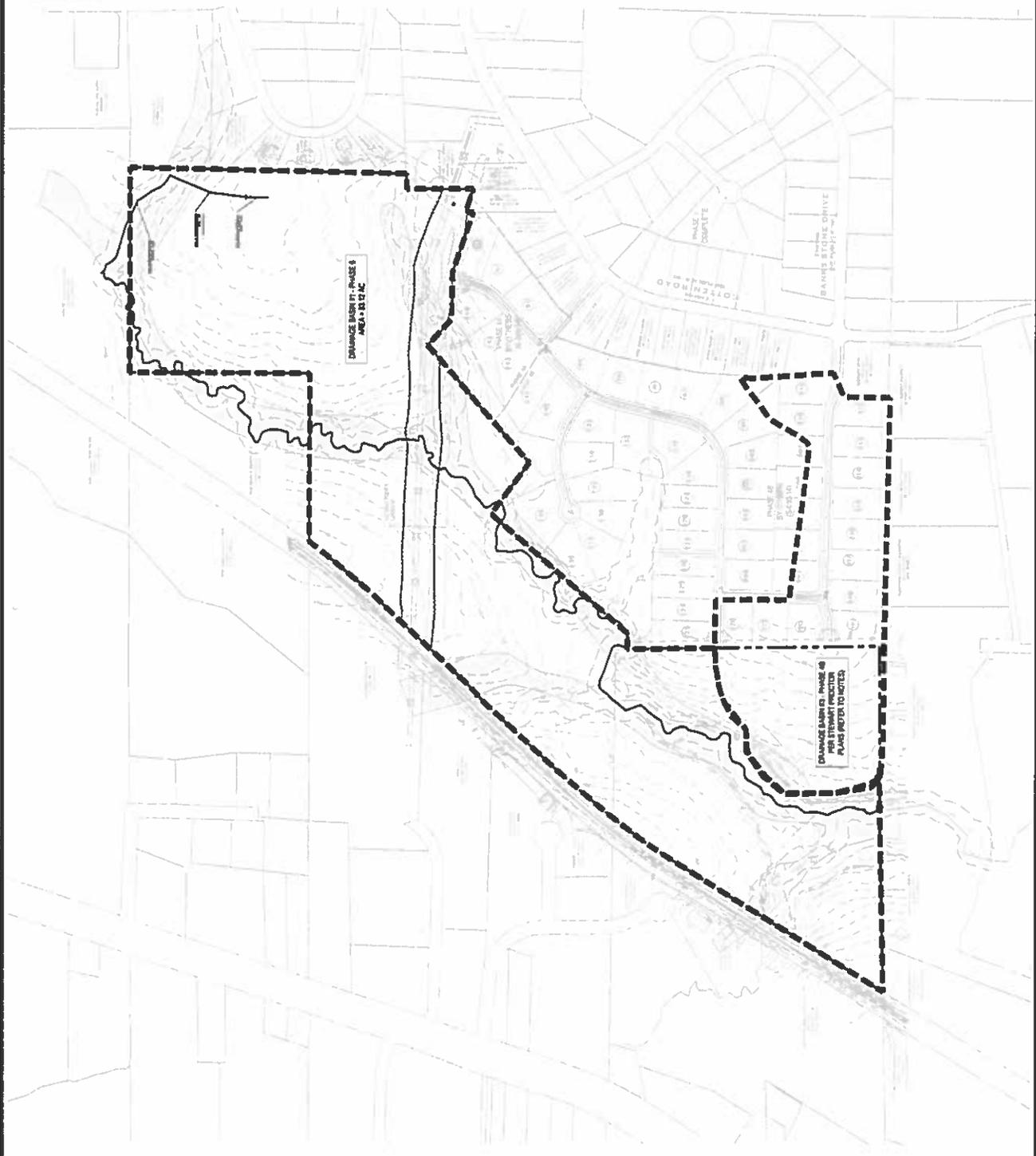
PROJECT NO.	14416
PROJECT NAME	BANKS POINTE SUBDIVISION
DATE	10/15/14
SCALE	AS SHOWN
DRAWN BY	J. W. WOOD
CHECKED BY	J. W. WOOD
DATE	10/15/14

**PRE-DEVELOPMENT**  
**DA MAP**  
**SW-01**

SCALE: 1" = 100'  
 NORTH

**GENERAL NOTES**

1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN FOR PHASES 1 & 2 OF THE BANKS POINTE SUBDIVISION. IT IS SUBJECT TO APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TRAVEL DEVELOPMENT DIVISION. THE DEPARTMENT OF TRANSPORTATION AND TRAVEL DEVELOPMENT DIVISION SHALL BE ADVISED OF ANY CHANGES TO THIS PLAN THAT MAY AFFECT THE DEPARTMENT'S INTERESTS. THE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THIS PLAN THAT MAY AFFECT THE DEPARTMENT'S INTERESTS. THE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THIS PLAN THAT MAY AFFECT THE DEPARTMENT'S INTERESTS.



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

