SPECIAL USE PERMIT APPLICATION

WAKE COUNTY
NORTH CAROLINA

File #	
Fee	$300.00
Amt Paid	
Check#	
Rec'd Date	
Rec'd By	

Submit required documentation to:
Wake County Planning Department/Current Planning Section
PO Box 550 — Wake County Office Building
Raleigh, NC 27602-0550 — 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

Attach $300.00 review fee.
Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)
School as per Section 1-1-37(c) 5a.
Allowed w/ Special Use Permission in R-40W

Modification of previously issued Special Use Permit? ( )Yes ( )No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1718 13 48 9 1718.13 13 8489

Address: 901 Oak Creek rd Raleigh, NC 27615

Location: South (north, east, south, west) side of I-540 + Falls-of-Neuse Rd (street), at/between Honeycutt Rd (street) and Oak Creek Rd. (street)

Total site area in square feet and acres: _____ square feet 1.27 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
R-40W SHOD (Special Highway Overlay District)

List Conditions of any Conditional Use Zoning Districts: N/A.

Present land use(s): Residence + Home Occupation

Land Owner

Land Owner Name: Dr. Claude M. Stevens

Business Operator Name (if different from Land Owner): —

Address: 6921 Lamarsh ct

City: Raleigh State: NC Zip Code: 27615

E-mail Address: cmstevens@BellSouth.net Fax: 919-846-0118

Telephone Number: 919-846-0118

Applicant (person to whom all correspondence will be sent)

Name: Dr. CM Stevens

Address: 6921 Lamarsh ct — 901 Oak Creek Rd Ral 27615

City: Raleigh State: NC Zip Code: 27617

E-mail Address: ELCLARMA@NC.rr.com Fax: 919-846-9466

Telephone Number: 919 846-9466 Relationship to Owner: Self

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): _____

Proposed total floor area: ~~[illegible]~~ 5212 sf Proposed floor area ratio (floor area/site area): ~~[illegible]~~ 5212/55558 9.41%

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): ~~[illegible]~~ %

Proposed impervious surfaces area: (TOTAL SQ FT. OF ANYTHING BUT GRASS) ~~[illegible]~~ 23,990 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100) → _____ %

Required transitional bufferyard types and depths (see Sec. 1-1-29): SPECIAL HIGHWAY BUFFERYARD

Front (✓) 10' ft Left (✓) 50' ft Right (✓) 75 ft Rear (✓) 75 ft

Proposed transitional bufferyard types and depths (see Sec. 1-1-29): SHOD BETWEEN BUFFERYARD

Front (✓) B 10' ft Left (✓) A 50' ft Right (✓) A 75' ft Rear (✓) TYPE A 75' ft

Min. yard depths (see applicable district/use regulation):

Front 30' ft Corner side 30' ft Side 15 ft Rear 30' ft

Proposed yard depths: Front _____ ft Corner side _____ ft Side _____ ft Rear _____ ft

Measure from SITE PLAN

Max. building height (see applicable district/use regulation): 60' ft SHOD

Proposed building height: N/A ft

Min. parking space standard (see Sec. 1-1-28): 1 spaces per 20 SEATS AVAILABLE every 5 SEATS in MAIN ASSEMBLY RM

Min. no. of parking spaces: 5 Proposed no. of parking spaces 9

Number of employees: 0 Hours of operation: 9a - 9p

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[1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
Honeycutt Rd		24 FT	2	Y			
OAK Creek Rd.	60'		2	Y			
Honeycutt Rd	80'	36'	2	Y	18 000	17000	

[1] See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

[2] See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

[3] 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: Approx 20 Cars - Drop off + pick up ADT: _____

Type of vehicle: Cars ADT: _____

Utilities and Services:

Water supply provided by: ( ) municipal system : ____

( ) community system – specify type: ____ (✓) individual well(s)

Est. total water demand: ____ gpd

Wastewater collection/treatment provided by: ( ) municipal system: ____

( ) community system – specify type: ____

(✓) individual on-site system

Est. total wastewater discharge: 300 gpd gpd – Call ENVIR Services 856-7400 gallons/day

Solid waste collection provided by: Dumpster

Electrical service provided by: Progress Energy Underground (✓) yes ( ) no

Natural gas service provided by: McCracken Propane

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

Cable television service provided by: Time Warner Underground (✓) yes ( ) no

Fire protection provided by: Wake County

Miscellaneous: (Site designer)

Generalized slope of site 1 % ± (1.04 %) Site designer

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: ____

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 NUA WSW

( ) Non-Urban Area

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

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The operation of a school at 901 Oak Creek Rd is in compliance w/land use plans and objectives with a Special Use Permit as stated in section 1-1-37 C-5-a.
The property is within the Jurisdictional area of an Activity Center located at the corner of Falls-of-Neuse and Strickland Rds. The septic system is large enough to support up to 25 people, which is the maximum number of persons I want to work with. The site also has enough parking for 15 vehicles which far exceeds the required section 1-1-28 2-c.

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

The site already has a Home occupation use permit for the same purpose.
It has already been established that the Bld. meets qualifications.
There are 4 10"x10"x 12" holes in which all gutters and drain spouts run into. In addition, there is a drainage pit along the length of the property on both streets.

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: Dr. Claude M. Stevens Date: 5-20-05

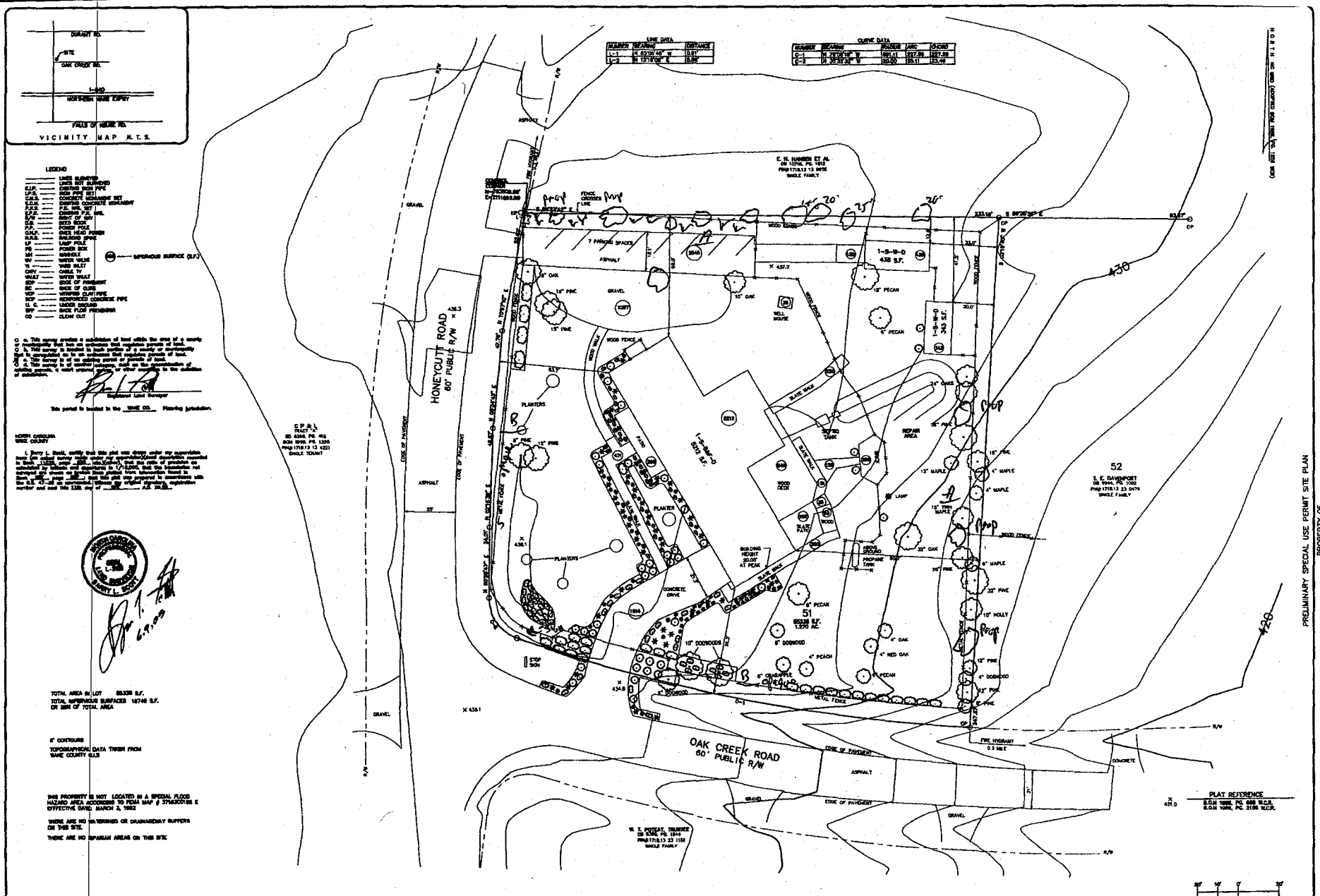
Signature: _____ Date: _____

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: Dr C M Stevens Date: 5-20-05

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Subdivision and Zoning Ordinances are on the web at www.wakegov.com.


VICINITY MAP N.T.S.
LEGEND
HONEYCUTT ROAD
60' PUBLIC R/W
OAK CREEK ROAD
60' PUBLIC R/W
51
52
PLAT REFERENCE
HORIZONTAL GROUND DISTANCE AREA COMPUTED BY COORD. GEOMETRY METHOD
LOT 51, PROPERTY OF KATIE H. OSBURN AS RECORDED IN B.O.M. 1986, PG. 2156 W.C.R
THIS PLAT RECORDED IN B.O.M./P.B./P.C. _____ PG. _____ COUNTY REGISTRY
PRELIMINARY SPECIAL USE PERMIT SITE PLAN
PROPERTY OF
STEVENS PREP ACADEMY
901 OAK CREEK RD. -- RALEIGH, N.C.
COUNTY: WAKE
B.L. SCOTT & CO.
PROFESSIONAL LAND SURVEYORS
JOB NO: 05-05-10
STATE OF NORTH CAROLINA, U.S.A.