



SPECIAL USE PERMIT APPLICATION

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 Mail, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

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

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)

WAREHOUSE / LIGHT INDUSTRY

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: PART OF 0688389060

Address: SMART DRIVE

Location: SOUTH side of SMART DRIVE, at/between
(north, east, south, west) (street)

FAYETTEVILLE RD (US 401) and RANDELL RD (NCSR 1392)
(street) (street)

Total site area in square feet and acres: 363290 square feet 8.34 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: HIGHWAY

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): VACANT WITH ONE STORAGE BARN

Land Owner

Land Owner Name: LAWRENCE B. & BARBARA S. MONK

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

Address: 9301 SMART DRIVE

City: RALEIGH State: NC Zip Code: 27603

E-mail Address: _____ Fax: _____

Telephone Number: 919 557-1323

Applicant (person to whom all correspondence will be sent)

Name: BATEMAN CIVIL SURVEY CO. / JEFF BATEMAN

Address: 1212 TROTTER BLUFFS DRIVE

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: bcsco@earthlink.net

Fax: 919 577 1081

Telephone Number: 919 577 1080

Relationship to Owner: CONSULTANT

Proposal

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

Proposed total floor area: 24000 sf Proposed floor area ratio (floor area/site area): 0.06

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): _____ %

Proposed impervious surfaces area: 94090 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 26 %

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

Front () _____ ft Left (C) 40 ft Right () _____ ft Rear (C) 40 ft

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

Front () _____ ft Left (C) 40 ft Right () _____ ft Rear (C) 40 ft

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

Front 50 ft Corner side 50 ft Side 25 ft Rear 25 ft

Proposed yard depths: Front 86 ft Corner side - ft Side 85 ft Rear 284 ft

Max. building height (see applicable district/use regulation): NONE ft

Proposed building height: 20 ft

Min. parking space standard (see Sec. 1-1-28): 1 spaces per 2 employee + 1 per truck

Min. no. of parking spaces: 6 Proposed no. of parking spaces 6

Number of employees: 0 Hours of operation: 8AM - 5PM

Vehicular Access:

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

SMART DRIVE (1) SHOPPING CIRCLE (1)

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
SMART DRIVE	60	22	2	Y			
SHOPPING CIRCLE	60	22	2	Y			
US 401 (F'VILLE RD)	150	48	4	Y	35000	26600	20

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: DELIVERY VEHICLES ADT: estimated 20

Type of vehicle: _____ ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : _____

() community system – specify type: _____ (X) individual well(s)

Est. total water demand: 150 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 150 gpd

Solid waste collection provided by: _____

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

Natural gas service provided by: _____

Telephone service provided by: SPRINT Underground (X) yes () no

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

Fire protection provided by: FAIRVIEW

Miscellaneous:

Generalized slope of site MOSTLY LEVEL - PRE GRADED LATE 1980's

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

Land Use Plan Classifications

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

() Short-Range Urban Services Area/Water Supply Watershed _____

(X) Short-Range Urban Services Area FUQUAY-VARINA

() Long-Range Urban Services Area/Water Supply Watershed _____

(X) Long-Range Urban Services Area FUQUAY-VARINA

() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area

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

RESIDENTIAL > 8 UNIT ACRE

PLANNED GROWTH AREA

WAKE TECH REGIONAL ACTIVITY CENTER

FUQUAY-VARINA / GARNER LAND USE PLAN

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?)

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: *L.B. Mouch* Date: 3-7-06

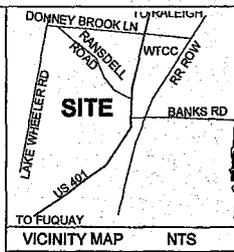
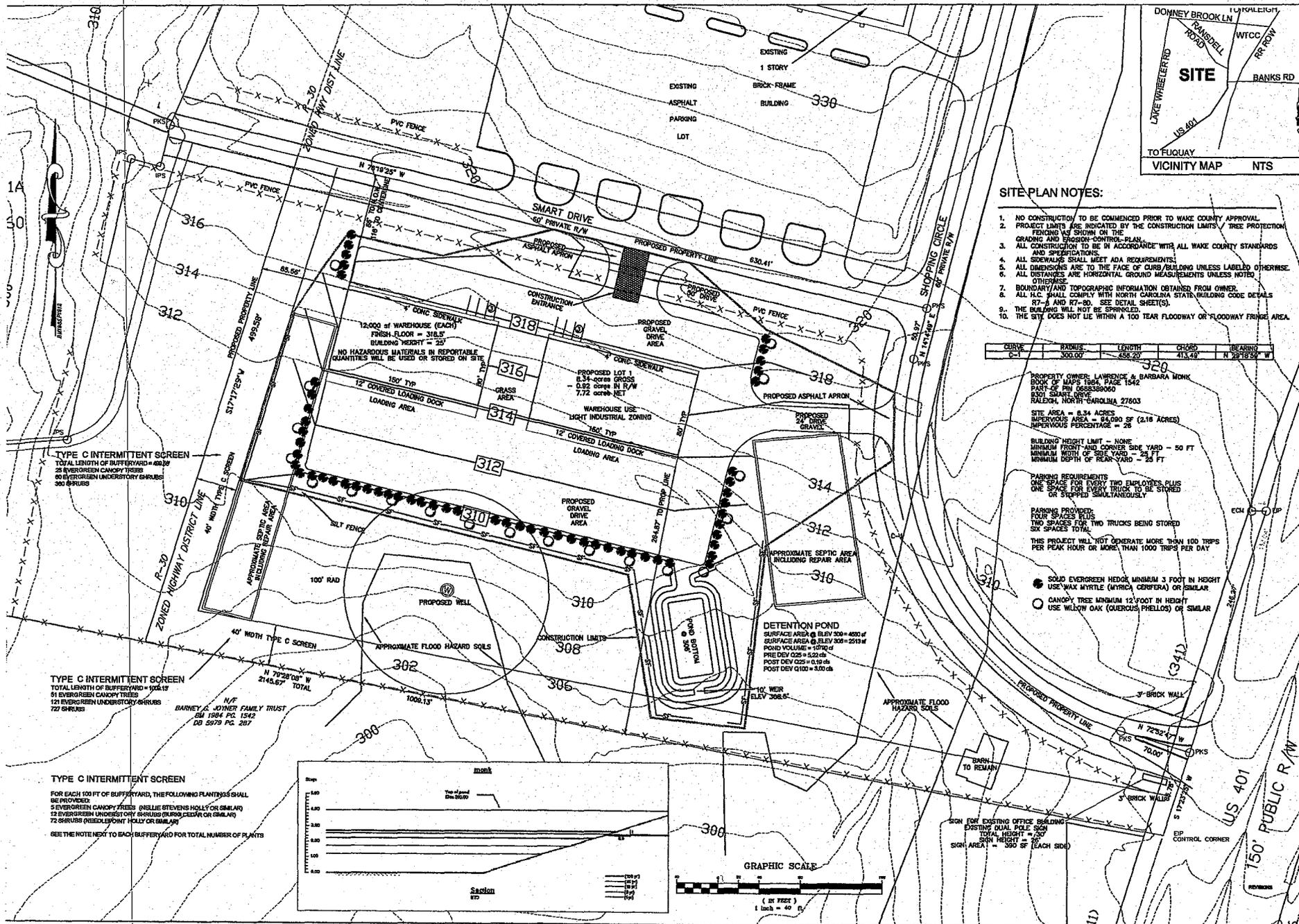
Signature: _____ Date: _____

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: *J. M. Carter* Date: 3/25/06

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.



SITE PLAN NOTES:

1. NO CONSTRUCTION TO BE COMMENCED PRIOR TO WAKE COUNTY APPROVAL.
2. PROJECT LIMITS ARE INDICATED BY THE CONSTRUCTION LIMITS / TREE PROTECTION FENCING USE SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL WAKE COUNTY STANDARDS AND SPECIFICATIONS.
4. ALL SIDEWALKS SHALL MEET ADA REQUIREMENTS.
5. ALL DRIVEWAYS ARE TO THE FACE OF CURB/BUILDING UNLESS LABELED OTHERWISE.
6. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM OWNER.
8. ALL H.C. SHALL COMPLY WITH NORTH CAROLINA STATE BUILDING CODE DETAILS RT-1 AND RT-40. SEE DETAIL SHEET(S).
9. THE BUILDING WILL NOT BE SPRINKLED.
10. THE SITE DOES NOT LIE WITHIN A 100 YEAR FLOODWAY OR FLOODWAY FRINGE AREA.

CURVE	PIVOT	LENGTH	CHORD	BEARING
C-1	300.00'	456.20'	474.49'	N 29°55'57" W

PROPERTY OWNER: LAWRENCE & BARBARA MONK
 BOOK OF MAPS 1984, PAGE 1542
 PART OF PIN 068389060
 8301 SMART DRIVE
 RALEIGH, NORTH CAROLINA, 27603

SITE AREA = 8.34 ACRES
 IMPERVIOUS AREA = 84,090 SF (2.18 ACRES)
 IMPERVIOUS PERCENTAGE = 26

BUILDING HEIGHT LIMIT = NONE
 MINIMUM FRONT AND CORNER SIDE YARD = 50 FT
 MINIMUM WIDTH OF SIDE YARD = 24 FT
 MINIMUM DEPTH OF REAR YARD = 23 FT

PARKING REQUIREMENTS
 ONE SPACE FOR EVERY TWO EMPLOYEES PLUS
 ONE SPACE FOR EVERY TRUCK TO BE STORED
 OR STOPPED SIMULTANEOUSLY.

PARKING PROVIDED:
 FOUR SPACES PLUS
 TWO SPACES FOR TWO TRUCKS BEING STORED
 SIX SPACES TOTAL

THIS PROJECT WILL NOT GENERATE MORE THAN 100 TRIPS
 PER PEAK HOUR OR MORE THAN 1000 TRIPS PER DAY

● SOLID EVERGREEN HEDGE MINIMUM 3 FOOT IN HEIGHT
 USE WAX MYRTLE (MYRTCA CERIFERA) OR SIMILAR.

○ CANOPY TREE MINIMUM 12' FOOT IN HEIGHT
 USE WILLOW OAK (QUERCUS PHELLOCS) OR SIMILAR

DETECTION POND
 SURFACE AREA @ ELEV 300 = 8340 SF
 SURFACE AREA @ ELEV 308 = 2519 SF
 POND VOLUME = 107700 CU FT
 PRELIMINARY DESIGN
 POST DEVI 0.25 @ 0.10 DS
 POST DEVI 0.10 @ 3.00 DS

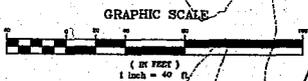
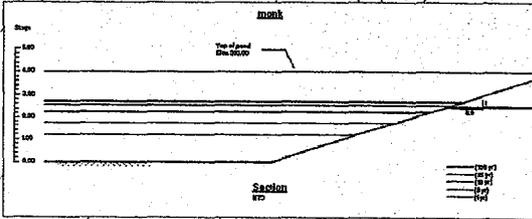
APPROXIMATE FLOOD HAZARD SOILS

TYPE C INTERMITTENT SCREEN
 TOTAL LENGTH OF BUFFERYARD = 492.89'
 25 EVERGREEN CANOPY TREES
 10 EVERGREEN UNDERSTORY SHRUBS
 300 SHRUBS

TYPE C INTERMITTENT SCREEN
 TOTAL LENGTH OF BUFFERYARD = 1008.19'
 51 EVERGREEN CANOPY TREES
 121 EVERGREEN UNDERSTORY SHRUBS
 727 SHRUBS

FOR EACH 100 FT OF BUFFERYARD, THE FOLLOWING PLANTINGS SHALL
 BE PROVIDED:
 5 EVERGREEN CANOPY TREES (REDLIE STEVENS HOLLY OR SIMILAR)
 12 EVERGREEN UNDERSTORY SHRUBS (ARBORELEAF HOLLY OR SIMILAR)
 72 SHRUBS (NEEDLEPOINT HOLLY OR SIMILAR)
 SEE THE NOTE NEXT TO EACH BUFFERYARD FOR TOTAL NUMBER OF PLANTS

BARNEY & JOYNER FAMILY TRUST
 BM 1984 PG. 1542
 DG 5979 PG. 267



Bateman Civil Survey Company, PC
 Engineers Surveyors Planners
 330 Raleigh Street, Suite 200, Holly Springs, NC 27540
 Phone: (919) 577-1080 Fax: (919) 577-1081



PRELIMINARY SPECIAL USE PERMIT SITE PLAN
MONKS FURNITURE WAREHOUSE BUILDINGS
 PART OF PIN 068389060 Smart Drive, Raleigh, NC
 Middle Creek Township, Wake County, North Carolina

Designed By:	Other
Checked By:	Other
Date:	1/16/04
Scale:	AS SHOWN
Drawing No.:	CE-2
Project No.:	068389060