

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 Mall, 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)

Child Care Center in an occupied residence; To be State Licensed for 12 children ages (2 1/2 - 4 yrs) (7-12 yrs summer & after school) (year round)

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

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1831.07-68-0071

Address: 1428 Jenkins Rd Wake Forest, NC 27587

Location: north side of Jenkins Rd, at/between

Literary Lane and Matherly Drive

Total site area in square feet and acres: 41,155 square feet 0.94 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Wake County 0.94 acres

List Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): R 40w; single family residence; Family Child Care Home Permit issued

Land Owner

Land Owner Name: Kathleen Logan

Business Operator Name (if different from Land Owner): Somerset Montessori

Address: (as above)

City: _____ State: _____ Zip Code: _____

E-mail Address: Kathleen.logan@nc.rr.com Fax: _____

Telephone Number: 703-953-6487 (cell) 919-570-1320 (work)

Applicant (person to whom all correspondence will be sent)

Name: Kathleen Logan

Address: (as above)

City: _____ State: _____ Zip Code: _____
 E-mail Address: _____ Fax: _____
 Telephone Number: _____ Relationship to Owner: _____

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 750 sq ft
 Proposed total floor area: 3,000 sf Proposed floor area ratio (floor area/site area): 724 sq ft
 Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 30 %
 Proposed impervious surfaces area: 8,594 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 20.88 %

Required transitional bufferyard types and depths (see Article 16):

Front () N/A ft Left () N/A ft Right () N/A ft Rear () N/A ft

Proposed transitional bufferyard types and depths (see Article 16):

Front () N/A ft Left () N/A ft Right () N/A ft Rear () N/A 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 30.5 ft Corner side N/A ft Side 15.5 ft Rear 30 ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: 2 story ft

Min. parking space standard (see Article 15): 1 spaces per employee *plus drop off/pickup area sized to accommodate demands of projected enrollment + 1 ADA*
 Min. no. of parking spaces: 3 Proposed no. of parking spaces: 4

Number of employees: 1 Hours of operation: 7-6 M-F; occasional parents evening out

Vehicular Access:

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

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
Jenkins Rd	65 ft	21 ft	2	Y			6,000

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) 25 trips/d x 240d/yr

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks): none
 Type of vehicle: _____ ADT: _____
 Type of vehicle: _____ ADT: _____

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?)

Property located outside city limits in Wake County. As per Brenda Coats, Planner II, "Property is in the NE area plan; activity center within 1.5 miles; within non-urban water supply watershed and Wake County Land Use Plan General Classification." Ms Melanie Wilson, Planning Director, stated SUP determination will be made on the basis of being an occupied Residential Child Care Center.

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

Please see related pictures of property.

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: Kathleen Rogas Date: 6/4/08

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: Kathleen Rogas Date: 6/4/08

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 www.wakegov.com.

PRELIMINARY SPECIAL USE PERMIT SITE PLAN

KATHLEEN LOGAN

LOT 2D SPEAS PROPERTY

1428 JENKINS ROAD

PIN# 1831.07-68-0071

D.B. 11819, PAGE 1591

B.M. 2003, PAGE 1696

WAKE FOREST TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

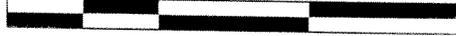
MARCH 15, 2007

REVISED DECEMBER 19, 2007

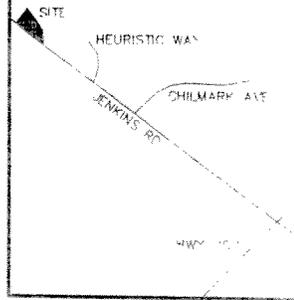
REVISED JUNE 9, 2008

ADOPTED FROM B.M. 2003, PAGE 1696

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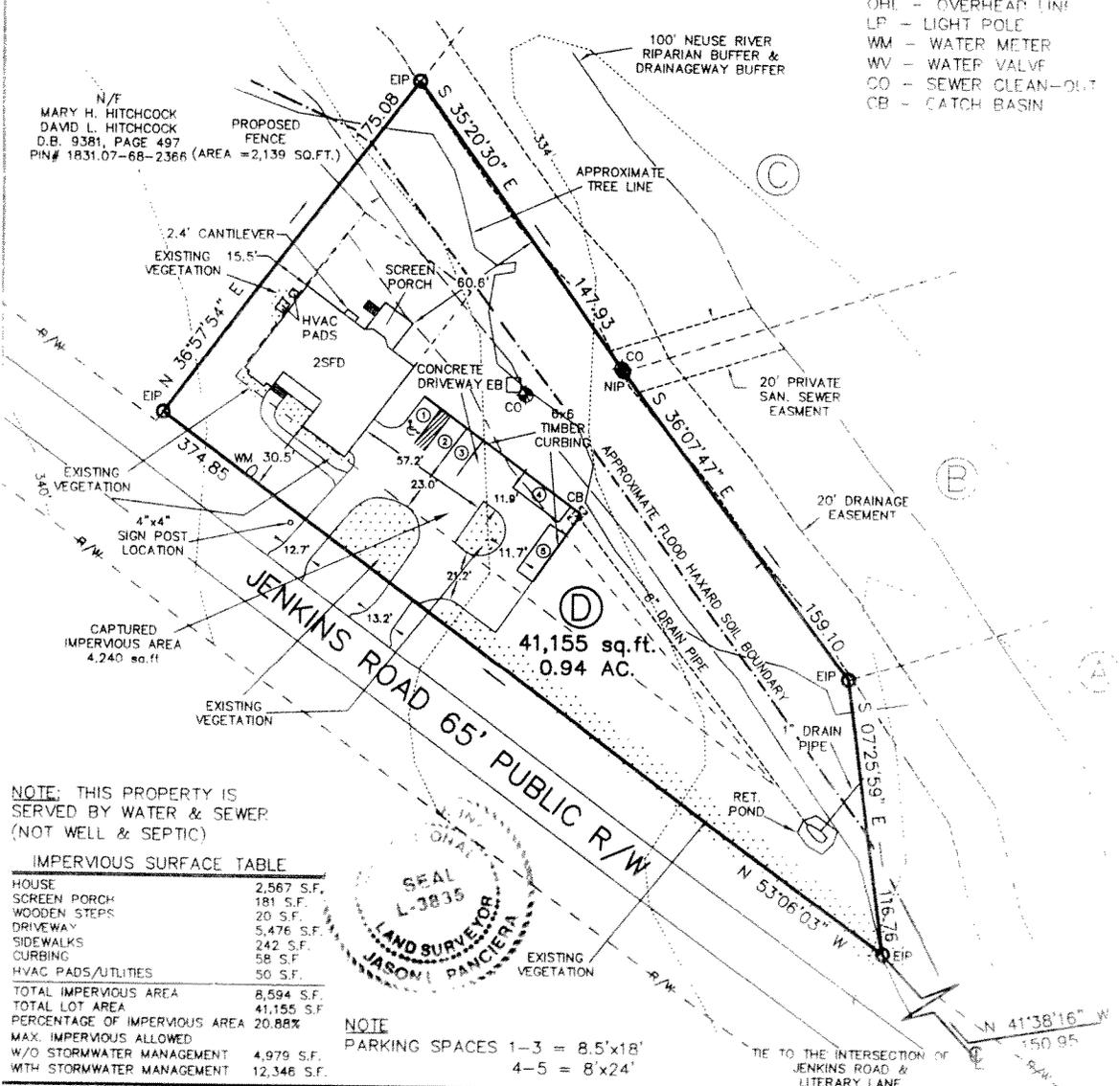


SCALE 1"=60'



LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOY
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDestal
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CB - CATCH BASIN



N/F
MARY H. HITCHCOCK
DAVID L. HITCHCOCK
D.B. 9381, PAGE 497
PIN# 1831.07-68-2366 (AREA = 2,139 SQ.FT.)

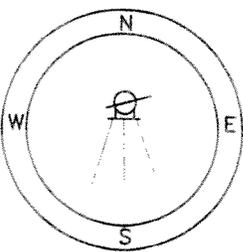
NOTE: THIS PROPERTY IS SERVED BY WATER & SEWER (NOT WELL & SEPTIC)

IMPERVIOUS SURFACE TABLE

HOUSE	2,567 S.F.
SCREEN PORCH	181 S.F.
WOODEN STEPS	20 S.F.
DRIVEWAY	5,476 S.F.
SIDEWALKS	242 S.F.
CURBING	58 S.F.
HVAC PADS/UTILITIES	50 S.F.
TOTAL IMPERVIOUS AREA	8,594 S.F.
TOTAL LOT AREA	41,155 S.F.
PERCENTAGE OF IMPERVIOUS AREA	20.88%
MAX. IMPERVIOUS ALLOWED W/O STORMWATER MANAGEMENT	4,979 S.F.
WITH STORMWATER MANAGEMENT	12,346 S.F.



NOTE
PARKING SPACES 1-3 = 8.5'x18'
4-5 = 8'x24'



CAWTHORNE, MOSS & PANCIERA, P.C.

Professional Land Surveyors
333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

[Signature]
PROFESSIONAL LAND SURVEYOR L-