PLANNED COMPLIANCE PERMIT APPLICATION

WAKE COUNTY
NORTH CAROLINA

Submit required documentation to:
Wake County Planning , Development and Inspections
PO Box 550 — Wake County Office Building
Raleigh, NC 27602-0550 — 336 Fayetteville Street Mall, Downtown Raleigh
Contact (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 Proposed Use (be as specific as possible and cite code section listing use as permitted use)
Self-Storage and outdoor storage of boats, r.v.'s, vehicles, mobile storage units, campers, and trailers

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

If Yes, provide relevant Permit Number: PCP-0306

Property

Parcel Identification Number: 0628-70-0189

Address: 5333 New Hill Holleman Rd

Location: East (north, east, south, west) side of New Hill Holleman Rd (street), at/between Avent Ferry Rd (street) and Harris Lake (street)

Total site area in square feet and acres: 723,967 square feet 16.62 acres

List Conditions of the Conditional Use Zoning District(s): See attached document

Present land use(s): Partial use for storage and partially vacant

How is this proposed use a public necessity? It meets the need of storage for many nearby subdivisions

What is impact on surrounding neighborhood and adjacent properties?" It provides the need of storage for many neighboring communities. It has a low impa on adjacent properties.

Land Owner

Land Owner Name: Harris Lake Boat Storage

Business Operator Name (if different from Land Owner):

Address: 8712 Holly Springs Rd

City: Apex State: NC Zip Code: 27539

E-mail Address: paul@higherproperties.com Fax: 919 363 8886

Telephone Number: 919 363 8878

Applicant (person to whom all correspondence will be sent)

Name: Paul Brewer

Address: 8712 Holly Springs Rd

City: Apex State: NC Zip Code: 27539

E-mail Address: paul@higherproperties.com Fax: 919 363 8886

Telephone Number: 919 363 8878 Relationship to Owner: IS OWNER

Proposal

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

Proposed total floor area: 144,000 sf Proposed floor area ratio (floor area/site area): 0.199:1

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 100 %

Proposed impervious surfaces area: 336,550 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 46.5 %

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

Front (B) 60 ft Left (C) 40 ft Right (E) 20 ft Rear (B) 60 ft

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

Front (B) 45 w/ Fence ft Left (C) 30 w/ Fence ft Right (E) 20 ft Rear (B) 45 w/ Fence ft

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

Front 50 ft Corner side ____ ft Side ____ ft Rear ____ ft

Proposed yard depths: Front 50 ft Corner side ____ ft Side 20 ft Rear 45 ft

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

Proposed building height: 30 ft

Min. parking space standard (see Article 15): 1 spaces per 300 SF office & 1/5000 SF non-office

Min. no. of parking spaces: 35 Proposed no. of parking spaces 61

Number of employees: 2 Hours of operation: 7am - 7pm Sun. - Sat.

Vehicular Access:

Names of access street(s) and number of access points along each: New Hill Holleman Rd. 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]
New Hill Holleman Rd	60	22	2	Y	No Data	No Data	117

[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:_____ ADT: _____

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: 400 gpd

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

( ) community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 240 gpd

Solid waste collection provided by: NA

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

Natural gas service provided by: N/A

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

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: WAKE COUNTY

Miscellaneous:

Generalized slope of site Rolling

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

Land Use Plan Classifications

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

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

( ) Short-Range Urban Services Area N/A

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

( ) Long-Range Urban Services Area Holly Springs

( ) Non-Urban Area/Water Supply Watershed N/A

( ) Non-Urban Area

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

Neighborhood Activity Center

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

Harris Lake Boat Storage has been a resource to the community in providing boat & other outdoor storage which is not abundant in the area. We keep our site very clean and have a good relationship with our neighbors. We are working to screen the site more with landscaping and want to continue to meet the county's requests.

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: Paul Brewer Date: 1/31/13

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: Paul Brewer Date: 1/31/13

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.

STATEMENT OF JUSTIFICATION

STATEMENT #1

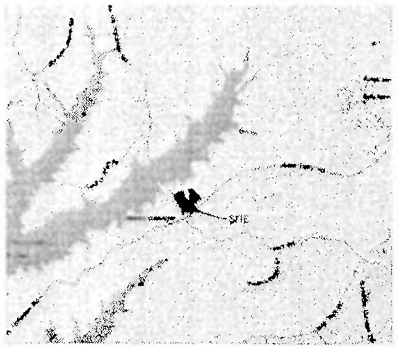
THIS DEVELOPMENT WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFTEY.

- THIS DEVELOPMENT WILL BE OF A LOW IMPACT TO THE EXISTING TRAFFIC CONDITIONS. THIS FACILITY WILL ALSO LOWER THE AMOUNT OF TOWING ON THE ROADWAYS BY BRINGING STORAGE CLOSER TO SITES OF INTENDED USE FOR THE WATERCRAFTS.
- THIS SITE, BEING A STORAGE FACILITY WILL HAVE LITTLE TO NO IMPACT ON UTILITIES IN THE AREA.
- SOIL AND EROSION CONTROL WILL BE TAKEN CARE OF USING TEMPORARY AND PERMANENT MEASURES AND A PLAN WILL BE REVIEWED AND APPROVED BY THE COUNTY BEFORE CONSTRUCTION BEGINS.
- STORMAWTER AND WATER QUALITY PROTECTION WILL BE TAKEN CARE OF USING TEMPORARY AND PERMANENT MEASURES AND A PLAN WILL BE REVIEWED AND APPROVED BY THE COUNTY BEFORE CONSTRUCTION BEGINS.

STATEMENT #2

THIS PROPOSED DEVELOPMENT WILL COMPLY WITH ALL REGULATIONS AND STANDARDS GENERALLY APPLICABLE WITHIN THE ZONING DISTRICT AND SPECIFICALLY TO THE PARTICULAR TYPE OF USE OR LAND CLASS.

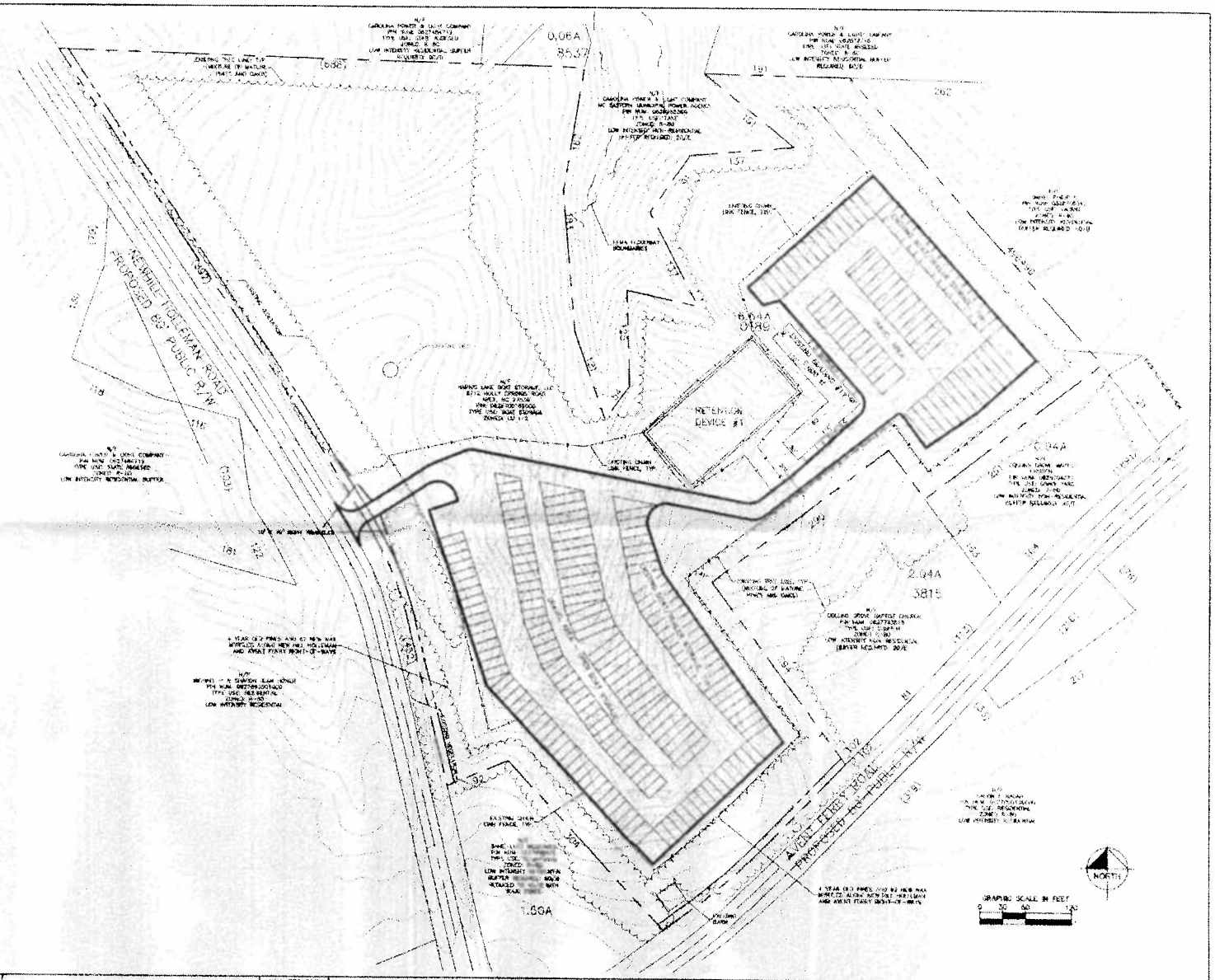
- THIS SITE WILL FOLLOW THE GUIDELINE SET FORTH IN THE WAKE COUNTY U.D.O.
- THIS SITE WILL BE SUBMITTED FOR REVIEW BY THE COUNTY FOR ALL NECESSARY PERMITS
- THIS SITE WILL PROVIDE THE SCREENING AND SETBACK REQUIRMENTS AS WELL AS OTHER CONDITIONS SET BY THE SPECIAL USE PERMIT FOR THE DEVELOPMENT.



VICINITY MAP
NTS

SHEET INDEX

C-1	EXISTING CONDITIONS PLAN
C-2	PRELIMINARY PHASE 1 SITE PLAN
C-3	PRELIMINARY PHASE 2 SITE PLAN
C-4	PRELIMINARY PHASE 3 SITE PLAN



Kimley-Horn and Associates, Inc.

KHA PROJECT 011007000
DATE 02/05/2011
SCALE AS SHOWN
DESIGNED BY WLB
DRAWN BY SCM
CHECKED BY WLB

HARRIS LAKE BOAT STORAGE EXPANSION

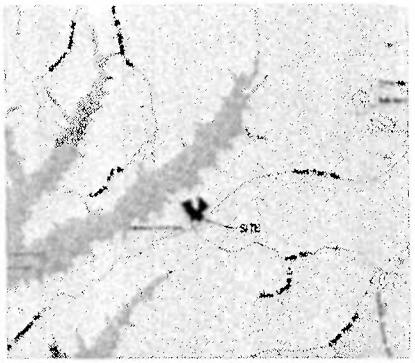
PREPARED FOR

HARRIS LAKE BOAT STORAGE, LLC

WAKE COUNTY NORTH CAROLINA

EXISTING CONDITIONS PLAN

C-1

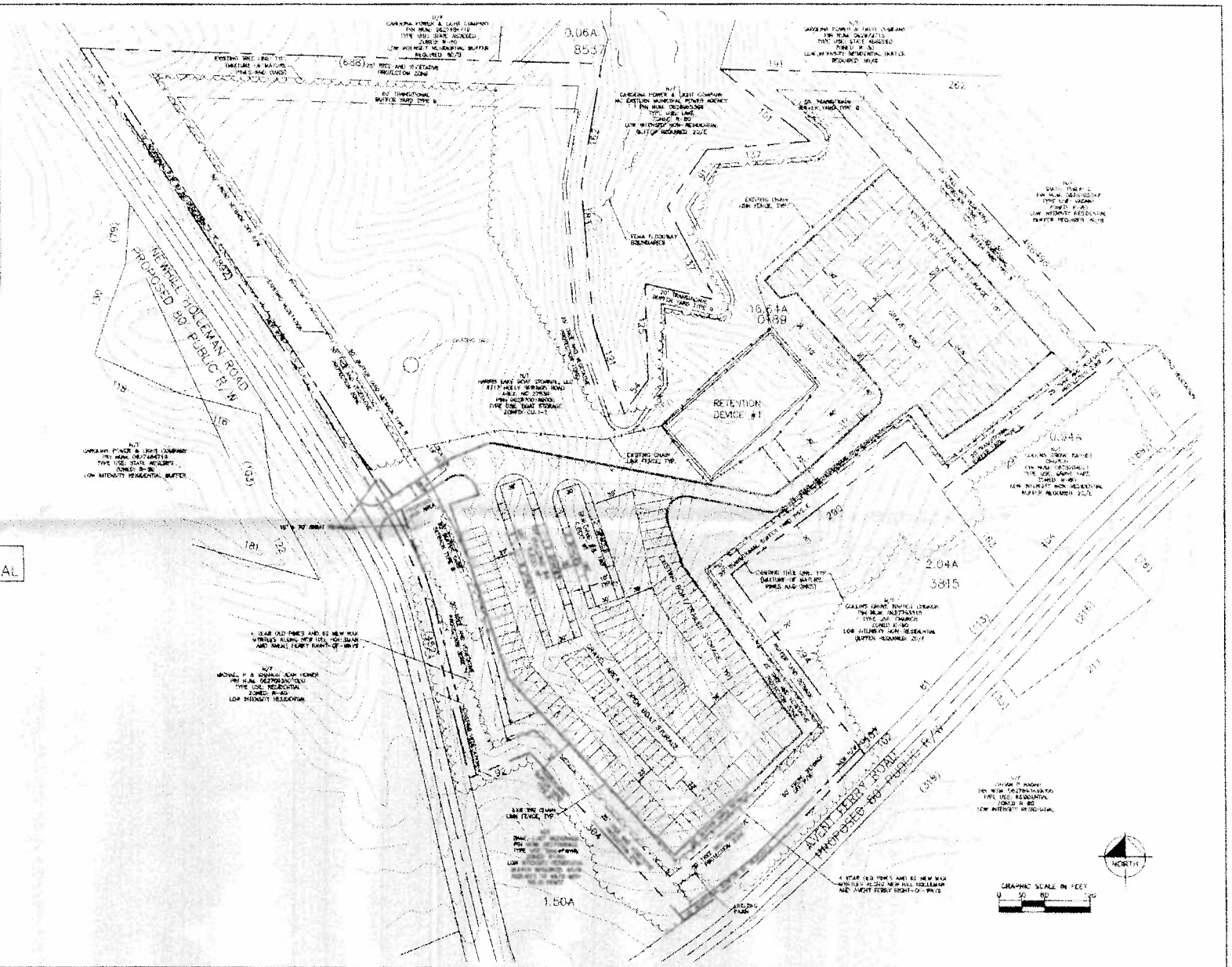


VICINITY MAP
NTS

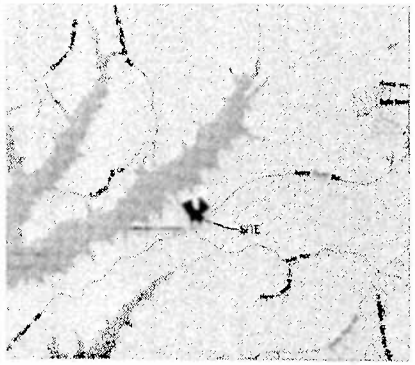
PHASE 1 SITE DATA

SEE PRELIMINARY PHASE 3 SITE PLAN FOR CONDITIONS OF APPROVAL

LEGEND



Kimley-Horn and Associates, Inc.	KHA PROJECT 061097006	HARRIS LAKE BOAT STORAGE EXPANSION	PRELIMINARY PHASE 1 SITE PLAN
© 2013 KIMLEY-HORN AND ASSOCIATES, INC.	DATE 02/09/2013	PREPARED FOR	C-2
333 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601	SCALE AS SHOWN	HARRIS LAKE BOAT STORAGE, LLC	
PHONE: 919-677-1954 FAX: 919-850-1817	DESIGNED BY WJB		
WWW.KIMLEY-HORN.COM	DRAWN BY WJB		
NC LICENSE # F-0102	CHECKED BY WJB	WAKE COUNTY NORTH CAROLINA	
REVISIONS DATE BY			



VICINITY MAP
NTS

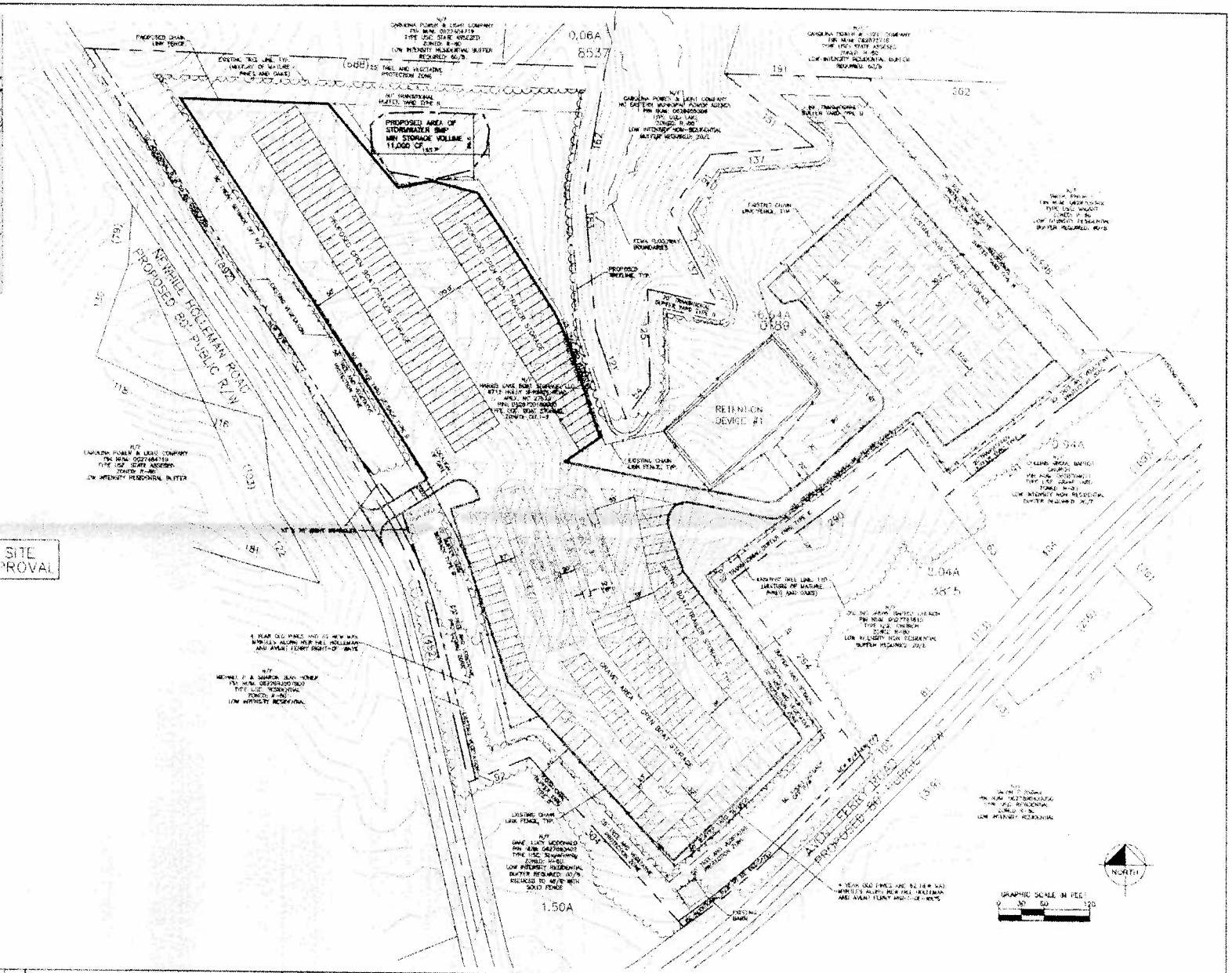
SEE PRELIMINARY PHASE 3 SITE PLAN FOR CONDITIONS OF APPROVAL

LEGEND:

PROPOSED GRAVEL AREA

EXISTING GRAVEL AREA

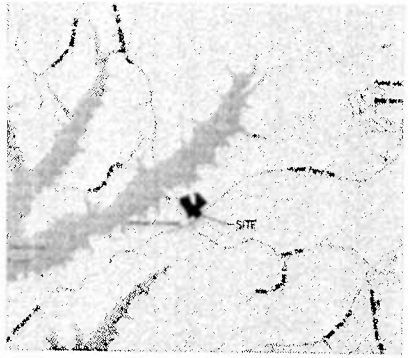
DRAIN LINE (TYP)



Kimley-Horn and Associates, Inc.	HARRIS LAKE BOAT STORAGE EXPANSION	PRELIMINARY PHASE 2 SITE PLAN
© 2013 KIMLEY-HORN AND ASSOCIATES, INC.	PREPARED FOR	C-3
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601	HARRIS LAKE BOAT STORAGE, LLC	
PHONE: 919-677-2000 FAX: 919-677-2050	WAKE COUNTY, NORTH CAROLINA	
NC LICENSE #: F-0102		

KHA PROJECT 013107000
DATE 02/05/2013
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

NO.	REVISION	DATE	BY



VICINITY MAP

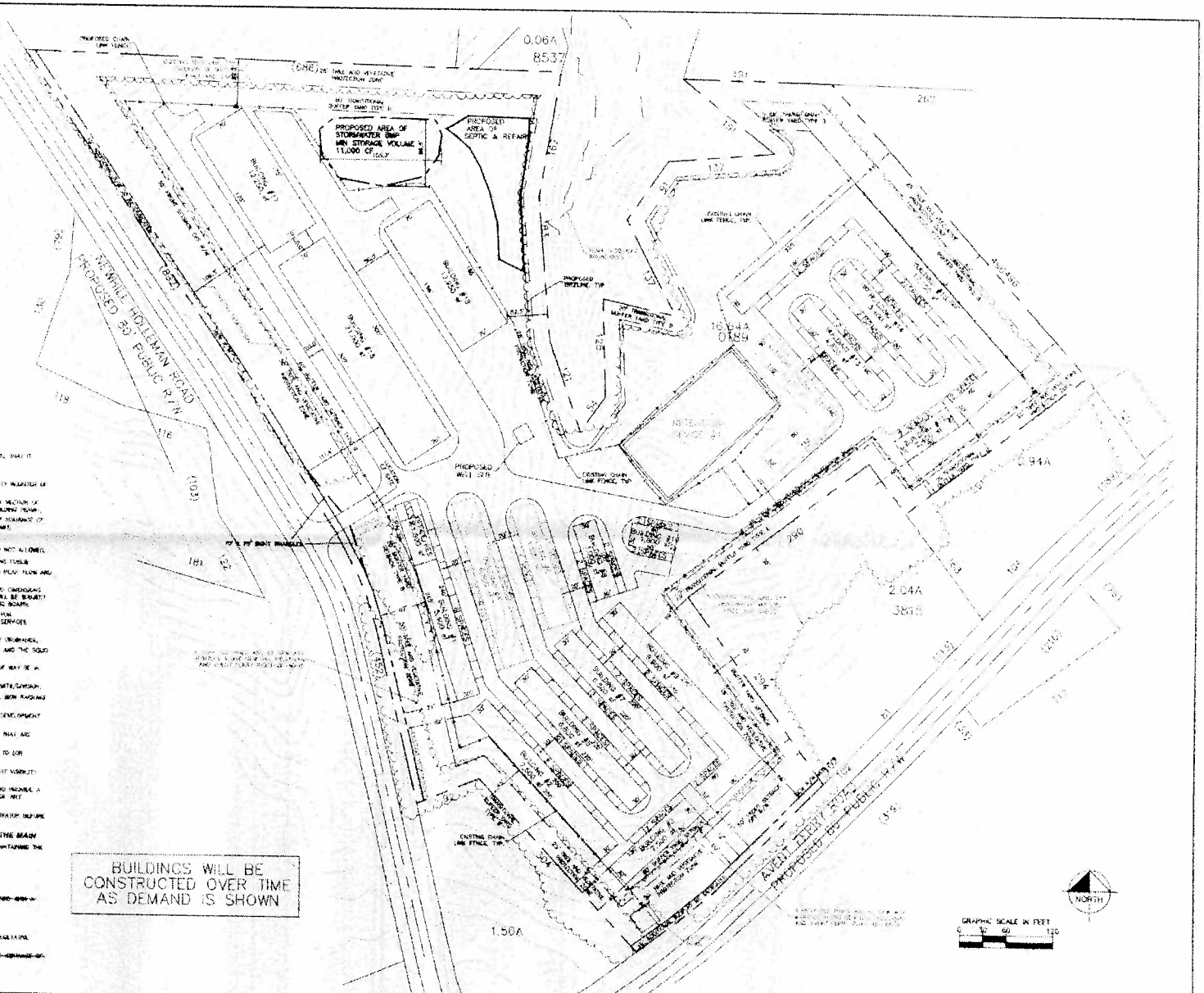
NTS

PHASE 3 SITE DATA

[illegible]

STAFF RECOMMENDS THAT IF THE PLANNING BOARD REACHES POSITIVE CONCLUSIONS ON ALL OF THE REQUIRED FINDINGS, THAT IT APPROVE THE REQUEST SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PETITIONER MUST RECORD THE NOTARIZED FORM PROVIDED TO THE CHAIR OF THE BOARD IN THE WAKE COUNTY REGISTER OF DEEDS, AND RETURN A COPY TO THE CURRENT PLANNING SECTION OF THE PLANNING DEPARTMENT;
2. THE PETITIONER MUST OBTAIN APPROVAL OF STORMWATER AND WASTEWATER SYSTEM FORM THE WATER/WASTEWATER SECTION OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PLANS AND OR BUILDING PERMIT;
3. THAT ALL WAKE COUNTY PUBLIC SAFETY DEPARTMENT REQUIREMENTS AND STANDARDS BE ADDRESSED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION/BUILDING PERMIT PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PLANS AND/OR BUILDING PERMIT;
4. THAT NO FUELING IS ALLOWED AT THE FACILITY;
5. THAT FUEL STORAGE OTHER THAN THAT STORED IN AUTOMOBILES, RV'S AND OTHER VEHICLE FUEL TANKS IS NOT ALLOWED;
6. THE STORMWATER MANAGEMENT PLAN SHALL ADDRESS THE POSSIBILITY FOR A RELEASE OF HYDROCARBON CONTAINING FUELS;
7. THE STORMWATER MANAGEMENT PLAN MUST COMPLY WITH THE NEUSE BUFFER PER ARTICLE 8 OF THE UDO INCLUDING PEAK FLOW AND NITROGEN REDUCTION REQUIREMENTS;
8. THE STORMWATER DETENTION DEVICES SHOWN ON THE SUBJECT SITE PLAN AND OF THE APPROXIMATE LOCATIONS AND DIMENSIONS ONLY. DETAILED ENGINEERING SPECIFICATIONS WILL BE SUBMITTED WITH THE CONSTRUCTION PLAN SUBMITTAL AND WILL BE SUBJECT TO APPROVAL BY THE ENVIRONMENTAL SERVICES DEPARTMENT AFTER APPROVAL OF THE SITE PLAN BY THE PLANNING BOARD;
9. UPON APPROVAL OF THE SITE PLAN BY THE PLANNING BOARD, THE APPLICANT MUST SUBMIT CONSTRUCTION PLANS FOR SEDIMENTATION AND EROSION CONTROL AND STORMWATER MANAGEMENT FOR APPROVAL OF BY THE ENVIRONMENTAL SERVICES DEPARTMENT;
10. ALL PHASES OF THE PROPOSED DEVELOPMENT MUST BE CONSISTENT WITH THE CURRENT STORMWATER MANAGEMENT ORDINANCE;
11. THAT THE PROPOSED BUFFER/YARDS SURROUNDING THE SITE COMPLY WITH THE CURRENT BUFFER/YARD REGULATIONS AND THE SOLID SIX FOOT TALL FENCE BE MAINTAINED FOR THE DURATION OF THE APPROVED USE;
12. THAT ANY OF THE PROPOSED BUILDINGS THAT ARE VISIBLE FROM AN ADJACENT PROPERTY OR A STREET RIGHT OF WAY BE IN HARMONY WITH A RESIDENTIAL AND/OR RURAL DESIGN;
13. THE PETITIONER MUST OBTAIN A BUILDING PERMIT FROM THE WAKE COUNTY INSPECTIONS/DEVELOPMENT/PLANNING/PERMITS/DIVISION;
14. THAT ANY/ALL SIGNAGE MEET THE REQUIREMENTS FOR THE UNIFIED DEVELOPMENT ORDINANCE AS PART OF A FINAL SIGN PACKAGE SUBMITTED TO AND APPROVED BY STAFF PRIOR TO THE ISSUANCE OF ANY PERMITS;
15. THAT ANY/ALL EXTERIOR LIGHTING MEET THE REQUIREMENTS OF ARTICLES 11-10-15 AND 11-10-17 OF THE UNIFIED DEVELOPMENT ORDINANCE;
16. THAT ANY/ALL MECHANICAL AND ELECTRICAL EQUIPMENT, PLANNING VENTS, DUCTS, OR OTHER UTILITY STRUCTURES THAT ARE VISIBLE FROM A PUBLIC ROAD OR A RESIDENTIAL DISTRICT BE SCREENED WITH A SOLID MATERIAL;
17. THAT THE FINAL DESIGN OF THE BUILDINGS MUST BE CONSISTENT WITH THE CONCEPTUAL PHOTOGRAPHS SUBMITTED TO AND ACCEPTED BY THE PLANNING BOARD AND BE APPROVED BY STAFF;
18. THAT NO STRUCTURES OR LANDSCAPING MAY BE INSTALLED WHICH WILL OBSTRUCT VIEWS WITHIN THE REQUIRED SIGHT VISIBILITY TRIANGLES;
19. THE PETITIONER MUST OBTAIN DRIVEWAY PERMITS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PROVIDE A COPY TO THE CURRENT PLANNING SECTION OF THE WAKE COUNTY PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PLANS AND/OR BUILDING PERMIT;
20. A FINAL ZONING SITE INSPECTION TO VERIFY SITE PLAN COMPLIANCE MUST BE PERFORMED BY THE ZONING ADMINISTRATOR BEFORE THE WAKE COUNTY INSPECTION/DEVELOPMENT PLANS/PERMITS DIVISION ISSUES A CERTIFICATE OF COMPLIANCE;
21. THAT THE WEST END WALLS OF BUILDINGS 1, 2, 3 AND 4, 5, 6, AND 7 THAT FACE A RIGHT OF WAY ON THE MAIN DRIVEWAY BE INSTALLED AND MAINTAINED AS A BRICK FACADE ACCORDING TO THE SITE PLAN, TO ASSIST IN MAINTAINING THE RESIDENTIAL CHARACTER OF THE AREA;
22. THAT THE LANDSCAPE PLAN BE REVISED TO SHOW WRONG PINES ON EQUIVALENT AS THE PLACE OF WHITE PINES;
23. THAT AN ADDENDUM TO CONDITION NUMBER 21 – THAT THE PLAN ALSO MEET NPDES – PHASE II REQUIREMENTS;
24. THAT ALL EXTERIOR LIGHTING IN GENERAL SHALL BE OF CUT-OFF TYPE;
25. ~~THAT THE STAFF RECOMMENDS THAT BUFFERS THE WESTERN NEUSE BUFFER WITH PLANTS OR INSTALLED AND MAINTAINED ONE A SIMILAR PLANTING BEFORE NEW USE MATERIAL;~~
26. ~~THAT THE OUTSIDE BOAT STORAGE IS NOT PERMITTED IN BOTH PHASE ONE AND PHASE TWO AND NO EXCEPTIONS;~~
27. THAT THE VERTICAL STACKING OF BOATS IS PROHIBITED;
28. THAT THE STOCKADE FENCING ALONG BUILDINGS TWO AND THREE BE PLACED AT THE INTERIOR OF THE TREE AND VEGETATIVE PROTECTION SOME INSTEAD OF THE LANDSCAPE BUFFER/YARD; AND
29. ~~THAT A TRANSPORTATION BENEFIT STUDY/ANALYSIS BE REVISED AND SUBMITTED BY PLANNING STAFF PRIOR TO THE ISSUANCE OF ANY BUILDING CONSTRUCTION PERMIT.~~



NO.	REVISION	DATE	BY

Kimley-Horn and Associates, Inc.

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421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-833-5867
WWW.KIMLEY-HORN.COM
NC LICENSE # F-0102

KHA PROJECT 011507002
DATE 02/05/2013
SCALE AS SHOWN
DESIGNED BY [illegible]
DRAWN BY [illegible]
CHECKED BY [illegible]

HARRIS LAKE BOAT STORAGE EXPANSION

PREPARED FOR

HARRIS LAKE BOAT STORAGE, LLC

WAKE COUNTY NORTH CAROLINA

PRELIMINARY PHASE 3 SITE PLAN

SHEET NUMBER C-4