



**PLANNED COMPLIANCE PERMIT APPLICATION**

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)

Truss Plant / Engineered wood Products

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

If Yes, provide relevant Permit Number: PCP-02-010

**Property**

Parcel Identification Number: 1730942075

Address: 2301 US Hwy 70 E

Location: North side of US 70 East, at/between  
(north, east, south, west) (street)

Green Garden Rd and Guy Road  
(street) (street)

Total site area in square feet and acres: 733,768 square feet 16.845 acres

List Conditions of the Conditional Use Zoning District(s): landscape buffers to agree with article 16 of UDD, impervious surface of greater than to have on site detention

Present land use(s): vacant

How is this proposed use a public necessity?

What is impact on surrounding neighborhood and adjacent properties?"

None due to proper buffer yard

**Land Owner**

Land Owner Name: Purce Hardy Limited Partnership

Business Operator Name (if different from Land Owner): 84 Lumber

Address: 1019 Rt 519

City: Eighty Four State: PA Zip Code: 15330

E-mail Address: zawnickj@84lumber.com Fax: 866 740 1268

Telephone Number: 724-828-3120

**Applicant** (person to whom all correspondence will be sent)

Name: Jim Zawrick  
 Address: 1019 Pt 519  
 City: Eighty Four State: PA Zip Code: 15330  
 E-mail Address: zawrickj@84lumber.com Fax: 816-740-1268  
 Telephone Number: 724-228-3636 Relationship to Owner: Engineer

**Proposal**

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

Proposed total floor area: 410,110 sf Proposed floor area ratio (floor area/site area): 10.370

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

Proposed impervious surfaces area: 330,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 44.8 %

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

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

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

Front (F) 50\* ft Left (B) 40/60 ft Right (B) 60\*\* ft Rear (B) 60 ft

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

Front \_\_\_\_\_ ft Corner side \_\_\_\_\_ ft Side \_\_\_\_\_ ft Rear \_\_\_\_\_ ft

Proposed yard depths: Front 55<sup>left</sup> ft Corner side 82 ft Side 60<sup>right</sup> ft Rear 735 ft

**Max. building height** (see applicable district/use regulation): 40 ft

Proposed building height: 25 ft

**Min. parking space standard** (see Article 15): 1 spaces per 8 employees + 1 per

Min. no. of parking spaces: \_\_\_\_\_ Proposed no. of parking spaces 67

Number of employees: 50 Hours of operation: 7am-6pm m-F

**Vehicular Access:** 8am-5pm Saturday

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>
US Hwy 70 East	200	85	4	y	other major roadway	31,500	2,000

<sup>1</sup> See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or 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):

\* 10' Throughfare buffer screening / 50 landscape buffer  
 \*\* 75' Type A transitional buffer for house

Type of vehicle: semi-trailers ADT: 6-7

Type of vehicle: \_\_\_\_\_ 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: \_\_\_\_\_ gpd

Solid waste collection provided by: \_\_\_\_\_

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

Natural gas service provided by: PSNC of North Carolina

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

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

Fire protection provided by: Wake County

**Miscellaneous:**

Generalized slope of site 4% from east to west

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: \_\_\_\_\_

**Land Use Plan Classifications**

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

( ) Short-Range Urban Services Area/Water Supply Watershed Town of Garner

( ) Short-Range Urban Services Area \_\_\_\_\_

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

( ) Long-Range Urban Services Area \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

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

Industrial per map dated March 15, 2004

\_\_\_\_\_

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

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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).

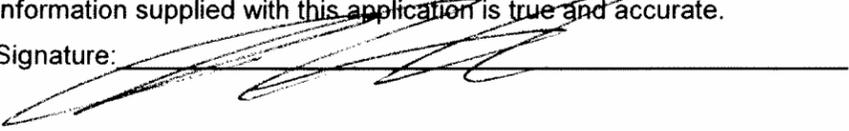
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature:  Date: 1.5.2015

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.

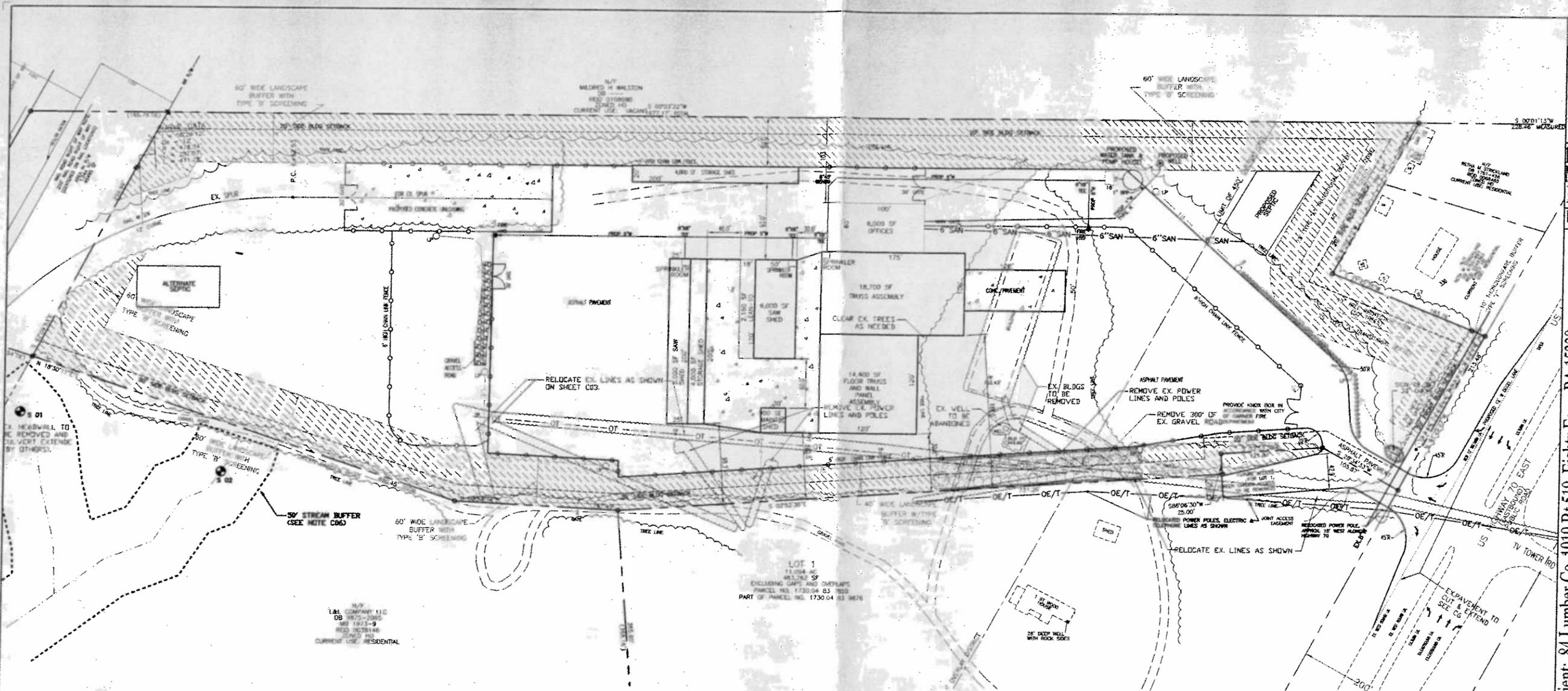
Signature:  Date: 1-5-15

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](http://www.wakegov.com).

Client: 84 Lumber Co. 1019 Rt. 519, Eighty Four, PA 15330

**84 LUMBER NEW FACILITY**  
 Site Const. Doc's

2301 US Hwy. 70 East Bus., Garner, NC



**DEVELOPMENT NARRATIVE**

WORKING PARCEL TO BE DEVELOPED BY 84 LUMBER FOR NEW FACILITY. PERIMETER OVERFLOW DITCHES TO BE INSTALLED ALONG W/ S&T FENCES & SEDIMENT TRAPS AS SHOWN ON P&I S&C PLAN PRIOR TO CLEARING OPERATIONS. LEAVING ONLY THAT NEEDED FOR THEIR INSTALLATION. P&I & EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED AS SITE WORK PROGRESSES. NEW IMPROVEMENT AREAS TO BE CATCH & TREAT FOR VOL. & PEAK CONTROL IN DRY DETENTION BASIN ON NORTH SIDE OF SITE. SMALL AMOUNT OF EVERY DRIVE INTERLUDES AREA TO BE TREATED BY GRASS SWALE. P&I. PEAK IS LESS THAN PRE-PEAK DRAINAGE ENDING UP IN HWY 70 ROADSIDE SWALE.

AS PER 16-10-4 PLANT MATERIAL, INSTALLATION AND MAINTENANCE

(B) PLANT MATERIALS

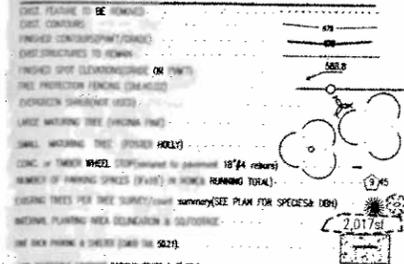
(1) EXISTING VEGETATION

EXISTING VEGETATION THAT MEETS OR EXCEEDS APPLICABLE SCREENING REQUIREMENTS MAY BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION, PROVIDED THE BUFFERYARD CONTAINS SUFFICIENT AREA SURROUNDING THE VEGETATION TO ENSURE ITS PROTECTION FROM ENCROACHMENTS THAT MAY THREATEN ITS CONTINUED HEALTHY GROWTH. DUE TO THEIR EFFECTIVENESS IN IMMEDIATELY PROVIDING A MORE EFFECTIVE SCREEN, THE RETENTION AND PROTECTION OF EXISTING VEGETATION MUST BE GIVEN PREFERENCE OVER THE INSTALLATION OF NEW PLANT MATERIAL IN THE ACHIEVEMENT OF THE REQUIRED SCREENING. EXISTING VEGETATION MUST BE NONINVASIVE IN NATURE. IF NONINVASIVE PLANTS ARE FOUND WITHIN THE BUFFER, THEY MUST BE PERMANENTLY REMOVED THROUGH MECHANICAL OR HERBICIDAL MEANS. NO DISPOSAL OF THESE PLANT (WHOLE PLANTS, CLIPPINGS, ROOT MASSES, ETC.) MAY OCCUR WITHIN THE BUFFERS, EASEMENTS, OPEN SPACE AREAS OR ALONG RIGHTS-OF-WAY.

**LANDSCAPING SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	MATURE SIZE	SPACING	SPREAD
●	14	ACER RUBRUM	RED MAPLE	10'	45'	AS SHOWN	40'
○	30	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8'-9'	15'	AS SHOWN	10'
○	282	TAXUS X MEDIA 'NIGRA'	NIGRA YEW	3'	4-5'	5' C/C	4-5'
*	9	JUNPERUS CHINENSIS HETZI	HETZI JUMPER	3'	4-5'	AS SHOWN	4-5'
□			EXISTING TREES TO REMAIN	50+*			

**LEGEND**



**DEVELOPMENT DATA**

SITE AREA = 16.84AC; P&I 173042075; DB 12212 P&I 1572-1578, 1730-94-2075, 1730-83-7800  
 LESS FOR ROW = 15,802 AC  
 ZONING = CONDITIONAL USE HAY COMM.

EXISTING TREE 50'-20' W/ 10' SPACING	PROPOSED BLDG. SUMMARY (BLADETYPE TRUCK & SHED)
TOTAL NEW STRUCTURES = 6,344sf	
PER AREA BLDG = +0.09	
TOTAL NEW FURNITURE = +145,000sf	

TOTAL NEW FURNITURE = +145,000sf

SEAL 15/15



REVISIONS:

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SHEET DESCRIPTION:  
 SITE, STAKING &  
 LANDSCAPE PLAN

