



PLANNED COMPLIANCE PERMIT APPLICATION

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

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.

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)

Industrial Service - Flexuse office/warehouse building with rear loading dock/yard area.

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

If Yes, provide relevant Permit Number: _____

Property

Parcel Identification Number: 0699-03-0928, 0689-93-9784 & 0699-03-0404

Address: 8135, 8139 & 8147 Old McCullers Rd

Location: East side of Old McCullers Rd, at/between
(north, east, south, west) (street)

Ten-Ten Rd and Advantage Way
(street) (street)

Total site area in square feet and acres: 372,362 square feet 8.55 acres

List Conditions of the Conditional Use Zoning District(s): See attached minutes from 2006-04-19 Planning Board Meeting.

Present land use(s): Vacant

How is this proposed use a public necessity? No

What is impact on surrounding neighborhood and adjacent properties?"
Proposed development is per the approved Conditional Use Zoning and current Wake County UDO regulations therefore surrounding properties impact is negligible.

Land Owner

Land Owner Name: Salamander Ranch, LLC - Attn: Mr. John Dillinger

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

Address: PO Box 1605

City: Apex State: NC Zip Code: 27502

E-mail Address: cet_ral1@bellsouth.net Fax: _____

Telephone Number: 919 661-0011

Applicant (person to whom all correspondence will be sent)

Name: Michael Kane, PE of Capital Civil Engineering, PLLC

Address: 1011 Pemberton Hill Rd, Ste 203

City: Apex State: NC Zip Code: 27502

E-mail Address: mkane@capitalcivil.com Fax: 919 590-1687

Telephone Number: 919 249-8587 Relationship to Owner: Civil Engineer

Proposal

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

Proposed total floor area: 24,000 sf Proposed floor area ratio (floor area/site area): 6.5%

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

Proposed impervious surfaces area: 136,858 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 37 %

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

Front (Tree Prot. 50 ft Left (B) 60 ft Right (A-SHOD 50 ft Rear (B) 60 ft

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

Front (Tree Prot. 50 ft Left (B) 60 ft Right (A-SHOD 50 ft Rear (B) 60 ft

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

Front 50 ft Corner side 50 ft Side 25 ft Rear 25/0 adj RR ft

Proposed yard depths: Front 50 ft Corner side 50 ft Side 25 ft Rear 25/0 adj RR

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

Proposed building height: 25 ft 1 space per 300 sf office area

Min. parking space standard (see Article 15): 1 spaces per 800 sf storage area

Min. no. of parking spaces: 39 Proposed no. of parking spaces 39

Number of employees: T.B.D. Hours of operation: Normal business hours

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
Old McCullers Rd (2 pnts)	60	20.5	2	Y	n/a	n/a	184

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: Passenger vehicles ADT: 114

Type of vehicle: Trucks - Industrial service vehicles ADT: 70

Utilities and Services:

Water supply provided by: () municipal system : _____

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

Est. total water demand: 1,000 gpd

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

() community system – specify type: _____

(X) individual on-site system

Est. total wastewater discharge: 1,000 gpd

Solid waste collection provided by: Onsite tank pumped to septic field

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

Natural gas service provided by: n/a

Telephone service provided by: T.B.D. Underground () yes () no

Cable television service provided by: n/a Underground () yes () no

Fire protection provided by: County

Miscellaneous:

Generalized slope of site 3~4%

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

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

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 _____

() Non-Urban Area

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

Fuquay-Garner Area Land Use Plan

Regional Activity Center, Planned Growth Area

Partial Special Highway Overlay District

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: John R Dillgo, Manager member Date: 6/5/2017

Signature: _____ Date: _____

Signature: _____ Date: _____

Land use professionals (architects, engineers, planners, landscape architects, etc.), as well as employees of corporate or municipal applicants, may testify at quasi-judicial proceedings about factual matters in support of an application, petition or appeal. However, they MAY NOT examine or cross-examine witnesses, make legal arguments as to why an application, petition or appeal should be granted, or otherwise advocate for results on behalf of another individual or entity at a quasi-judicial proceeding. These functions can ONLY be performed at a quasi-judicial proceeding by an attorney licensed to practice law in North Carolina. Therefore, it is **strongly recommended** that unless you are an individual representing yourself in a quasi-judicial proceeding, you have an attorney present to present your case.

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: [Signature] Date: 6/6/17

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.



- CAPITAL CIVIL ENGINEERING -

PO Box 1006, Apex, NC 27502

919 249-8587 ph

919 590-1687 fx

NC License No P-0809

June 6, 2017

Wake County Planning Staff
PO Box 550
Raleigh, NC 27602

Re: 8135, 8139 & 8147 Old McCullers Road
Statement of Justification

To Whom it may concern:

The owner of the properties at 8135, 8139 & 8147 Old McCullers Road wishes to develop the vacant land according to the current zoning and regulations of Wake County. He owns a concrete crushing company and will be using part of the phase 1 building for his companies use. Note that they do not crush or store material onsite, rather they take equipment to jobsites to complete their work there. The remaining portion of the phase 1 building and the phase 2 expansion will be rented out to business that fall within the allowable uses for the current zoning of the property.

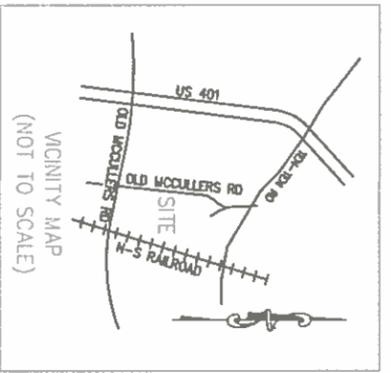
At full buildout only 181 trips per day are projected so there is minimal impact to traffic in the vicinity. Site is not adjacent to sewer and water utilities so will be served via onsite well water and septic sewer. Building is small and will meet state fire access regulations. Erosion control permit will be sought per Wake County and North Carolina standards.

All proposed development is intended to meet or exceed the regulations and standards applicable by the Wake County UDO for the current CU-I-2 zoning, particularly the type use and class of uses.

Please call me with any questions.

A handwritten signature in black ink, appearing to read 'MJ Kane', is written over a white background.

Michael J. Kane, P.E.
Capital Civil Engineering, PLLC



811
Know what's below.
Call before you dig.

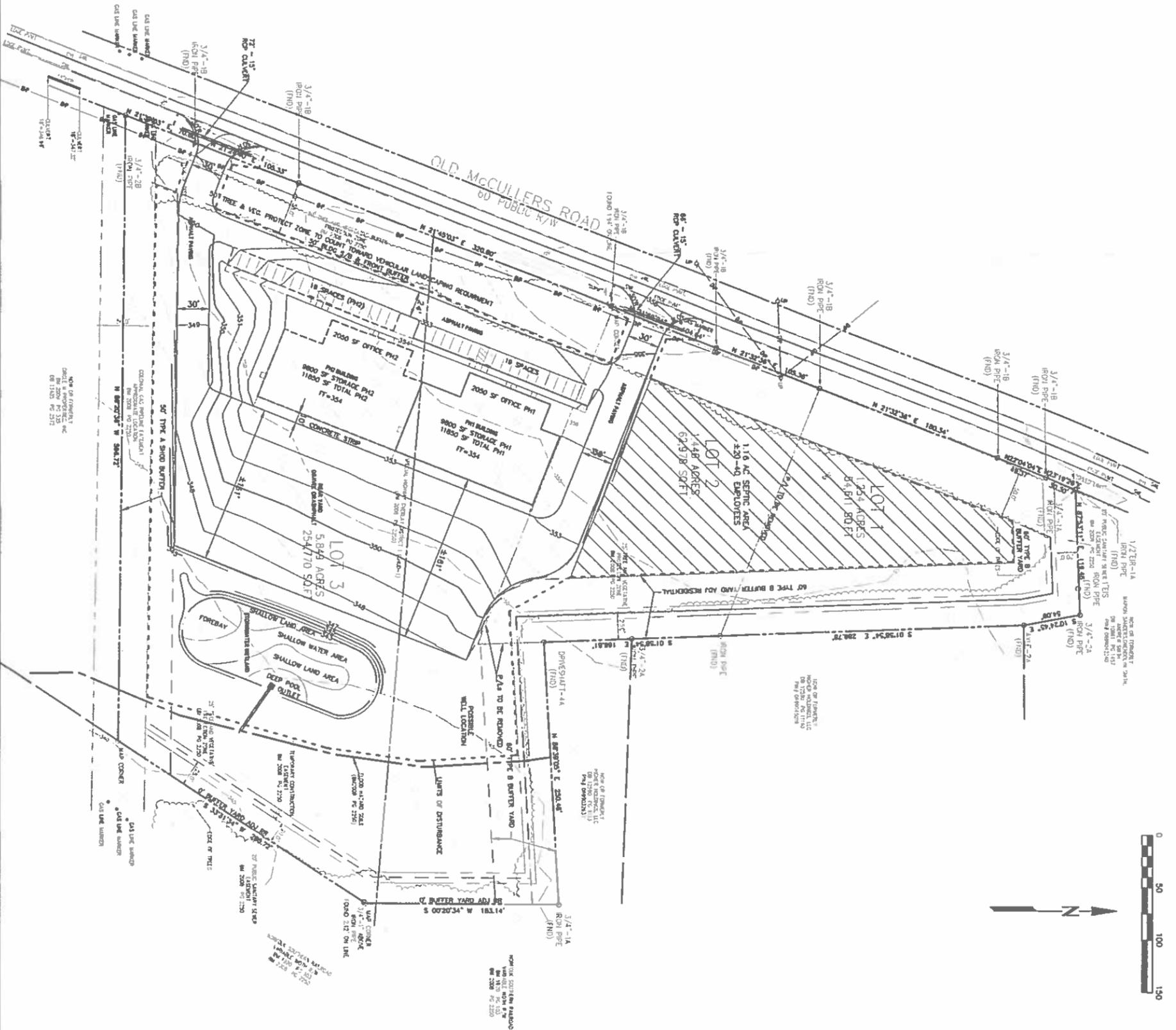
OWNER
SALAMANDER RANCH, LLC
1011 PEMBERTON HILL RD, APEX, NC 27502
PH: 919 841-0011

ENGINEER
CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, SUITE 200
APEX, NC 27502
PH: 919 249-8837

SITE DATA

OWNER	SALAMANDER RANCH, LLC
PHAS	0699-03-0928, 0699-93-9784 & 0699-03-0404
ADDRESS	8135, 8138 & 8147 OLD MCCULLERS RD
ZONING	CU-1-2
CONDITIONS	PER ZP-856-06, MINUTES APRIL 19, 2006
AREA	8.95 TOTAL ACRES (TO BE COMBINED)
EXISTING USE	VACANT
PROPOSED USE	CONTRACTOR OFFICE/WAREHOUSE
CONSTRUCTION TYPE	V-B
OCCUPANCY TYPE	S-1
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	25' (0' ALONG RAUROAD)
PARKING REQUIRED	ONE SPACE PER 300 SF OFFICE USE AND ONE SPACE PER 800 SF STORAGE USE
	OFFICE 2050 SF (PER PHASE) = 7 SPACES STORAGE 9800 SF (PER PHASE) = 12 SPACES PARKING REQUIRED = 19 SPACES PER PHASE 38 TOTAL
PARKING PROVIDED	19 PER PHASE, 38 SPACES
HANDICAP VAN ACCESS SPACES	1 SPACE PER PHASE (INCL IN TOTAL COUNT)
DISTURBED AREA	8 ACRES
PROPOSED IMPERVIOUS AREA	3.14 ACRES (37%)
BUILDING HEIGHT	25'
BUILDING FOOTPRINT	11,850 SF PER PHASE, 23,700 TOTAL
100YR FLOOD PLAIN	NONE ON THIS LOT
FEMA FLOOD MAP	372006899001 & 372006999001 EFFECTIVE 5/2/2006
WATERSHED	N/A
HOURS OF OPERATION	STANDARD BUSINESS HOURS
IMPERVIOUS SURFACE COVERAGE	37%
HAZARDOUS MATERIALS ONSITE	NONE

- SITE NOTES:**
1. ALL CONSTRUCTION PER WAKE COUNTY UDO AND SPECIFICATIONS.
 2. DUMPSTER TO BE SCREENED FROM STREET VIEW BY WOODEN FENCING MINIMUM OF ONE FOOT HIGHER THAN DUMPSTERS.
 3. NO SITE IRRIGATION SHALL BE PROVIDED.
 4. ASPHALT CONCRETE OR GRAVEL SECTIONS TO BE DESIGNED BY GEOTECHNICAL ENGINEER UPON TESTING OF EXISTING SUBGRADE



 CCE CAPITAL CIVIL ENGINEERING 1011 PEMBERTON HILL RD, SUITE 203, APEX, NC 27502 PH 919 249-8587 FX 919 590-1687 COPYRIGHT 2016 CAPITAL CIVIL ENGINEERING, PLLC P-0809	ABG FLEX 9556 & 9548 INDUSTRY DR, RALEIGH, NC 27603 FUQUAY-VARINA, NC - BM2010 PG197 & 198	 Gregory DEVELOPMENT LLC 9541 INDUSTRY DR, RALEIGH, NC 27603 (PH) 919 779-3522 WWW.GREGORY-DEVELOPMENT.COM - (FX) 919 779-3568
	DATE: JULY 7, 2016 ISSUED FOR CONSTRUCTION SHEET NO: C1	