

Applicant (person to whom all correspondence will be sent)

Name: Justin Biondi

Address: 5125 Widespan Dr

City: Clayton State: NC Zip Code: 27520

E-mail Address: jbiondi@brieganconcrete.com Fax: 919.661.0904

Telephone Number: 828.333.0049 Relationship to Owner: Employee/Agent

Proposal

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

Proposed total floor area: 3750 sf Proposed floor area ratio (floor area/site area): 0.0182

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

Proposed impervious surfaces area: 3750 sf

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

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

Front () N/A ft Left () N/A ft Right () N/A ft Rear (C) 40 ft

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

Front () N/A ft Left () N/A ft Right () N/A ft Rear (C) 40 ft

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

Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

Proposed yard depths: Front N/A ft Corner side N/A ft Side N/A ft Rear N/A ft

Max. building height (see applicable district/use regulation): 55 ft

Proposed building height: 20 ft

Min. parking space standard (see Article 15): 1 spaces per 800 sq ft

Min. no. of parking spaces: 5 Proposed no. of parking spaces 20 Existing, 0 Additional

Number of employees: 15 Hours of operation: 7a-3:30pm

Vehicular Access:

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

Widespan Drive, 1 point (Dead ends into property)

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
<u>WIDESPAN</u>	<u>60</u>	<u>22</u>	<u>2</u>	<u>Y</u>	<u>N/A</u>	<u>N/A</u>	<u>0</u>

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) No Additional Traffic

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services:

Water supply provided by: () municipal system : N/A

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

Est. total water demand: 0 gpd

Wastewater collection/treatment provided by: () municipal system: N/A

() community system – specify type: _____

() individual on-site system

Est. total wastewater discharge: 0 gpd

Solid waste collection provided by: N/A

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

Natural gas service provided by: N/A

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

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

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site Slopes N to S from 352 to 341

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

Unnamed stream to the South

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 N/A

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

() Non-Urban Area

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

Commercial

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?)

The proposed building is being constructed on a site historically used for the same purpose of the building. Adjacent lots to site are used for similar purposes. No changes will be made to total impermeable area, water demand or water shed. No additional traffic will be generated by the construction of the building. The building will be used to store materials already stored onsite, albeit outside.

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

Building will be for basic storage of materials for weather protection.

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: 11/2/15

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: _____ Date: 11/2/15

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.

PREPARED BY: JUSTIN BIONDI
BRIEGAN CONCRETE CONSTRUCTORS
5125 WIDESPAN DR
CLAYTON NC, 27520

SPECIAL USE PERMIT STATEMENT OF JUSTIFICATION FOR STORAGE BUILDING AT 5125 WIDESPAN DRIVE

1. THE PROPOSED DEVELOPMENT WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY.

The proposed storage building will not add any additional traffic to any access. The storage facility it being built to provide weather protection to material already stored onsite. The facility will not have any plumbing or drainage for waste water, and will not increase demand for water or waste water. The building will not generate any additional garbage demand. The building will only have standard electrical draw and will not burden the current grid. The building is being constructed on land already cleared and paved with gravel pavement, so there will be no change to current runoff or drainage conditions. No hazardous chemicals or other materials will be stored not permitted under the S1 or S2 use class, nor any storage of petroleum products or other hazardous chemicals.

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

The building is seeking permits under Article 7 of the Wake County Uniform Development Code [UDC]. The Existing Non-conforming area consists of approximately 100,000 sq. ft. of outside storage, paving, storage buildings and sheds and office building. The proposed building is 3750 sq. ft. The percent change of non-conformity is less than 4%. This complies with UDC 7-12-2.B.2(a)&(b). The proposed building will not increase the impervious area percentage, as it is being built upon existing imperious area. The historical use of the site has been a commercial contracting office and material yard since at least 1984. The nearby lots of either vacant or being use for similar commercial uses. All other considerations will be submitted to Wake County as part of the permit review process.

3. THE PROPOSE DEVELOPMENT WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING PROPERTY, OR IS A PUBLIC NECESSITY.

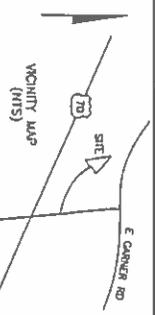
The proposed building is consistent with the current use of the site. Nearby properties are used for similar purposes. This property will not injure the values of any adjoining properties.

4. THE PROPOSED DEVELOPEMTN WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS LOCATED.

The building is consistent with existing use and nearby use.

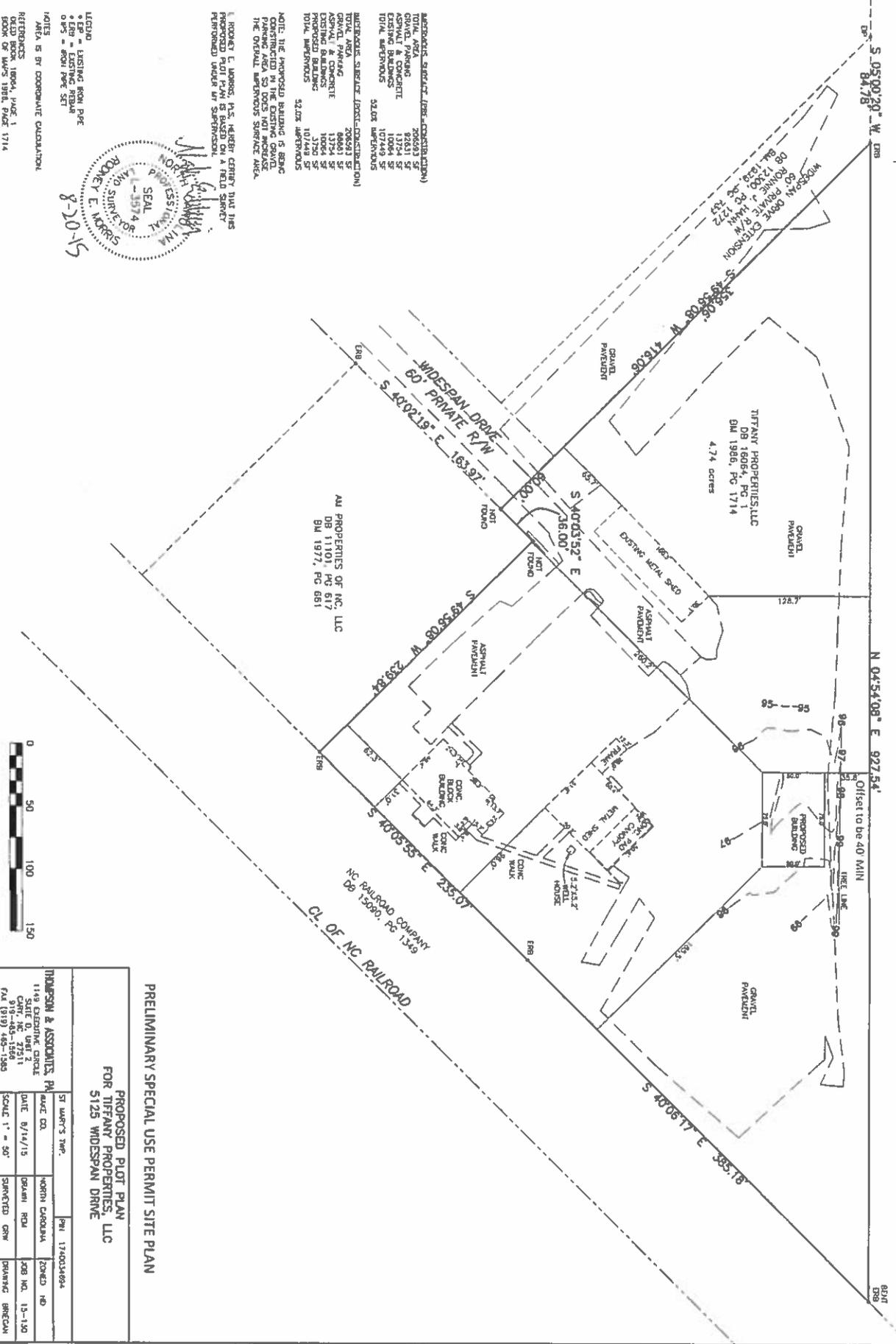
5. THE PROPOSE DEVELOPMENT WILL BE CONSISTANT WITH THE WAKE COUNTY USE PLAN.

The proposed building does not create any additional conflict with the Wake County Use Plan.



RYAN SMITH, BERNER
 JUANITA SMITH WILLARD
 DB 1-1828, PG 2130

BM 1986, PG 1714



MATERIALS SURFACE (PER CONSTRUCTION)
 TOTAL ASPHALT 82831 SF
 TOTAL GRAVEL 13724 SF
 TOTAL ASPHALT & CONCRETE 113724 SF
 TOTAL CONCRETE 107249 SF
 TOTAL ASPHALT 107249 SF
 TOTAL ASPHALT/CONCRETE 214498 SF

GRAVEL PARKING
 TOTAL AREA 206493 SF
 TOTAL ASPHALT 66641 SF
 TOTAL GRAVEL 139852 SF
 EXISTING BALANCE 10024 SF
 PROPOSED BALANCE 37262 SF
 TOTAL IMPROVEMENTS 32208 ASPHALT/CONCRETE

NOTE: THE PROPOSED BUILDING IS BEING PROPOSED TO BE CONSTRUCTED ON THE OVERALL IMPROVED SURFACE AREA.

ROCKY E. MORRIS, P.E., REGISTERED CIVIL ENGINEER
 THIS PROPOSED PLAT PLAN IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION.



8-20-15

LEGEND
 * EP = EXISTING FROM PERM
 * ERB = EXISTING REBAR
 * SFS = FROM PERM SET

NOTES
 AREA IS BY COORDINATE CALCULATION

REFERENCES
 DEED BOOK 1804, PAGE 1
 BOOK OF MAPS 1881, PAGE 1714



PRELIMINARY SPECIAL USE PERMIT SITE PLAN

**PROPOSED PLAT PLAN
 FOR TIFFANY PROPERTIES, LLC
 5125 WIDESPAN DRIVE**

THOMPSON & ASSOCIATES, PLLC		ST. MARTIN'S TWP.		PLAT NO. 1740034884	
1148 CRESTLINE CIRCLE CHRY, NC 27511 919-465-1566 FAX (919) 465-1560	DATE: 8/14/15	NORTH CAROLINA	ZONE: RD	JOB NO. 13-130	PLANNING AGENCY
	SCALE: 1" = 50'	PREPARED BY: [Signature]			
		CHECKED BY: [Signature]			