

SPECIAL USE PERMIT APPLICATION



Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550
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 Special Use (be as specific as possible and cite code section listing use as permitted special use)

Public Park in water supply watershed (R80W), Ref Article 4.4-11
use table and Wake County Watershed regulations.

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

If Yes, provide relevant Special Use Permit Number: BA SUE-2105-08

Property

Parcel Identification Number: 1800102847

Address: PO BOX 380

Location: WEST side of FALLS OF THE NEUSE ROAD at/between
(north, east, south, west) US 98 and RIVERSIDE DRIVE
(street) (street)

Total site area in square feet and acres: 25,874,640 square feet 594 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): OPEN SPACE / FOREST LAND

How is this proposed use a public necessity?
SEE ATTACHED STATEMENT OF JUSTIFICATION

What is impact on surrounding neighborhood and adjacent properties?
LOCAL RECREATION ACTIVITY, ADDITIONAL TRAFFIC IN OFF PEAK HOURS, CONSTRUCTION ACTIVITY.

Land Owner
Land Owner Name: UNITED STATES OF AMERICA

Business Operator Name (if different from Land Owner): CITY OF RALEIGH, PARKS & REC.

Address: 222 W. HARGETT STREET

City: RALEIGH State: NC Zip Code: 27601

E-mail Address: DAVID.BERRA@CI.RALEIGH.NC.US Fax:

Telephone Number: 919.807.5142

Applicant (person to whom all correspondence will be sent)
 Name: STEWART INC. ATTN: MICHAEL BATTS
 Address: 421 SOUTH FAYETTEVILLE ST, SUITE 400
 City: RALEIGH State: NC Zip Code: 27601
 E-mail Address: MBATTS@STEWARTINC.COM Fax:
 Telephone Number: 919.866.4790 Relationship to Owner: CONSULTANT

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation): 0.15

Proposed total floor area: 9200 sf Proposed floor area ratio (floor area/site area): 0.0091

Max. allowable impervious surface coverage (see applicable zoning district/use regulation): 6 %

Proposed impervious surfaces area: 4.62 (AC.) 201,247 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 0.78 %

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

Front () 40 ft Left () 20 ft Right () 20 ft Rear () 30 ft

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

Front () 40 ft Left () 20 ft Right () 20 ft Rear () 30 ft

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

Front 40 ft Corner side 20 ft Side 20 ft Rear 30 ft

Proposed yard depths: Front 40 ft Corner side 20 ft Side 20 ft Rear 30 ft

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

Proposed building height: +/- 30 ft

Min. parking space standard (see Article 15): spaces per VARIES / REF. PLAN...

Min. no. of parking spaces: 82 Proposed no. of parking spaces: 93

Number of employees: 3-4 Hours of operation: 9AM-6PM

Vehicular Access:

Names of access street(s) and number of access points along each: 2 ACCESS STREETS
@ ONE ACCESS POINT EA. STREET

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
FALLS OF NEUSE	60'	24'	2	Y			
OLD NC 98	60'	20'	2	Y			

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: 0 ADT: 0
Type of vehicle: 0 ADT: 0

Utilities and Services:

Water supply provided by: () municipal system: N/A
() community system - specify type: N/A (3) individual well(s)
Est. total water demand: 420 gpd
Wastewater collection/treatment provided by: () municipal system:
() community system - specify type:

Est. total wastewater discharge: 400 gpd (3) individual on-site system
Solid waste collection provided by: PARK MAINTENANCE

Electrical service provided by: DUKE ENERGY Underground () yes (X) no
Natural gas service provided by: N/A

Telephone service provided by: VERIZON Underground () yes (X) no
Cable television service provided by: N/A Underground () yes () no
Fire protection provided by: LOCAL FIRE DEPT

Miscellaneous:

Generalized slope of site: MODERATE TO STEEP

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: THIS PROJECT HAS AN APPROVED FONSI FROM THE ARMY CORP OF ENGINEERS (SEE ATTACHED).

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: THIS PROJECT HAS AN APPROVED FONSI FROM THE ARMY CORP OF ENGINEERS (SEE ATTACHED).

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
- () Long-Range Urban Services Area
- (X) Non-Urban Area/Water Supply Watershed FALLS LAKE
- () Non-Urban Area

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

PARK / OPEN SPACE
LOW DENSITY RES. <1 UNIT/ACRE

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?)

ARTICLE 4 (USE REGULATIONS) TABLE 4-11 ALLOWS A PARK & RECREATION USE TO OCCUR IN THE R.80W ZONING DISTRICT.
-DUE TO THE WATERSHED DISTRICT THE SPECIAL USE PERMIT IS REQUIRED.

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

THIS PROJECT HAS AN APPROVED FONSI FROM THE ARMY CORP OF ENGINEERS (SEE ATTACHED).

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: Nov. 2, 2014

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: 11.3.14.



STEWART

MEMORANDUM

TO: Case Planner

COMPANY: Wake County Planning, Development and Inspections

FROM: Michael Batts

DATE: 1/14/14

REFERENCE: Forest Ridge Park: MSUP Application
Statement of Justification

STEWART PROJECT NUMBER: J07107

MESSAGE:

- 1) **The proposed development will not materially endanger the public health or safety:**
 - Traffic - The project has developed a traffic impact analysis that concludes this project will not adversely affect peak hour traffic.
 - This project will provide the necessary infrastructure in a low impact and safely protected manor.
 - Trails will be design to handle loads for emergency access
 - Roads will design to handle fire truck radii.
 - Solid waste collection will be managed through the City Parks and Recreation department
 - A full time caretaker will be onsite once more intense uses are developed on site to monitor and oversee activity.
 - Soil and Sediment erosion control will be provided at or above the North Carolina Department of Environmental Resources standards.
 - Minimal impacts will be imposed on the site development. Only 5% of the site area is proposed for development. Of that 5 % only 83% is proposed to remain in a natural condition. The project is proposing to collect the proposed impervious surface runoff into storm water bio-swales and bio-detention basins.
- 2) **The proposed development will comply with all regulation and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.**
 - The plans submitted for review comply with local and state regulations. Parking, storm water, buffer, setbacks, uses, etc all provide calculations to justify.
- 3) **The proposed development will not substantially injure the value of adjoining property, or is a public necessity.**
 - The proposed site will not injure the value of the adjoining properties, this project has held multiple public meetings with the adjacent property owners in order to gain input and develop the forest ridge park master plan with their support. The proposed uses are the priority items as developed by the community review board. In their mind these elements are a community need to accommodate group recreation activities, family outings, and individual fitness.



STEWART

- 4) **The proposed development will be in harmony with the area in which it is located:**
- Proposed buffers consider the local requirements and also the adjacent property owner request.
 - The alignment of the road, trail and parking take advantage of the existing conditions meadows, and woodlands while minimizing the impacts to the large trees as shown on the tree survey.
 - The project has an approved FONSI from the ACOE showing findings of no significant environmental impact.

5) **The proposed development will be consistent with the Wake County Land Use Plan:**

- The proposed site is consistent with the proposed land use.

Cc: Dave Berra, Project Manager, C of R Parks and Recreation
File

FOREST RIDGE PARK (PHASE ONE)

WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLAN MINOR SPECIAL USE PERMIT

SUBMITTAL 1: NOVEMBER 4, 2014
 SUBMITTAL 2: FEBRUARY 27, 2015
 SUBMITTAL 3: MARCH 27, 2015
 SUBMITTAL 4: APRIL 24, 2015

APPLICANT / OWNER:

CITY OF RALEIGH
 PARKS AND RECREATION DESIGN DEVELOPMENT
 222 WEST HARGETT ST.
 SUITE 801
 RALEIGH NC 27601
 T. 919.996.4783
 CONTRACT: SHAWNSHEEN D. BAKER, ASLA
 E. shawnsheen.baker@raleighnc.gov

CONSULTANTS:

PRIME CONSULTANT
 LANDSCAPE ARCHITECT / CIVIL ENGINEERS
 STEWART
 421 FAVETTEVILLE ST., SUITE 400
 RALEIGH, NC 27601
 T. 919.390.8750
 D. 919.886.4790
 CONTACT: MICHAEL BATTIS, PLA, ASLA
 E. mbattis@stewartinc.com

ARCHITECT
 GURLITZ ARCHITECTURAL
 5310 S. ALSTON AVE., SUITE 220
 DURHAM, NC 27713
 T. 919.489.9000
 F. 919.493.8937
 CONTACT: JOSH LEWIS
 E. jlewis@gurlitzarchitects.com

IMPERVIOUS AREA TABLE

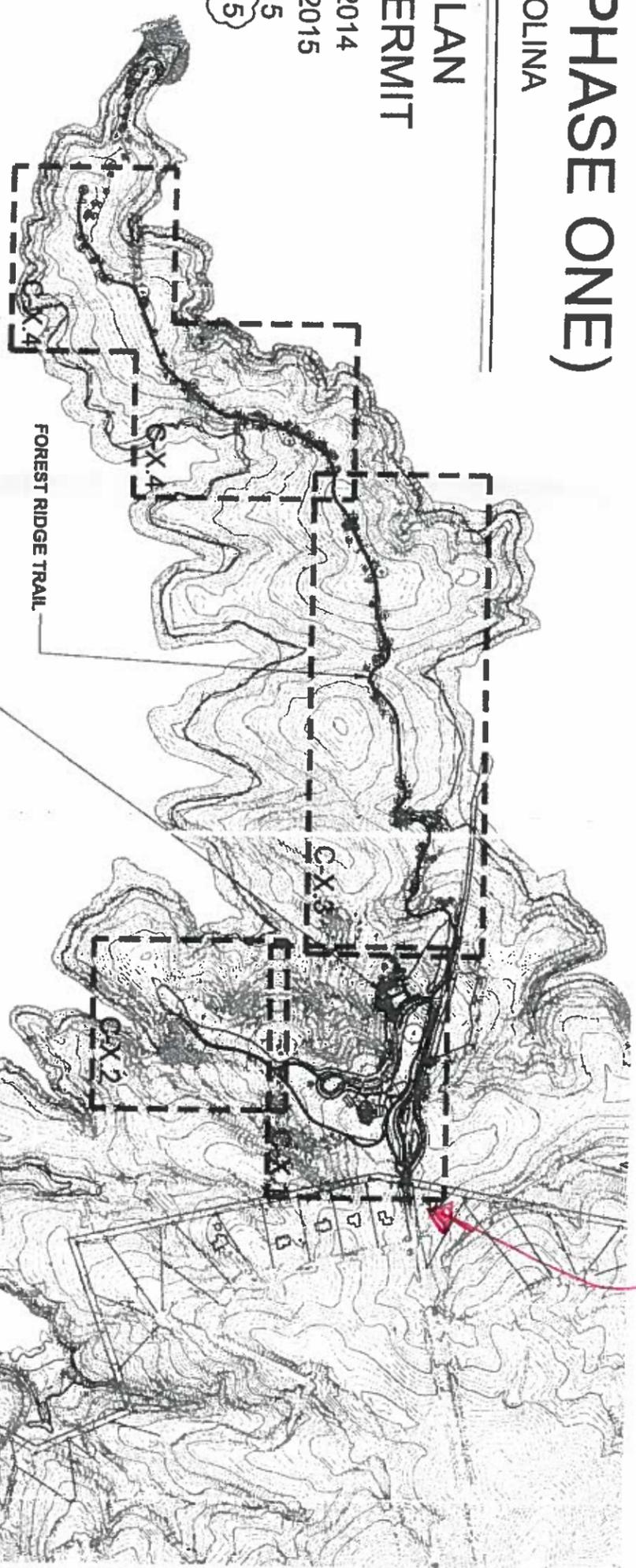
FOREST RIDGE MAIN	FOREST RIDGE SOUTH (U)	TOTAL
TOTAL PARCEL AREA (AC): 80.0 AC (2)	2.8 AC	666.8 AC
TOTAL PARCEL AREA (SF): 24,524,280 SF	113,256 SF	24,637,536 SF
TOTAL EXISTING IMPERVIOUS AREA (SF): 0 SF	315 SF	315 SF
TOTAL PROPOSED IMPERVIOUS AREA (AC): 5.41 AC	0.39 AC	5.79 AC
TOTAL PROPOSED IMPERVIOUS AREA (SF): 235,832.4 SF	18,590 SF	254,422.4 SF
TOTAL PROPOSED IMPERVIOUS AREA (%): 1.0%	14.8%	1.02%
MAXIMUM IMPERVIOUS ALLOWED:		6.00%

(1) TO BE RECOMBINED WITH FOREST RIDGE MAIN PARCEL.
 (2) TOTAL LEASE AREA FROM ACDE.
 (3) EXISTING IMPERVIOUS AREA TO REMAIN HAS BEEN INCLUDED IN PROPOSED IMPERVIOUS TOTALS.

SITE DATA TABLE

PROJECT NAME:	FOREST RIDGE PARK
PROJECT AREA:	56.8 ACRES (24.0 AC MAIN) (2.8 AC SOUTH ACCESS)
NOTE:	SOUTH ACCESS PARCELS TO BE RECOMBINED WITH MAIN PARCEL UNDER TO FOREST RIDGE SOUTH PERMITTING
CURRENT ZONING:	R-90W (MAIN AND SOUTH ACCESS)
TAX MAP NUMBER:	1800 TO (MAIN), 1800 04 (SOUTH ACCESS)
PARCEL ID NUMBER:	1800020401 (MAIN), 1800080750 (SOUTH ACCESS)
RECORD NUMBER:	0010208 (MAIN), 0117158 (SOUTH ACCESS)
ADDRESS:	11428 FALLS OF NEUSE (MAIN), 12248 OLD FALLS OF NEUSE ROAD (SOUTH ACCESS)
PROPOSED USE:	PUBLIC PARK
OCCUPANCY USE:	N/A
CONSTRUCTION TYPE:	SITE IMPROVEMENTS
TOTAL DISTURBED AREA:	28.20 AC (MAIN: 19.08 AC (80.333% FT.), SOUTH ACCESS: 7.14 AC (12.529% FT.))
MIN. LOT AREA ALLOWED:	N/A
SETBACKS:	FRONT: 40' SIDE: 20'
CORNER SIDE 20'	
REAR: 30'	
TYPE: C' 40'	
TYPE: T' 10'	
MAX. ALLOWABLE FLOOR AREA (MAFO):	0.15
PROPOSED FLOOR AREA (PFAO):	0.0081
PROPOSED TOTAL FLOOR AREA:	8200 SF

KEYMAP



PARK STRUCTURES

LOCATION:	STRUCTURE TYPE:	OCCUPANCY:
FOREST RIDGE MAIN	40 X 80 PARK SHELTER	100
FOREST RIDGE MAIN	40 X 80 PARK SHELTER	100
FOREST RIDGE MAIN	LOOK OUT SHELTER	10
FOREST RIDGE MAIN	WELCOME CENTER	78
FOREST RIDGE MAIN	RESTROOMS	100
FOREST RIDGE SOUTH	30 X 80 PARK SHELTER	100
FOREST RIDGE SOUTH	RESTROOMS	100

(INCLUDED IN OCCUPANCY ABOVE)
 (INCLUDED IN OCCUPANCY ABOVE)

PARKING DATA:

FOREST RIDGE MAIN	EXISTING	REQUIRED	PROPOSED
PROVIDED PARKING TOTAL PARKING SPACES	0	102	102
REGULAR 9' X 18' SPACES (TP)	0	97	97
REGULAR ACCESSIBLE SPACES	0	4	4
VAH ACCESSIBLE SPACES	0	1	2

1 PARKING SPACE PER 3 PERSONS UNDER THE DESIGN CAPACITY OF THE STRUCTURE ASSEMBLY
 COMBINED STRUCTURE CAPACITY: 509 PEOPLE (509 PERSONS = 101.8) 102 SPACES



EXISTING PARKING

REQUIRED

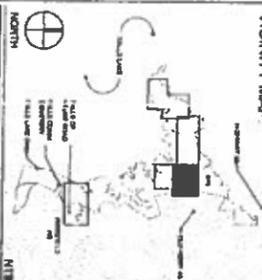
PROPOSED

90% CONTRACT DRAWINGS
NOT FOR CONSTRUCTION



FOREST RIDGE PARK (PHASE I)

VICINITY MAP



CLIENT:
City of Raleigh
Parks and Recreation Department
Contact: Shawna Baker
222 WEST HARGETT STREET
SUITE 601
Raleigh, NC 27601

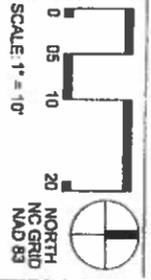
CONSULTANTS:



STEWART
ARCHITECTS, INC.
1000 W. HARGETT STREET, SUITE 601
RALEIGH, NC 27601

**PRELIMINARY - DO NOT USE
FOR CONSTRUCTION**

REVISIONS:



DATE: 02/27/2015
PROJECT NUMBER: 07107
FILE NAME: C-3.6 WELCOME CENTER
DRAWN BY: RS
APPROVED BY: MBB / JWP
TITLE:

NOTE
1. SEE SHEET C-01 FOR MOBILE

LEGEND:

- EXISTING TREE (PROPOSED)
- EXISTING TREE (EXISTING)
- PROPOSED ASPHALT TRAIL
- PROPOSED PAVED IN PLACE RUBBER SURFACE
- PROPOSED BUILDING
- PROPOSED ASPHALT ROAD
- PROPOSED ASPHALT PARKING
- PROPOSED CONCRETE SIDEWALK
- PLANTING AREA
- SPLIT RAIL FENCE
- SAFETY RAIL
- GUARD RAIL
- TREE LINE

Equipment Key	Equipment Type	Description	Detail Reference
1	1 Bay Swing	1 Bay - 2 Swings, 2 bolts	1/C.A.17
2	1 Bay Swing	1 ADA swing seat, 1 infant seat	1/C.A.17
3	1 Bay Swing	1 ADA swing seat, 1 infant seat	1/C.A.17
4	Small Climbing Boulder	Small Climbing Boulder, Ages 2-12	1/C.A.15
5	Small Climbing Boulder	Small Climbing Boulder, Ages 2-12	2/C.A.15
6	Small Climbing Boulder	Small Climbing Boulder, Ages 2-12	2/C.A.17
7	Small Spin Cup/Sprinter Bowls	Small Spin Cup/Sprinter Bowls, Ages 2-12	2/C.A.17
8	Rock Boulder	Rock Boulder, Ages 5-12	1/C.A.16
9	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
10	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
11	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
12	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
13	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
14	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
15	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
16	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
17	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
18	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
19	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
20	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
21	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
22	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
23	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16
24	Rock Boulder	Rock Boulder, Ages 5-12	2/C.A.16



