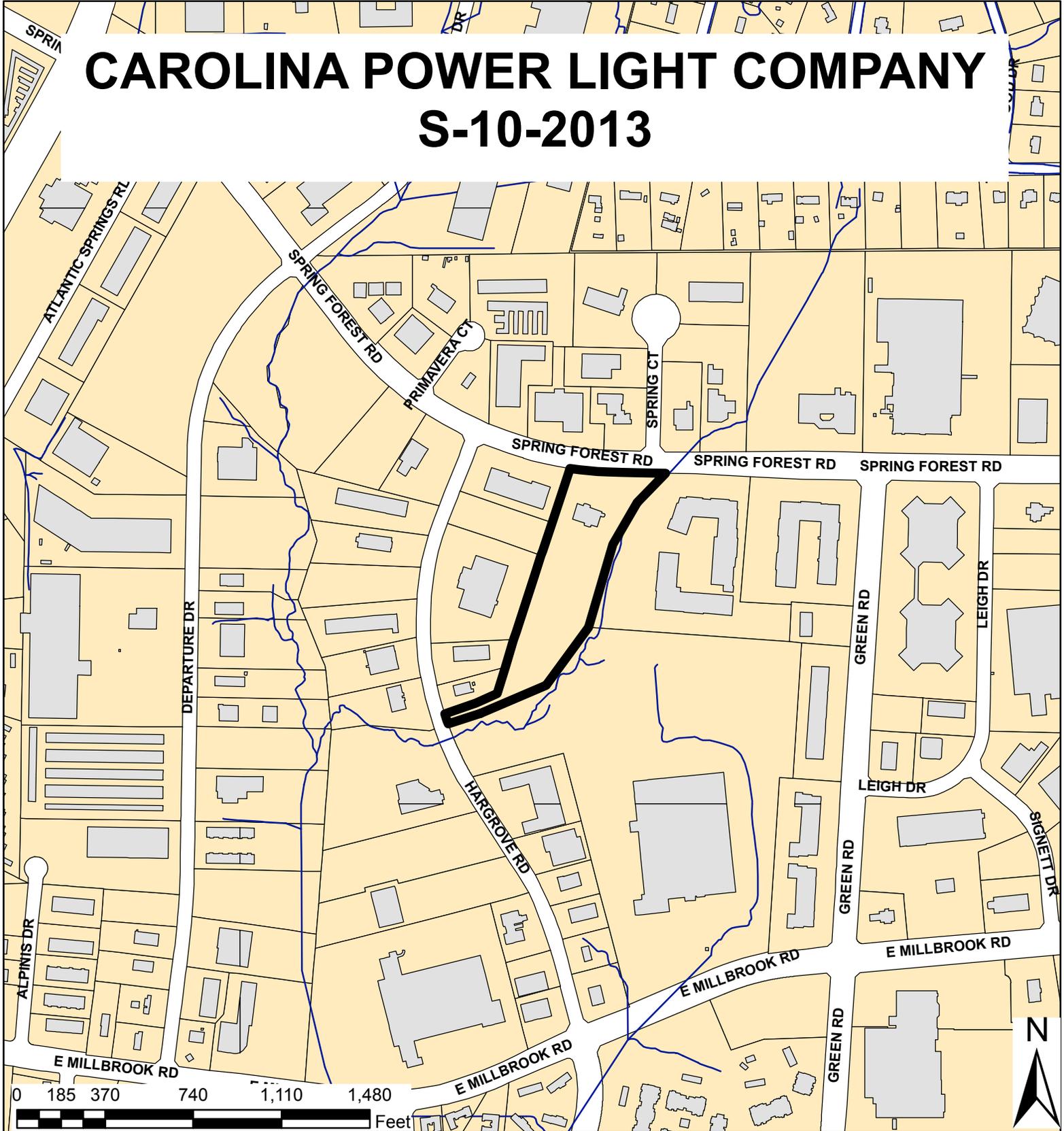


CAROLINA POWER LIGHT COMPANY

S-10-2013



Zoning: **IND-1**
CAC: **North**
Drainage: **Marsh Creek**
Basin:
Acreage: **6.64**

Number of Lots: **2**
Planner: **Meade Bradshaw**
Phone: **(919) 516-2664**
Applicant Contact: **Smith and Smith Survey**
Phone: **(919) 362-7111**



Planning & Development

S-10-13

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-516-2495
 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; font-family: cursive;">356269</div>
* May require Planning Commission or City Council Approval		

company

Section A

GENERAL INFORMATION

Development Name: CP&L dba Progress Energy Carolinas, Inc.

Proposed Use: Existing Office

Property Address(es): 3000 Spring Forest Road / 4750 Hargrove Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1726.09-16-3070	P.I.N.	P.I.N.	P.I.N.
------------------------	--------	--------	--------

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe: One Simple Division Line

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.
Two existing buildings need a division line between them.
No grading or construction proposed.

PLANNING COMMISSION OR CITY COUNCIL REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company: Progress Energy Carolinas

Name (s): Howard Nipper

Address: Post Office Box 14042 St. Petersburg, Florida 33733

Phone: 919 546-6730 Email: howard.nipper@pgn mail.com Fax:

CONSULTANT (Contact Person for Plans)

Company: Smith & Smith Surveyors, PA

Name (s): Staley C. Smith, PLS

Address: Post Office Box 457 Apex, North Carolina 27502

Phone: 919.362.7111 Email: smith_smith@bellsouth.net Fax: 919.362.7117

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) <u>IND-1</u>	Proposed building use(s) <u>N/A</u>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <u>16,415 / 4,317</u>
Overlay District	Proposed Building(s) sq. ft. gross <u>N/A</u>
Total Site Acres <u>6.646</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>16,415 / 4317 Existing & 0 Proposed</u>
Off street parking Required <u>Provided</u>	Proposed height of building(s) <u>N/A</u>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <u>Lot 1, 8% & Lot 2, 5% existing</u>
BOA (Board of Adjustment) case # <u>A-</u>	Building Lot Coverage percentage <u>N/A</u> (site plans only)
CUD (Conditional Use District) case # <u>Z-</u>	<u>Nothing Proposed</u>
Stormwater Information	
Existing Impervious Surface <u>2.3</u> acres/square feet <u>34%</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>0</u> acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

All uses are existing and nothing is proposed except one division line.
The proposed division line is not a non-conforming matter with regard to the Comprehensive Plan 2030.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots <u>Detached</u> Attached <u>N/A</u>	11. Total number of Open Space (only) lots <u>N/A</u>
2. Total # Of Single Family Lots <u>N/A</u>	12. Total number of all lots <u>2</u>
3. Total # Of Apartment Or Condominium Units <u>N/A</u>	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units <u>N/A</u>	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots <u>N/A</u>	
6. Total Number of Hotel Units <u>N/A</u>	
7. Overall Total # Of Dwelling Units (1-6 Above) <u>N/A</u>	
8. Bedroom Units 1br 2br 3br 4br or more <u>N/A</u>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>N/A</u>	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

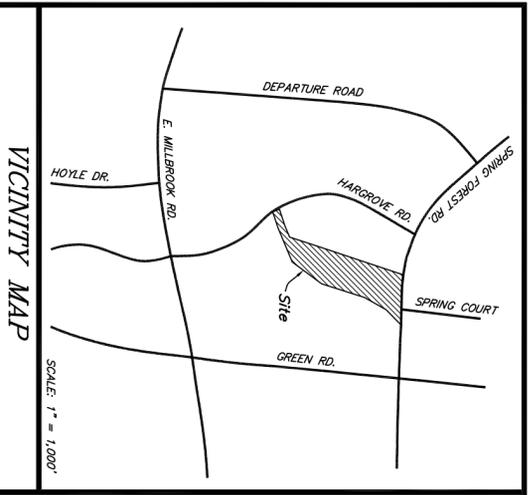
I hereby designate Smith & Smith Surveyors, PA to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] 2-19-13 Date
Signed _____ Date

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
AREA DETERMINED USING D.M.D. METHOD.

REFERENCES: DEED BOOK 4145, PAGE 930
DEED BOOK 3404, PAGE 752
BOOK OF MAPS 1984, PAGE 1871
BOOK OF MAPS 1987, PAGE 1631
BOOK OF MAPS 2007, PAGE 2577

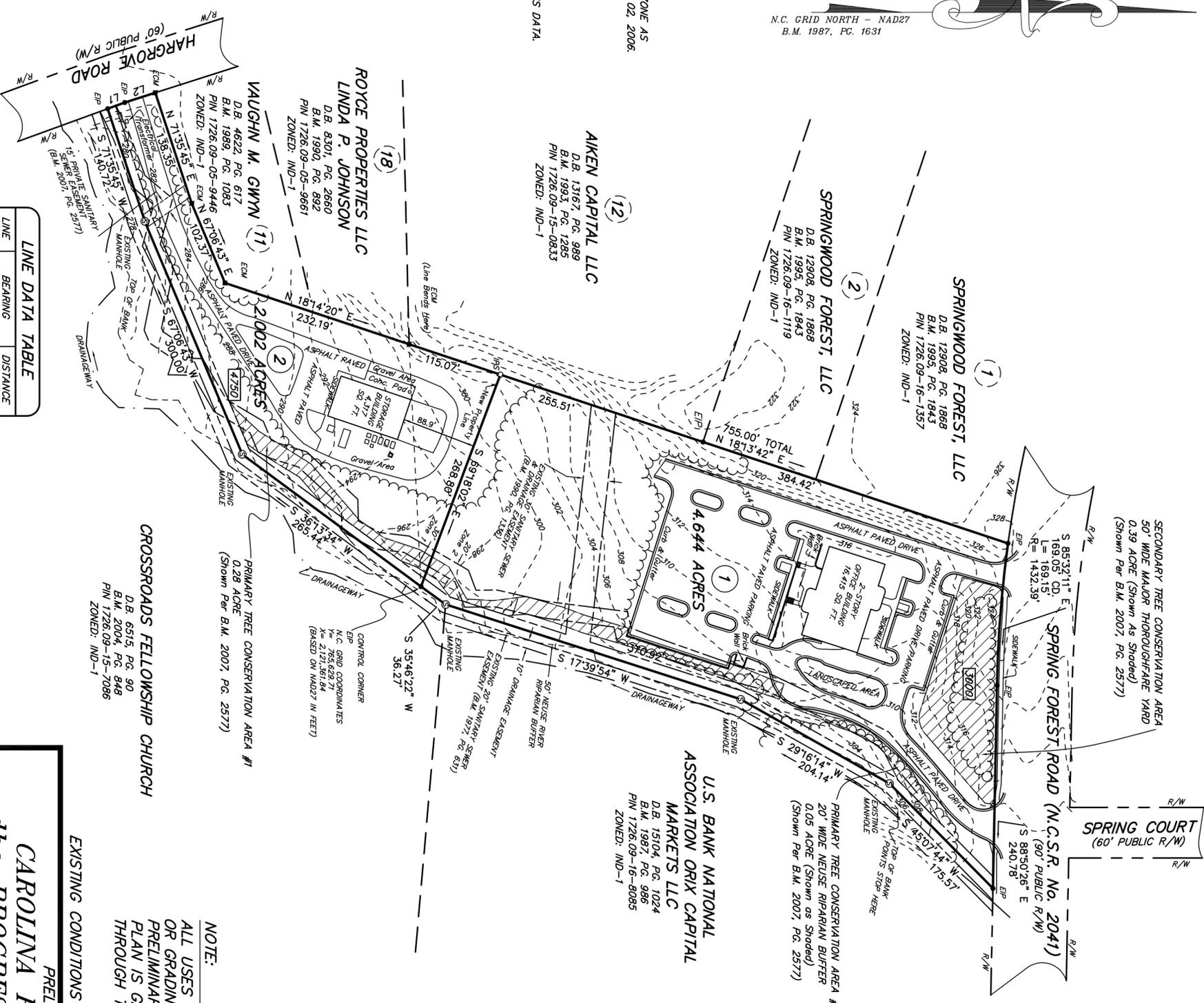
LOTS SHOWN ON THIS MAP ARE NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FEMA FIRM MAP NO. 3720175600L, EFFECTIVE DATE MAY 02, 2006.
EXISTING CITY OF RALEIGH ZONE: IND-1
EXISTING LAND USE: OFFICE
IMPERVIOUS SURFACE FOR LOT 1 EQUALS 34.8%
IMPERVIOUS SURFACE FOR LOT 2 EQUALS 34.1%
CONTOUR LINES SHOWN HEREON ARE BASED ON CITY OF RALEIGH GIS DATA.

NOTES:
(a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

- LEGEND
- EP - Existing Iron Pipe
 - IP - Iron Pipe Set
 - ECM - Existing Concrete Monument
 - CMS - Concrete Monument Set
 - ERR - Existing Railroad Spike
 - RRS - Railroad Spike Set
 - MP - Mathematical Point (Not Set)
 - MNS - Mag Nail Set
 - U - Utility Pole
 - SM - Sanitary Sewer Manhole
 - XXXX - Street Address (Typical)
 - TL - Total
 - R/W - Right Of Way
 - Woods Line
 - Contour Line W/Elevation

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 19°51'55" W	21.67
L2	N 17°32'30" W	38.34



SECONDARY TREE CONSERVATION AREA
50' WIDE MAJOR THOROUGHFARE YARD
0.39 ACRE (Shown As Shaded)
(Shown Per B.M. 2007, PG. 2577)

SPRING COURT
(60' PUBLIC R/W)

SPRING FOREST ROAD (N.C.S.R. No. 2041)
(90' PUBLIC R/W)

U.S. BANK NATIONAL
ASSOCIATION ORIX CAPITAL
MARKETS LLC
D.B. 15104, PG. 1024
B.M. 1987, PG. 986
PIN 1726.09-16-8085
ZONED: IND-1

LISTED OWNER
CAROLINA POWER & LIGHT COMPANY
P.O. BOX 14042
ST. PETERSBURG, FLORIDA
33793-4042

CONTACT NAME: STALEY C. SMITH
PHONE: (919) 362-7111
EMAIL ADDRESS: smith_smith@bellsouth.net

PRELIMINARY

THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED AS A SURVEY OR TO TRANSFER ANY PROPERTY SHOWN HEREON.

NOTE:

ALL USES ARE EXISTING AS APPROVED. NO CONSTRUCTION OR GRADING IS PROPOSED WITHIN THE SCOPE OF THIS PRELIMINARY DEVELOPMENT PLAN. SOLE PURPOSE OF THIS PLAN IS GAIN APPROVAL TO ESTABLISH ONE DIVISION LINE THROUGH THIS EXISTING PARCEL.

EXISTING CONDITIONS SHEET AND PROPOSED DIVISION LINE PLAN

PRELIMINARY DEVELOPMENT PLAN FOR
CAROLINA POWER & LIGHT COMPANY
dba **PROGRESS ENERGY CAROLINAS, INC.**
CITY OF RALEIGH, NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

Smith and Smith
surveyors

FROM LICENSE No. C-0165
PITTSBORO, N.C. 27312
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111

DATE: MAY 02, 2011
SCALE: 1" = 100'
DRAWN BY: J.A.B.
PROJECT NO.: 87-11241

LISTED OWNER
CAROLINA POWER & LIGHT COMPANY
P.O. BOX 14042
ST. PETERSBURG, FLORIDA
33793-4042
P.I.N. 1726.09-16-3070

CROSSROADS FELLOWSHIP CHURCH
D.B. 6515, PG. 90
B.M. 2004, PG. 848
PIN 1726.09-15-7086
ZONED: IND-1

PRIMARY TREE CONSERVATION AREA #1
0.28 ACRE
(Shown Per B.M. 2007, PG. 2577)

PRIMARY TREE CONSERVATION AREA #2
20' WIDE NEUSE RIPARIAN BUFFER
0.05 ACRE (Shown as Shaded)
(Shown Per B.M. 2007, PG. 2577)

CONTROL CORNER
N.C. GRID COORDINATES
Y = 2121,361.84
X = 2121,361.84
(BASED ON NAD27 IN FEET)

ROYCE PROPERTIES LLC
LINDA P. JOHNSON
D.B. 8301, PG. 2660
B.M. 1990, PG. 892
PIN 1726.09-05-9861
ZONED: IND-1

VAUGHN M. GWYN (11)
D.B. 4822, PG. 617
B.M. 1989, PG. 1083
PIN 1726.09-05-9446
ZONED: IND-1

AIKEN CAPITAL LLC (12)
D.B. 13167, PG. 989
B.M. 1993, PG. 1285
PIN 1726.09-15-0833
ZONED: IND-1

SPRINGWOOD FOREST, LLC (2)
D.B. 12908, PG. 1868
B.M. 1995, PG. 1843
PIN 1726.09-16-1119
ZONED: IND-1

SPRINGWOOD FOREST, LLC (1)
D.B. 12908, PG. 1868
B.M. 1995, PG. 1843
PIN 1726.09-16-1357
ZONED: IND-1

SPRING FOREST ROAD (N.C.S.R. No. 2041)
(90' PUBLIC R/W)

HARGROVE ROAD
(60' PUBLIC R/W)

VAUGHN M. GWYN (11)
D.B. 4822, PG. 617
B.M. 1989, PG. 1083
PIN 1726.09-05-9446
ZONED: IND-1

VAUGHN M. GWYN (11)
D.B. 4822, PG. 617
B.M. 1989, PG. 1083
PIN 1726.09-05-9446
ZONED: IND-1

AIKEN CAPITAL LLC (12)
D.B. 13167, PG. 989
B.M. 1993, PG. 1285
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D.B. 12908, PG. 1868
B.M. 1995, PG. 1843
PIN 1726.09-16-1357
ZONED: IND-1

SPRING FOREST ROAD (N.C.S.R. No. 2041)
(90' PUBLIC R/W)

HARGROVE ROAD
(60' PUBLIC R/W)