

BA-SU 2207-15



SPECIAL USE 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 Special Use (be as specific as possible and cite code section listing use as permitted special use)

EXPANSION OF EXISTING STATIC TRANSFORMER STATION

PER UDO SECTION 4-54.

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

If Yes, provide relevant Special Use Permit Number: N/A

Property

Parcel Identification Number: 0788396228

Address: 10209 RAY ROAD, RALEIGH, NC

Location: SOUTH side of RAY ROAD, at/between
(north, east, south, west) (street)

BOXELDER DRIVE and SANDBERRY LANE
(street) (street)

Total site area in square feet and acres: 843,144 square feet 19.356 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W (19.356 AC)

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

Present land use(s): STATIC TRANSFORMER STATION (4-54) & TELECOM. FAC. (4-56)

How is this proposed use a public necessity? PROJECT WILL PROVIDE ADDITIONAL CAPACITY AND RELIABILITY FOR THE ELECTRICAL POWER GRID.

What is impact on surrounding neighborhood and adjacent properties? NO IMPACT.

Land Owner

Land Owner Name: DUKE ENERGY PROGRESS, INC.

Business Operator Name (if different from Land Owner): N/A

Address: 550 SOUTH TRYON STREET

City: CHARLOTTE State: NC Zip Code: 28202-4200

E-mail Address: Rodney.Hutcherson@duke-energy.com Fax: 919-546-7175

Telephone Number: 919-546-2235

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

Type of vehicle: BUCKET TRUCK (2 AXELS) ADT: <1

Type of vehicle: _____ ADT: _____

Utilities and Services:

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

() community system – specify type: N/A () individual well(s)

Est. total water demand: 0 gpd

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

() community system – specify type: N/A

() individual on-site system

Est. total wastewater discharge: 0 gpd

Solid waste collection provided by: N/A

Electrical service provided by: DUKE ENERGY PROGRESS, INC. Underground () yes (X) 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: N/A

Miscellaneous:

Generalized slope of site 0.5-5% @ SUBSTATION AREA; 5-10% @ EXISTING SLOPES

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: LOWER BARTON CREEK RUNS THROUGH WETLAND AREA APPROXIMATELY

600 FT SOUTH OF THE PROPOSED SUBSTATION EXPANSION AREA.

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 _____

() Short-Range Urban Services Area _____

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

() Long-Range Urban Services Area _____

(X) Non-Urban Area/Water Supply Watershed FALLS LAKE WATER SUPPLY WATERSHED

() Non-Urban Area

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

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?)

USE DOES NOT REQUIRE MUNICIPAL WATER, SEWER, OR OTHER SERVICES SUCH AS GARBAGE PICK-UP, WHICH, IN THE NON-URBAN AREA/WATER SUPPLY WATERSHED, ARE NOT FEASIBLE OR DESIRABLE IN THE FORESEEABLE FUTURE. USE DOES NOT REQUIRE ON-SITE WATER OR SEWER & THEREFORE DOES NOT DETRACT FROM THE ENVIRONMENTAL SUPPLY TO NEIGHBORING USES NOR ADD TO THE ENVIRONMENTAL LOADING FROM NEIGHBORING USES. USE SUPPORTS CONTINUED DEVELOPMENT CONSISTENT W/ THE LAND USE PLAN BY PROVIDING INCREASED ELECTRICAL POWER CAPACITY & RELIABILITY TO THE SURROUNDING AREA. PROPOSED EXPANSION DOES NOT AFFECT THE PORTION OF PROPERTY IN THE SPECIAL TRANSPORTATION CORRIDOR OR SHOD SPECIAL HIGHWAY COUNTY ZONING OVERLAY. EXPANSION MAINTAINS A BROAD NATURAL BUFFER ALONG THE PROPERTY EDGE.

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

N/A

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: *Dana Ray* for RODNEY HUTCHERSON Date: 03/03/2015

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: *Reuben S. Jones III* Date: 3/3/2015

Applicant (person to whom all correspondence will be sent)

Name: REUBEN S. JONES, III
Address: 410 SOUTH WILMINGTON STREET, NC 02
City: RALEIGH State: NC Zip Code: 27601
E-mail Address: Reuben.JonesIII@duke-energy.com Fax: 919-546-7175
Telephone Number: 919-546-3459 Relationship to Owner: EMPLOYEE

Proposal

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

Proposed total floor area: 432 sf Proposed floor area ratio (floor area/site area): 0.0005

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) : 12 %

Proposed impervious surfaces area: 85,000 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 10.1 %

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 (EX) 240 ft Left (EX) 80 ft Right (EX) 160 ft Rear (EX) 640 ft

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

Front 30 ft Corner side 30 ft Side 15 ft Rear 30 ft

Proposed yard depths: Front 240 ft Corner side N/A ft Side 80-160 ft Rear 640 ft

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

Proposed building height: 11 ft

Min. parking space standard (see Article 15): 2 spaces per SITE OR 1 PER EMPLOYEE

Min. no. of parking spaces: 2 Proposed no. of parking spaces 2

Number of employees: 0 Hours of operation: N/A

Vehicular Access:

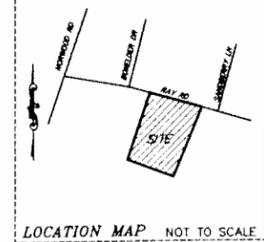
Names of access street(s) and number of access points along each: RAY ROAD (ONE ACCESS POINT)

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
RAY ROAD	60	24	2	Y	2800car/hr	6000	<1

¹ See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

² See NCDOT web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

³ See NCDOT Traffic Survey Unit or Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____



PROPERTY LINE
AS PER
B.O.M. 2003, PG. 1055

1/4" P bent

Vivian C. Samuel
D.B. 11882, PG. 1111
B.M. 1979, PG. 575
PIN NO. 0789301037

Randall L. Ward & wife
Susan P. Ward
D.B. 15036, PG. 456
B.M. 2003, PG. 1055
PIN NO. 0788286654

Randall L. Ward & wife
Susan P. Ward
D.B. 15036, PG. 456
B.M. 1991, PG. 338
PIN NO. 0788286654

FORMER PROPERTY LINE
AS PER
B.M. 2003, PG. 1055

POSSIBLE OVERLAP
OF PROPERTIES
2199E OR R
AS SHOWN ON
B.O.M. 2003, PG. 1005 &
D.B. 4802, PG. 153

"Six Forks Top Line"
100' Duke Energy Progress
Easement
(As Per B.M. 1999, Page 388
& Deed Book 4562, Page
153)

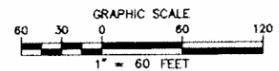
Randall L. Ward & wife
Susan P. Ward
D.B. 15036, PG. 456
B.M. 1991, PG. 338
PIN NO. 0788286654

- ABBREVIATIONS**
- ESP = EXISTING IRON PIPE
 - ER = EXISTING IRON ROD
 - NIP = NEW IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - NPK = NEW PK NAIL SET
 - R/W = RIGHT OF WAY
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - PL = PROPERTY LINE
 - CONC = CONCRETE
 - H/C = HANDICAP
 - POB = POINT OF BEGINNING
 - MBR = MINIMUM BUILDING LINE
 - GM = GAS METER
 - AG = ABOVE GROUND
 - BC = BELOW GROUND
 - MCM = MONITORING
 - TM = TEMPORARY BENCHMARK
 - MB/SK = METLAND IDENTIFIER

LEGEND

Line #	Direction	Length
L1	N71°03'2"E	58.98
L2	S137°8'41"W	32.04

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS **dmp**



STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY NGS GPS METHOD, AND WERE BASED ON NGS MONUMENTS (COOLUB & BRADON), AND THE DATUM IS NAD 83 (2011). THE PROJECT CORNER FACTOR = .9999258

- NOTES:**
- SURVEYED & MAPPED FOR: DUKE ENERGY PROGRESS, INC.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE COMPUTATION.
 - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
 - SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY.
 - PROPERTY CORNER PIPE SIZES AS SHOWN ARE NOMINAL INSIDE DIAMETER.
 - CONTOUR DATA IS BASED UP VERTICAL DATUM NAVD 88. VERTICAL DATA OBTAINED VIA THE NC VRS SYSTEM.
 - PROPERTY ADDRESS IS: 10209 RAY ROAD, RALEIGH NC 27613
 - FLOOD CERTIFICATION: THIS SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (PROPERTY IS LOCATED IN ZONE X), AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED 05/2008, SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 37200788004.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF SURVEY TO OBTAIN OR SHOW DATA CONCERNING LOCATION, SIZE, DEPTH, CONDITION, CAPACITY, OR EXISTENCE OF ANY UNDERGROUND UTILITY OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
 - SURVEY IS OF AN EXISTING PARCEL OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
 - COORDINATE SYSTEM BASED ON NAD 83 (2011) AND OBTAINED USING THE NC VRS SYSTEM.
 - THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION, WHICH AS OF THE DATE SURVEY WAS ISSUED HAS NOT BEEN SUPPLIED TO DAVIS-MARTIN-POWELL ENGINEERS & SURVEYORS. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
 - PROPERTY IS CURRENTLY ZONED: R-40W

DUKE ENERGY PROGRESS

LEESVILLE WOOD VALLEY 230KV SUBSTATION
PRELIMINARY SPECIAL USE PERMIT SITE PLAN

LOCATION: 10209 RAY RD., RALEIGH, NC
SCALE 1" = 60' SCALE RATIO 60:1
DRAWN: KBG CHK.: RSJ APP.:
DATE: 03-03-2015 DWG. NO. RDC-23785, SHEET ___ OF ___

NO.	DATE	REVISION	BY	CK.	APP.
0	03-03-2015	PRELIMINARY - NOT FOR CONSTRUCTION	KBG	RSJ	

DRAWING NAME: P:\2015\15001\046\046\15001-ENG-230KV SITE - 24x36 SITE - 3/3/2015 2:15 AM