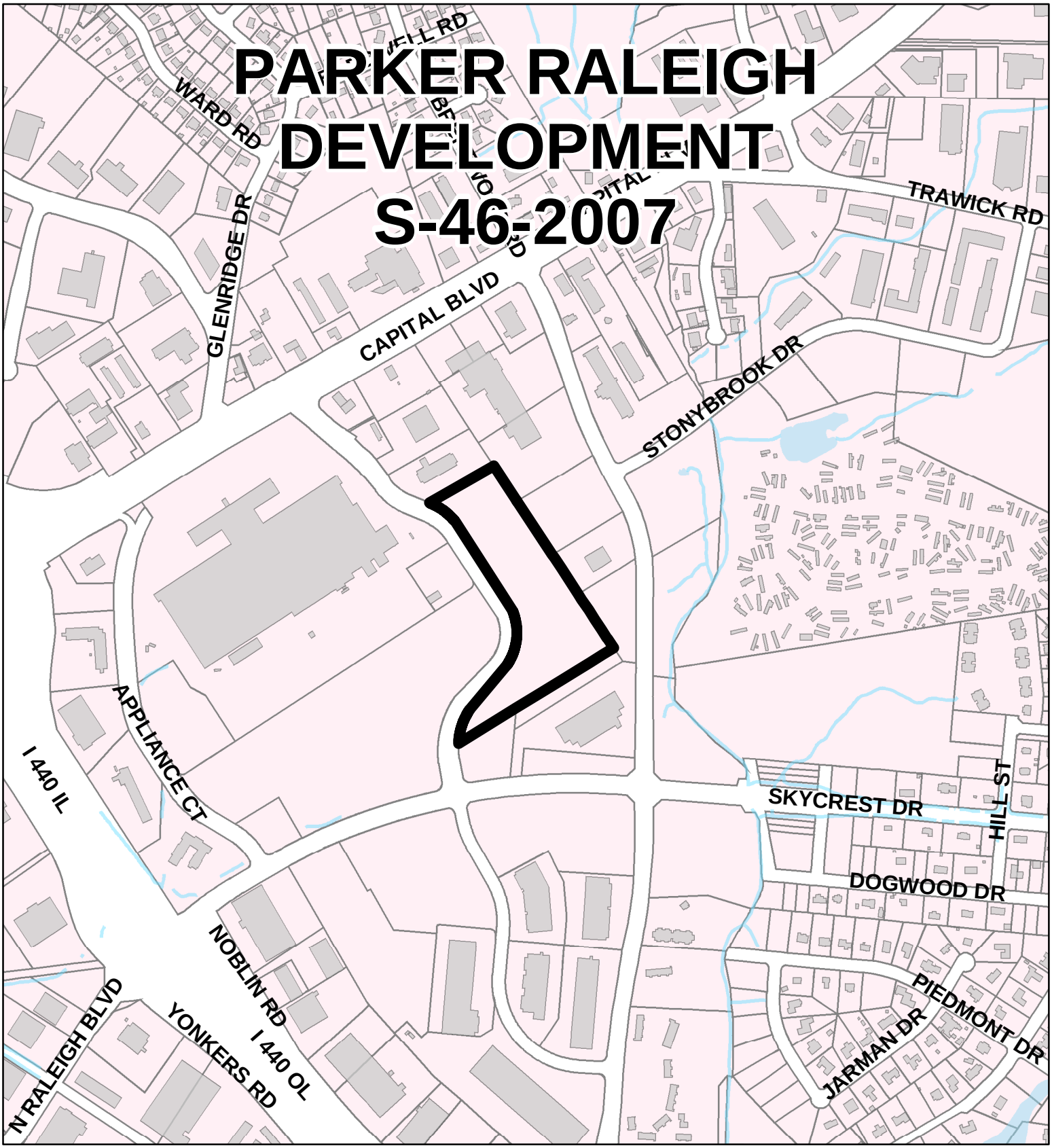
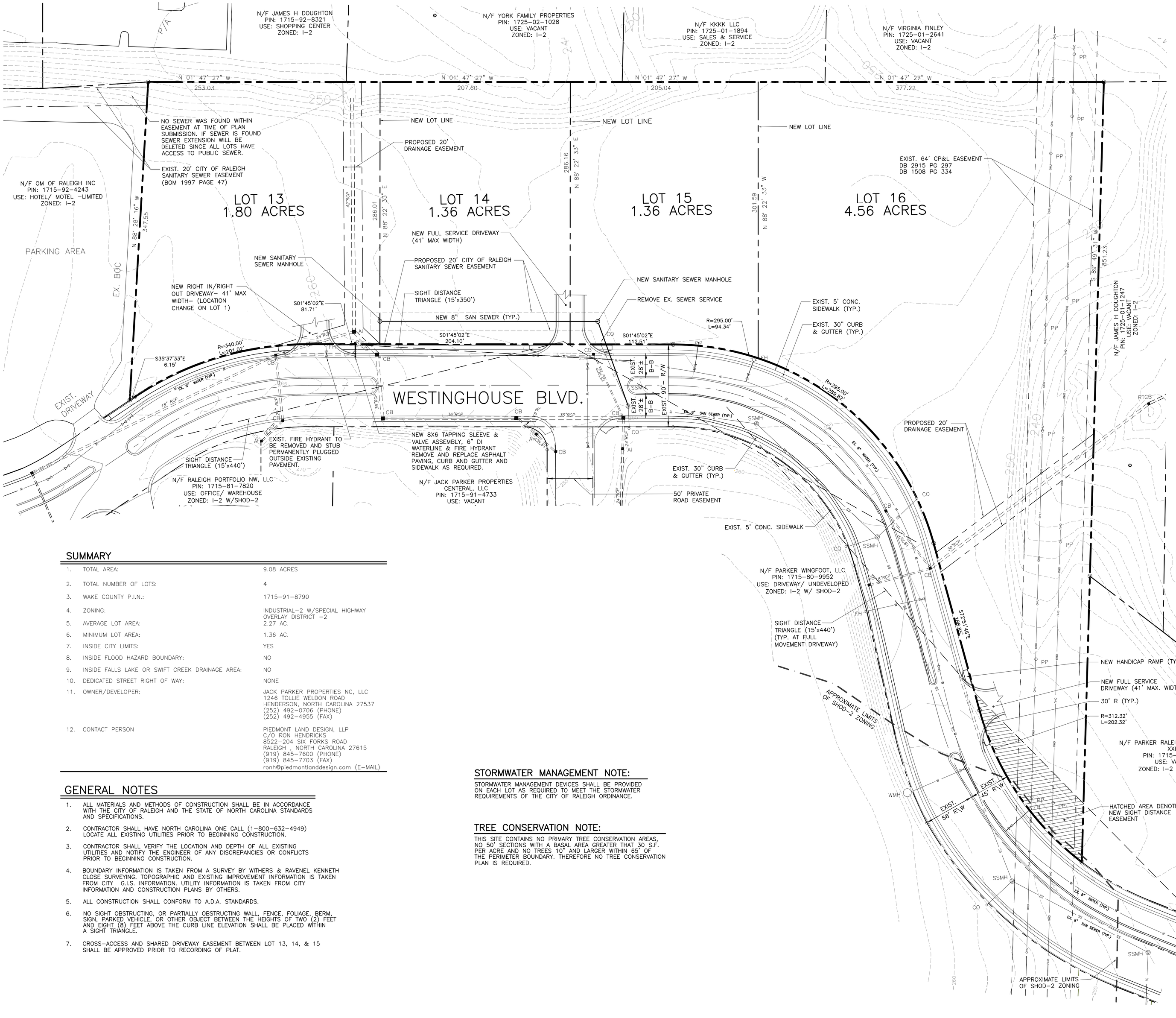
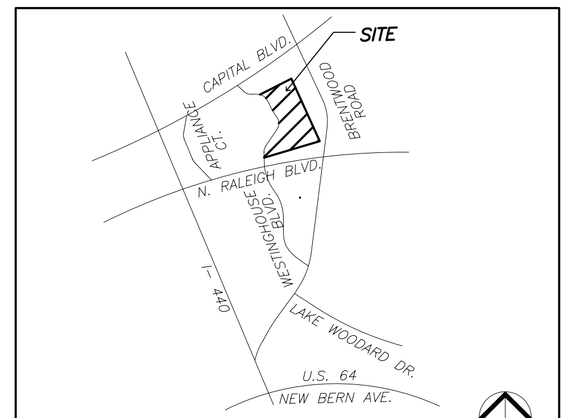


S-46-07 PARKER RALEIGH DEVELOPMENT, 9.08 ACRES, 4 LOTS
ZONED I-2 SHOD-2, NORTHEAST PLANNING DISTRICT,
NORTHEAST CAC, PLANNER: E. HODGE (919) 516-2639
APPLICANT CONTACT: PIEDMONT LAND DESIGN, LLP (919) 845-7600
MARSH CREEK DRAINAGE BASIN

0 185 370 740 1,110 1,480
Feet





VICINITY MAP

SCALE: 1"=1,200'

SUMMARY

1.	TOTAL AREA:	9.08 ACRES
2.	TOTAL NUMBER OF LOTS:	4
3.	WAKE COUNTY P.I.N.:	1715-91-8790
4.	ZONING:	INDUSTRIAL-2 W/SPECIAL HIGHWAY OVERLAY DISTRICT -2
5.	AVERAGE LOT AREA:	2.27 AC.
6.	MINIMUM LOT AREA:	1.36 AC.
7.	INSIDE CITY LIMITS:	YES
8.	INSIDE FLOOD HAZARD BOUNDARY:	NO
9.	INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
10.	DEDICATED STREET RIGHT OF WAY:	NONE
11.	OWNER/DEVELOPER:	JACK PARKER PROPERTIES NC, LLC 1246 TOLLIE WELDON ROAD HENDERSON, NORTH CAROLINA 27537 (252) 492-0706 (PHONE) (252) 492-4955 (FAX)
12.	CONTACT PERSON	PIEDMONT LAND DESIGN, LLP C/O RON HENDRICKS 8522-204 SIX FORKS ROAD RALEIGH , NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) ronh@piedmontlanddesign.com (E-MAIL)

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS & RAVENEL KENNETH CLOSE SURVEYING. TOPOGRAPHIC AND EXISTING IMPROVEMENT INFORMATION IS TAKEN FROM CITY G.I.S. INFORMATION. UTILITY INFORMATION IS TAKEN FROM CITY INFORMATION AND CONSTRUCTION PLANS BY OTHERS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
7. CROSS-ACCESS AND SHARED DRIVEWAY EASEMENT BETWEEN LOT 13, 14, & 15 SHALL BE APPROVED PRIOR TO RECORDING OF PLAT.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT DEVICES SHALL BE PROVIDED ON EACH LOT AS REQUIRED TO MEET THE STORMWATER REQUIREMENTS OF THE CITY OF RALEIGH ORDINANCE.

TREE CONSERVATION NOTE:

THIS SITE CONTAINS NO PRIMARY TREE CONSERVATION AREAS, NO 50' SECTIONS WITH A BASAL AREA GREATER THAT 30 S.F. PER ACRE AND NO TREES 10" AND LARGER WITHIN 65' OF THE PERIMETER BOUNDARY. THEREFORE NO TREE CONSERVATION PLAN IS REQUIRED.

PLD

PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX

PRELIMINARY
NOT FOR CONSTRUCTION

PARKER RALEIGH DEVELOPMENT XXVIII, LLC
WESTINGHOUSE BOULEVARD
RALEIGH, NORTH CAROLINA

ISSUED: **31 MAY 2007**

REVISIONS:

DRAWN BY: **NPY**
CHECKED BY: **RPH**

PROJECT: **PMLPC**

PRELIMINARY SUBDIVISION PLAN

DWG. NO. **PS.1**