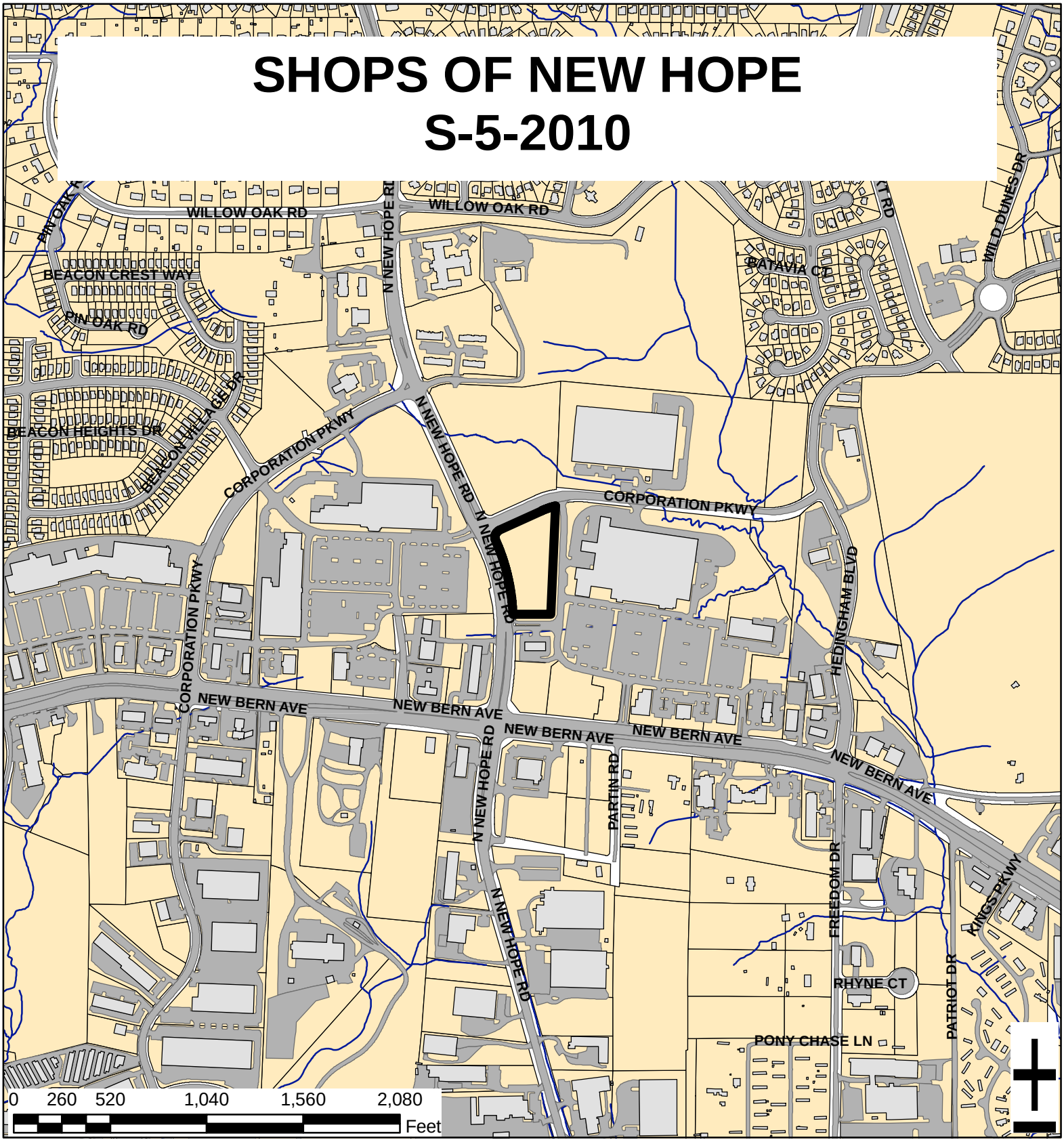
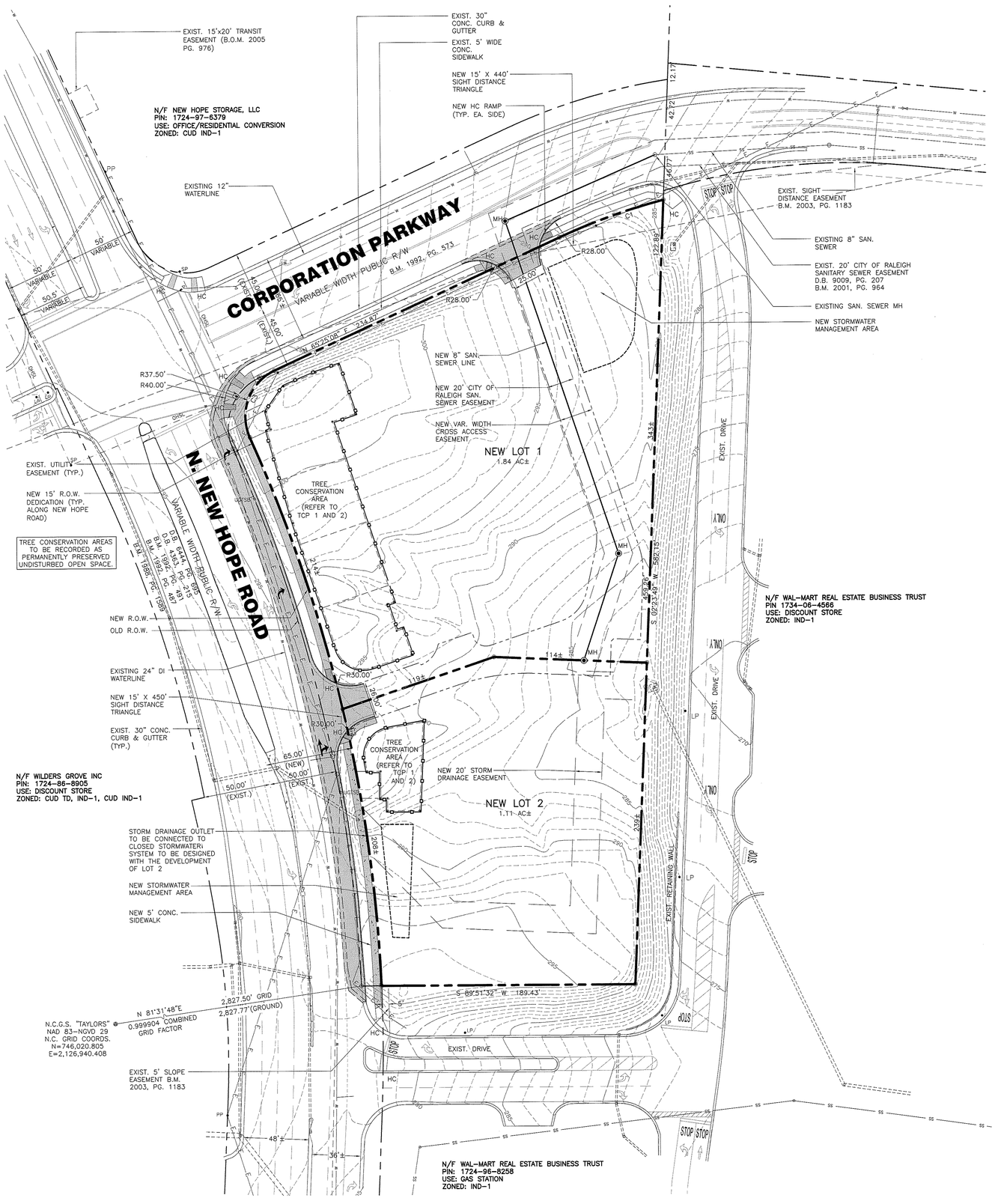
SHOPS OF NEW HOPE
S-5-2010



Zoning:	**IND-1 CUD**	Number of Lots:	**2**
CAC:	**Northeast**	Planner:	**James Marapoti**
Drainage Basin:	**Crabtree Creek**	Phone:	**(919) 516-2642**
Acreage:	**3.104**	Applicant Contact:	**Piedmont Land Design, LLP**
		Phone:	**(919) 845-7600**



GENERAL NOTES

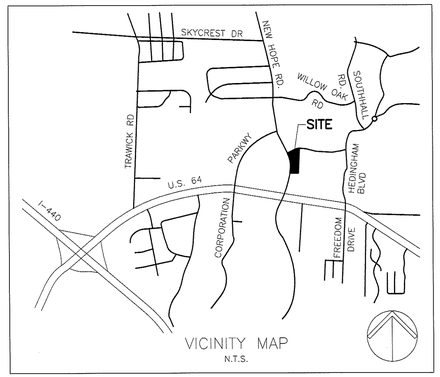
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION IS TAKEN FROM A SURVEY BY WITHERS AND RAVENEL/KENNETH CLOSE SURVEYING
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN.
7. STORMWATER MANAGEMENT DEVICES FOR EACH LOT SHALL BE CONSTRUCTED AND MAINTAINED INDIVIDUALLY ON EACH LOT. THE N. NEW HOPE ROAD WIDENING SHALL ALSO BE SERVED BY THESE ON-SITE DEVICES.

ORDINANCE NO. (1989) 356 ZC 251
EFFECTIVE: 5/2/89

Z-22-89 New Hope Road, west side, between Corporation Parkway and U.S. Highway 64 East, being a portion of Parcel 7, Tax Map 498, rezoned to Industrial-1 Conditional Use District, according to map on file in the City of Raleigh Planning Department.

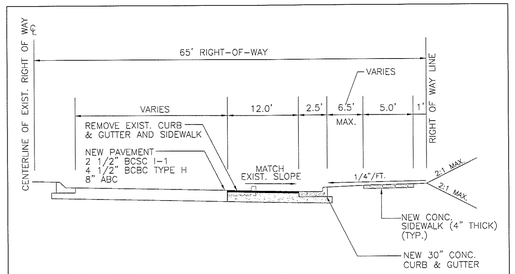
Conditions:

Property will not be used for:
1. Landfill uses set forth in Section 10-2046(c)
2. Railroad and utility uses set forth in Section 10-2046(b)(3)(a)
3. Manufacturing within the meaning of 10-2045.1(1)(d)
4. Upon development, the rate of stormwater runoff should not exceed that expected under R-4.
5. Any right-of-way required to be purchased by the City of Raleigh for the realignment of Corporation Parkway should remain at Residential-6 values as they are presently set.



SUMMARY

1.	DEVELOPMENT NAME:	SHOPS OF NEW HOPE
2.	STREET ADDRESS:	1500 NORTH NEW HOPE ROAD RALEIGH, NORTH CAROLINA
3.	WAKE COUNTY P.I.N.:	1724.12-96-8731
4.	TOTAL NUMBER OF LOTS: LOT 1 LOT 2	2 1.84 AC± 1.11 AC±
5.	TOTAL AREA: EXISTING AREA: R.O.W. DEDICATION AREA: PROPOSED AREA:	3.104 AC.± 0.156 AC.± (6,790.84 SF) 2.949 AC.±
6.	ZONING:	INDUSTRIAL-1 C.U.D. (Z-22-89) WILDERS GROVE MIXED USE DEVELOPMENT MASTER PLAN SP-38-06 S-71-89
7.	INSIDE CITY LIMITS:	YES
8.	INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
9.	DEDICATED STREET RIGHT OF WAY:	6,790.84 S.F. (0.155 AC.)
10.	OWNER/DEVELOPER:	CHRIS SANDERS NEW HOPE ROAD, LLC 100 EUROPA DRIVE, SUITE 170 CHAPEL HILL, NC 27517-2310 (919) 608-4812 (PHONE) (919) 678-1459 (FAX)
11.	CONTACT PERSON	DAVID LASLEY PIEDMONT LAND DESIGN, LLP 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) david@piedmontlanddesign.com (E-MAIL)



TYPICAL ROAD WIDENING SECTION
(NORTH BOUND NEW HOPE ROAD IMPROVEMENTS)

NOT TO SCALE

— NEW PAVEMENT 2.08% SLOPE EXCEPT IN SUPERELEVATIONS (TYP.)

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING
C1	10°22'29"	455.00	82.39	82.28	41.31	N70°36'23"E
C2	21°50'11"	1105.50	421.33	418.78	213.25	N13°15'23"W
C3	89°35'37"	37.50	58.64	52.84	37.23	N20°37'20"E

NORTH

0 40 80 120

SCALE IN FEET

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

SHOPS OF NEW HOPE
1500 NORTH NEW HOPE ROAD
RALEIGH, NORTH CAROLINA

ISSUED: **10 FEB 2010**

REVISIONS:

DRAWN BY: **MAB**
CHECKED BY: **RPH**

PROJECT: **CSNHRCP**

PRELIMINARY SUBDIVISION PLAN

DWG. NO. **PS.1**

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