



Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input checked="" type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Ligon Mill Village				
Property Address(es): 8113 Ligon Mill Road Wake Forest, NC 27587				
Recorded Deed PIN(s): 1738931751				
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Elizabeth Cheshire Anson	
Company: N/A	Title: Owner
Address: 1118 York Lane Virginia Beach, VA 23451	
Phone #: 757-439-8087	Email: cheshireeveleigh@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions): Debbi Ferm, PE	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: BGE, Inc.	Address: 5440 Wade Park Blvd Ste 102, Raleigh, NC, 27607
Phone #: (919) 276-0111	Email: dferm@bgeinc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Julie Gavaghan	
Company: Blue Heel Development	Title: Land Development Manager
Address: 2300 Rexwoods Dr, Ste 120, Raleigh, NC 27607	
Phone #: 919-291-6364	Email: Julie@blueheeldevelopment.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: ±105.16			
Zoning districts (if more than one, provide acreage of each): RX-10 (77.39 AC) & RX-3-CU (27.77 AC)			
Overlay district(s): N/A	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>59,241</u> Proposed total (sf) <u>1,499,567</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>59,241</u> Proposed total (sf) <u>1,499,567</u>
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 190	# of Attached House Lots:	# of Townhouse Lots: 63
# of Tiny House Lots:	# of Open Lots: 9	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 262	Total # Dwelling Units: 253	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 2.4		

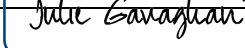

SIGNATURE BLOCK

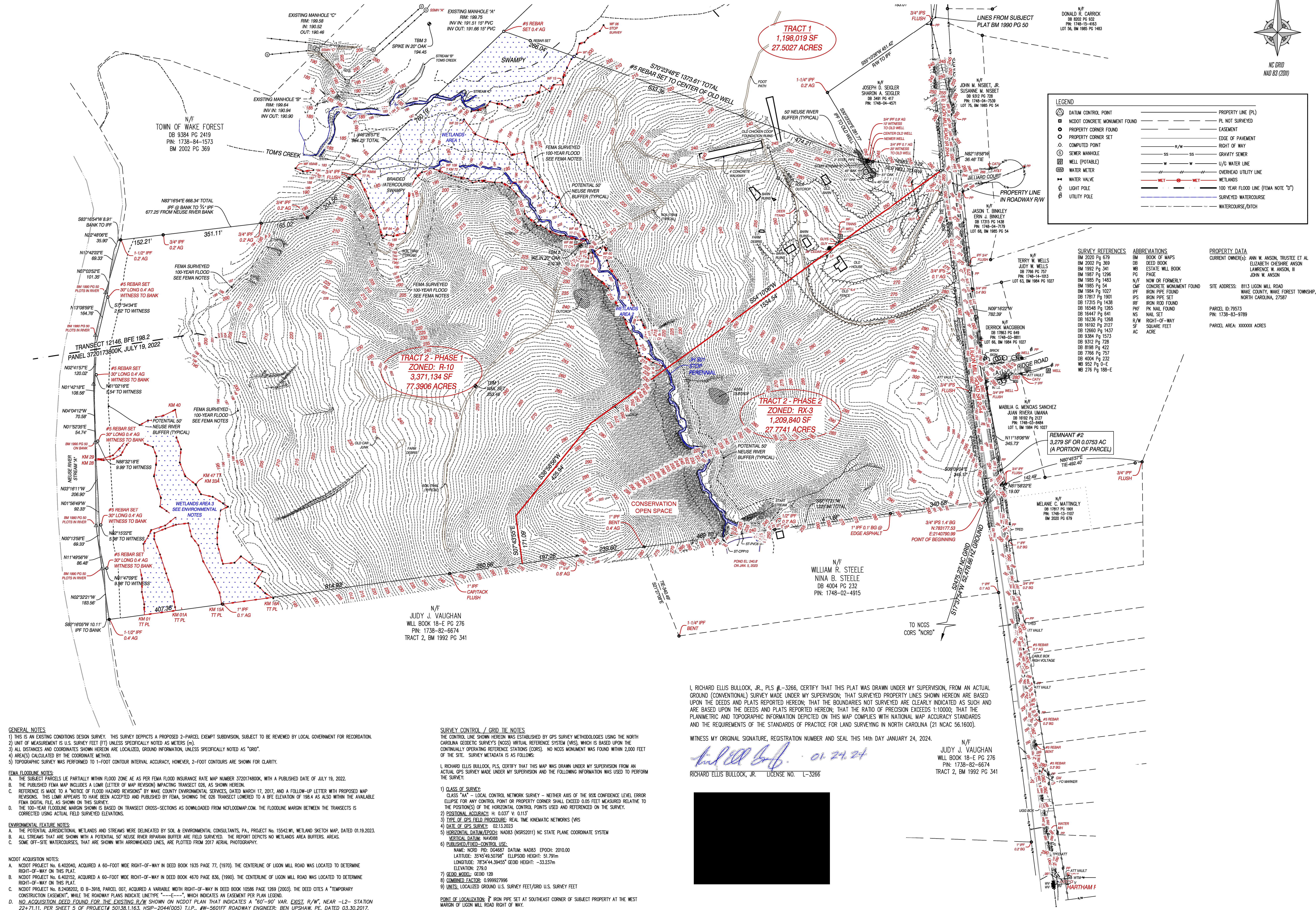
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 3/7/2024
Printed Name: Julie Gavaghan	
Signature: 	Date: 03-06-24
Printed Name: Debra Ferm	



I, RICHARD ELLIS BULLOCK, JR., PLS #L-3266, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) SURVEY MADE UNDER MY SUPERVISION; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION EXCEEDS 1:10000; THAT THE PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

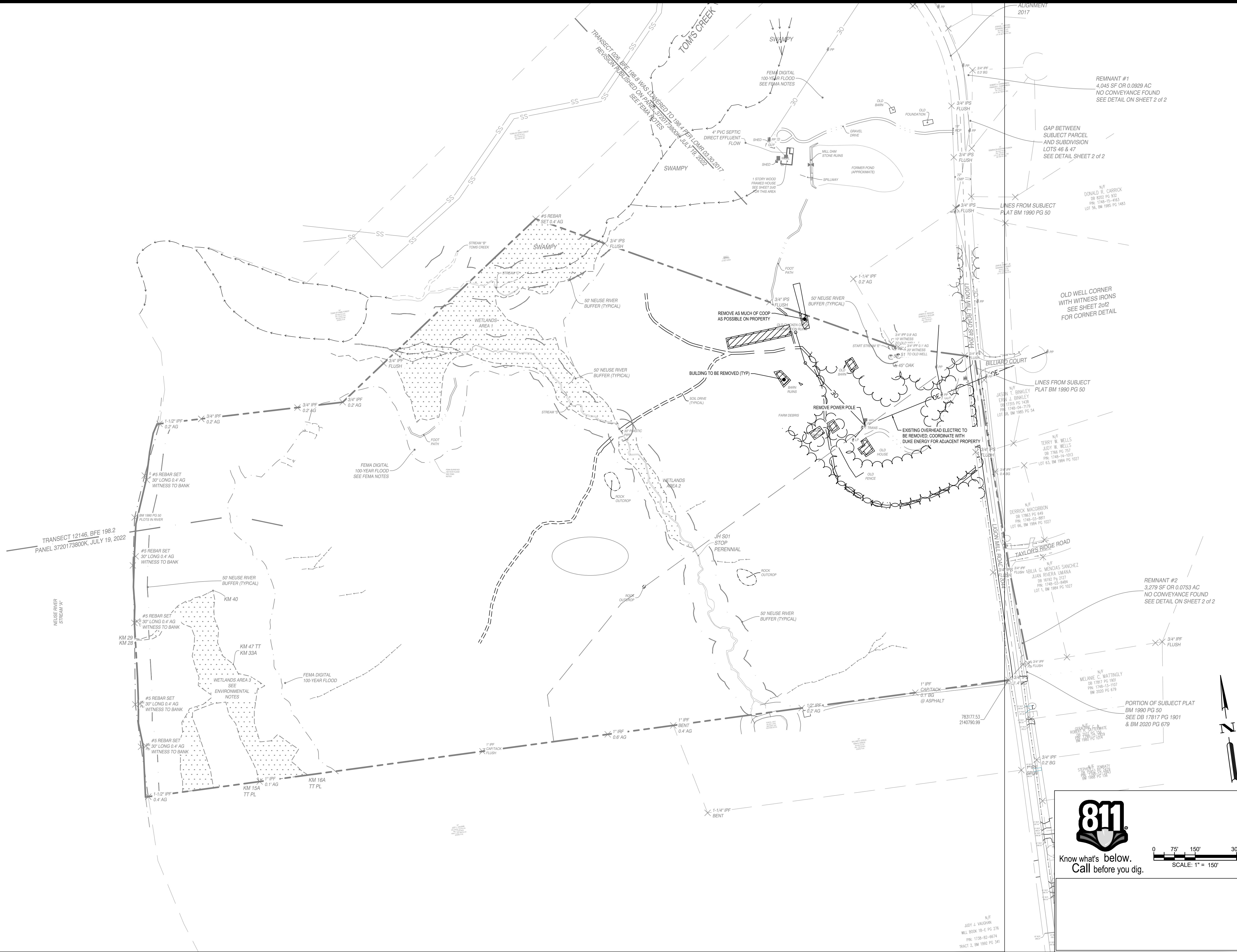
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14th DAY JANUARY 24, 2024.


Richard Ellis Bullock, Jr. 01.24.24
RICHARD ELLIS BULLOCK, JR. LICENSE NO. L-3266

N/F
JUDY J. VAUGHAN
WILL BOOK 18-E PG 276
PIN: 1738-82-6674
TRACT 2, BM 1992 PG 341


BLUE HEEL DEVELOPMENT, LLC.

NDITIONS SURVEY:
ON MILL ROAD
REST TOWNSHIP
Y, NORTH CAROLINA

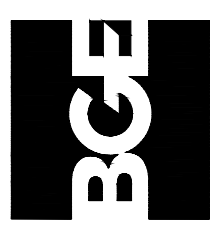




Know what's below.
Call before you dig.



0 75' 150' 300'
SCALE: 1" = 150'

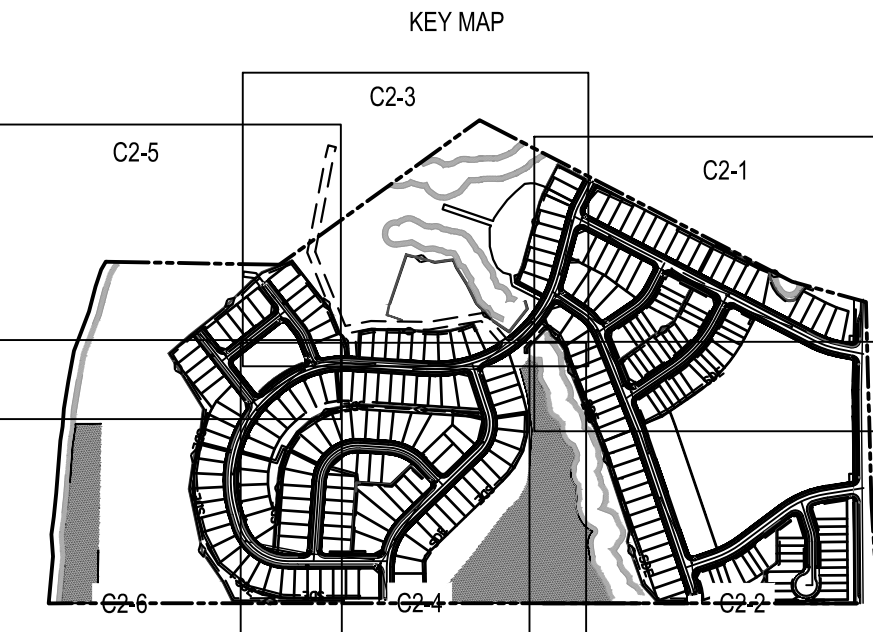
REVISION				DATE	DESCRIPTION
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2	A				
3	A				
4	A				
5	A				
DESIGNED BY: DF/JWM/JDM					
DRAWN BY: DF/JWM/JDM					
REVIEWED BY: DF/RSF					
<div><div><div>5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397</div></div><div><div>BLUE HEEL DEVELOPMENT 2300 REWOODS DRIVE SUITE 120 RALEIGH, NC 27607</div><div>LIGON MILL VILLAGE 8713 LIGON MILL ROAD RALEIGH, NC 27607</div><div>DEMOLITION PLAN</div></div></div>					
12502-00					
DATE: 03/11/2024					
C1-2					

SUMMARY:
SINGLE FAMILY 190
TOWNHOMES 63
OPEN LOTS 9
TOTAL: 262

STREET LINE AND CURVE DATA TABLE				
LINE # / CURVE #	LENGTH	BEARING / DELTA	RADIUS	
C1	105.10	16.06	375.00	
C2	235.95	28.46	475.00	
C3	99.35	28.46	200.00	
C4	31.44	12.01	150.00	
C5	684.38	78.42	500.00	
C6	292.75	41.93	400.00	
C7	538.71	68.59	450.00	
C8	255.61	73.23	200.00	
C16	183.22	27.99	375.00	
C17	117.34	17.83	375.00	
C18	44.77	17.10	150.00	
C19	44.94	17.17	150.00	
C20	234.96	89.75	150.00	
C21	147.28	42.19	200.00	
C22	167.54	63.99	150.00	
C23	200.46	45.94	250.00	
L1	1050.69	S70° 23' 47.60"E		

STREET LINE AND CURVE DATA TABLE				
LINE # / CURVE #	LENGTH	BEARING / DELTA	RADIUS	
L3	98.68	S86° 27' 19.04"E		
L4	227.62	N48° 03' 50.46"E		
L6	111.58	N19° 36' 12.40"E		
L7	168.03	N48° 03' 50.46"E		
L9	111.58	N19° 36' 12.40"E		
L10	110.67	S19° 36' 12.40"W		
L12	243.26	S7° 35' 34.29"W		
L14	296.97	S86° 01' 01.50"W		
L16	29.66	S44° 05' 03.18"W		
L18	44.05	S24° 30' 21.93"E		
L20	387.06	N82° 16' 04.53"E		
L25	144.74	S73° 31' 35.28"W		
L27	209.38	S45° 31' 55.21"W		
L29	119.25	S63° 27' 37.59"W		
L30	117.82	S25° 15' 08.52"E		
L32	169.93	S8° 09' 03.50"E		
L33	118.13	N28° 45' 01.53"W		

STREET LINE AND CURVE DATA TABLE				
LINE # / CURVE #	LENGTH	BEARING / DELTA	RADIUS	
L35	222.40	N45° 54' 56.82"W		
L36	315.00	S44° 05' 03.18"W		
L37	371.70	S45° 54' 56.82"E		
L38	312.61	N3° 43' 55.07"W		
L40	109.59	N86° 01' 01.50"E		
L42	121.42	S51° 47' 24.34"E		
L43	199.17	S25° 47' 02.30"E		
L45	389.95	S38° 2' 35.66"W		
L47	123.05	S7° 43' 55.07"E		



SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED STANDARD DUTY CONCRETE PAVMT
- PROPOSED STANDARD DUTY ASPHALT PAVMT
- PROPOSED STRUCTURE
- PROPOSED TREE CONSERVATION AREA
- CITY OF RALEIGH RAMP TYPE

DESIGNED BY: DF/JWM/JDM
DRAWN BY: DF/JWM/JDM
REVIEWED BY: DF/RSF

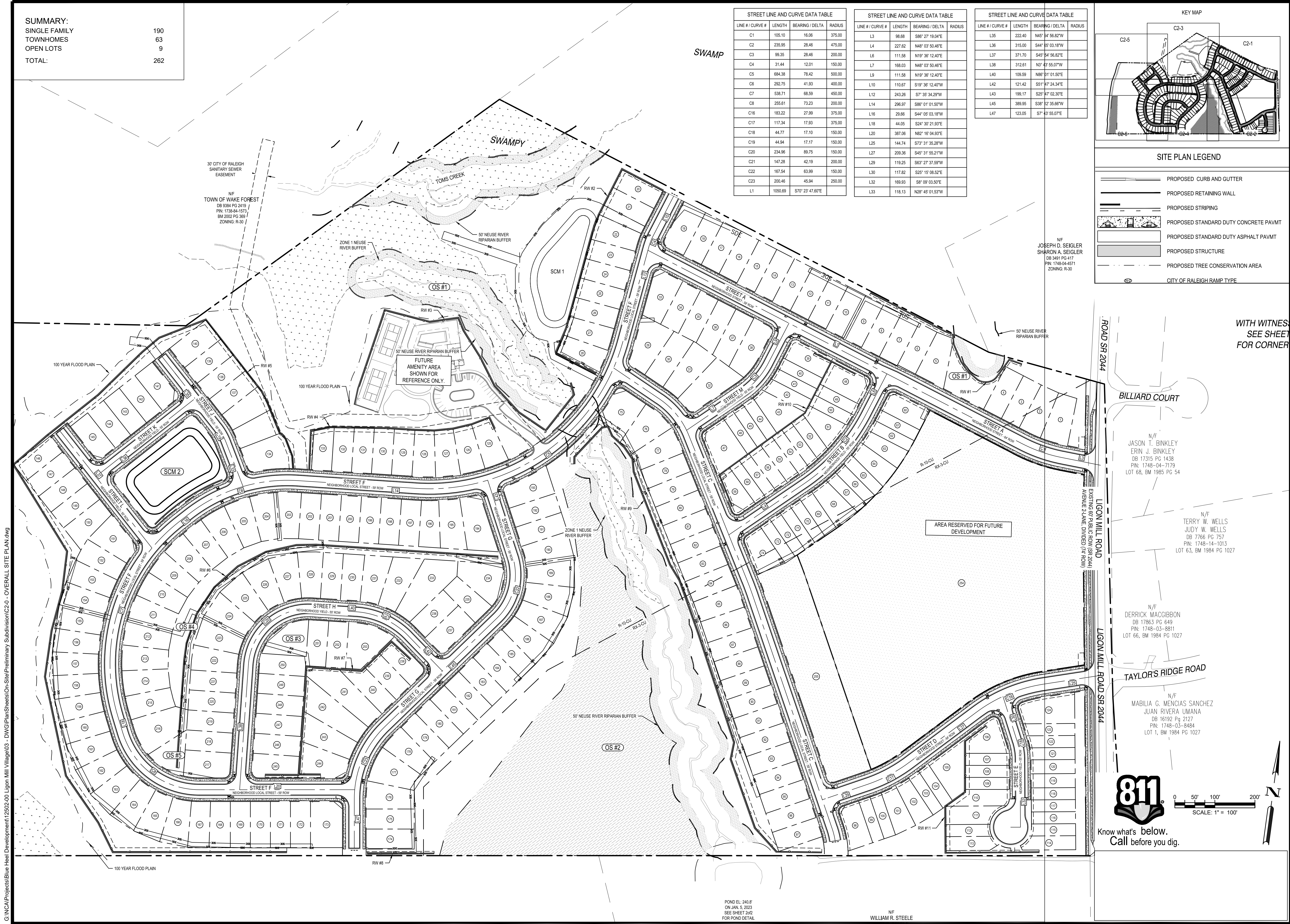
©2024
BCE
5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397

BLUE HEEL
DEVELOPMENT
2300 REWOODS DRIVE SUITE 120
RALEIGH, NC 27607

LIGON MILL VILLAGE
8713 LIGON MILL ROAD
RALEIGH, NC 27607

OVERALL SITE PLAN

12502-00
DATE: 03/11/2024
C2-0



WITH WITNESS
SEE SHEET
FOR CORNER

BILLIARD COURT

N/F
JASON T. BINKLEY
ERIN J. BINKLEY
DB 17315 PG 1438
PIN: 1748-04-7179
LOT 68, BM 1985 PG 54

N/F
TERRY W. WELLS
JUDY W. WELLS
DB 7766 PG 757
PIN: 1748-14-1013
LOT 63, BM 1984 PG 1027

N/F
DERRICK MACGIBBON
DB 17863 PG 649
PIN: 1748-03-5811
LOT 66, BM 1984 PG 1027

TAYLOR'S RIDGE ROAD

N/F
MABILIA G. MENCAS SANCHEZ
JUAN RIVERA UMANA
DB 16192 PG 2127
PIN: 1748-03-8484
LOT 1, BM 1984 PG 1027

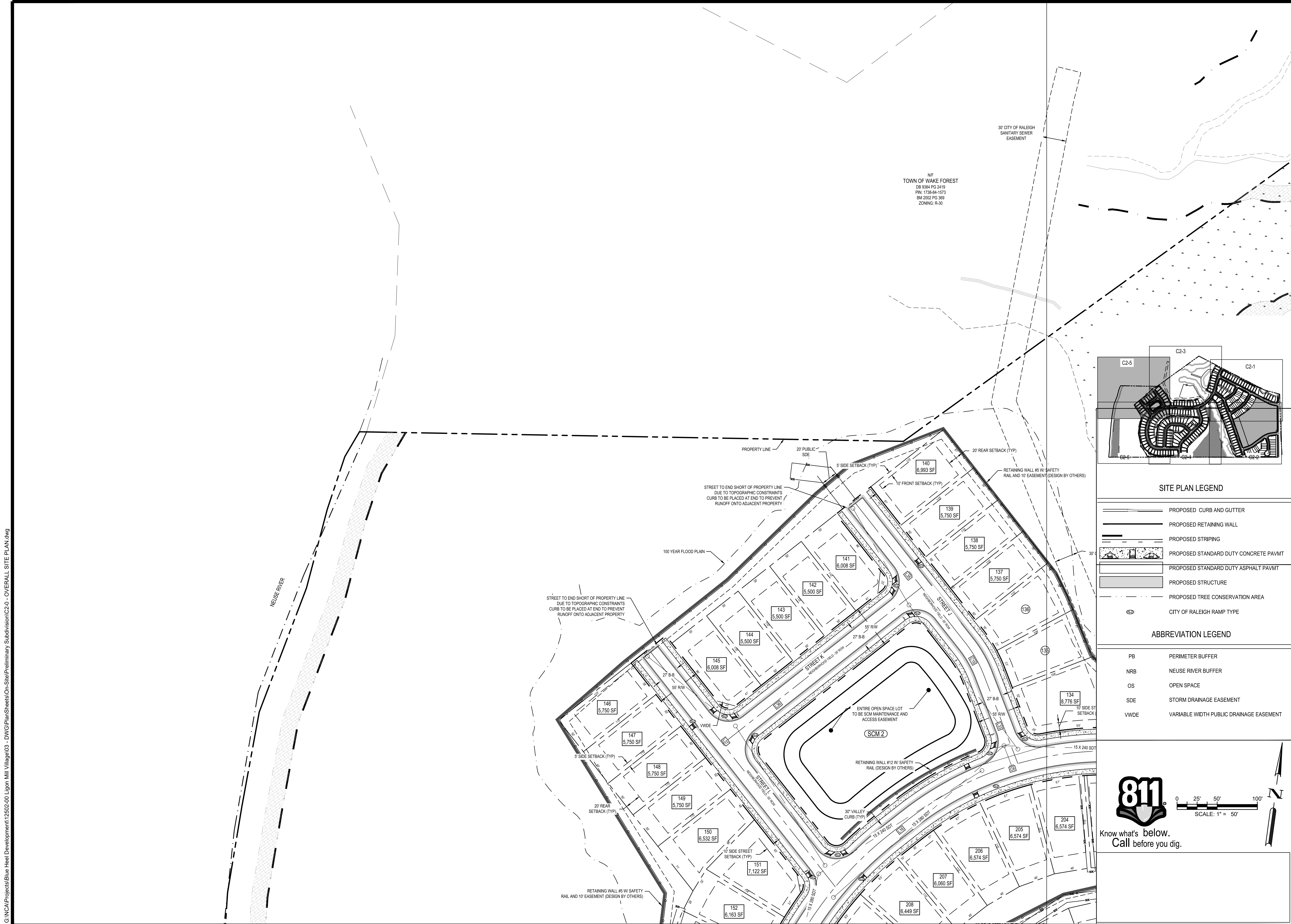


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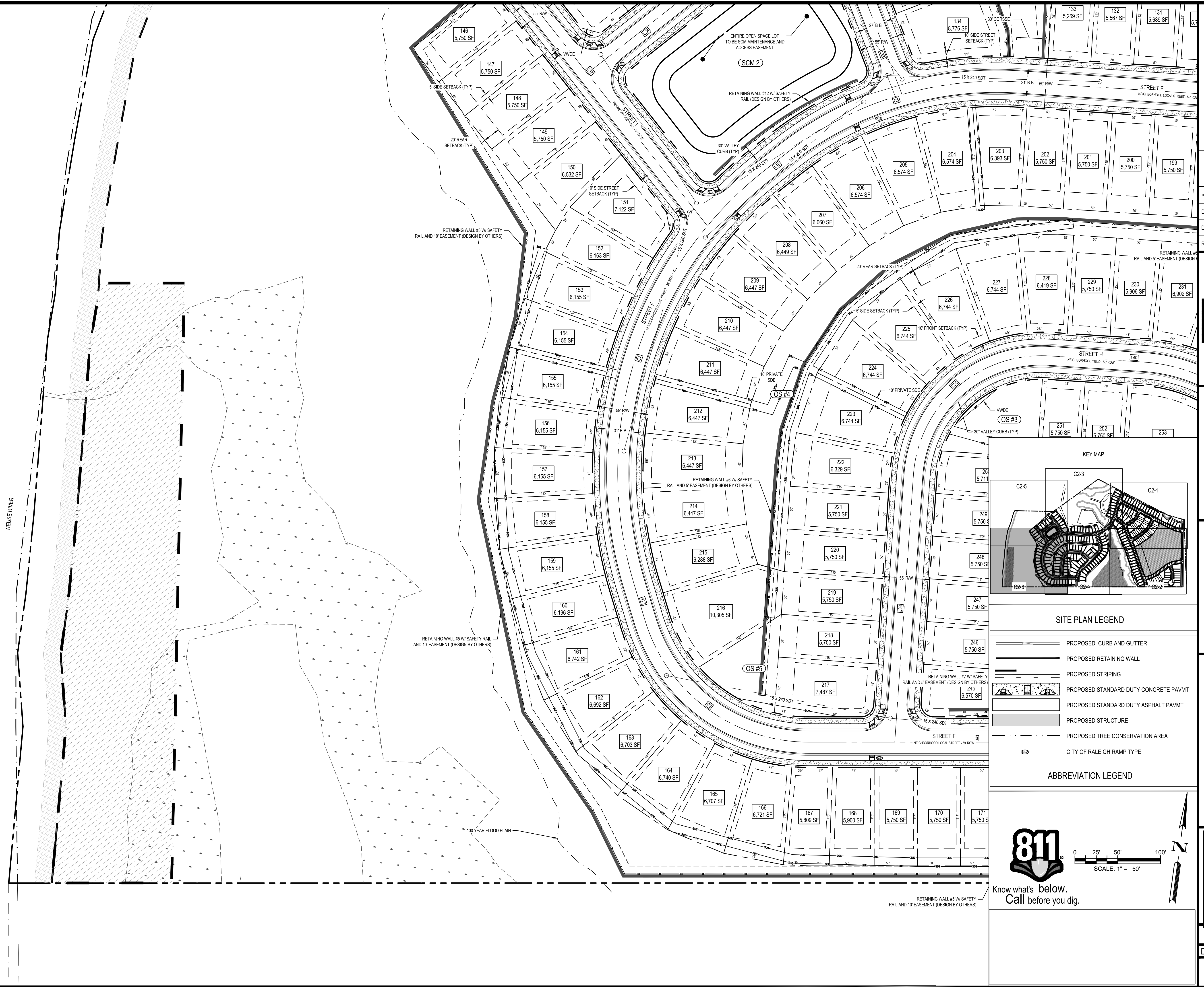


POND EL: 240.8'
ON JAN. 5, 2023
SEE SHEET 04/2
FOR POND DETAIL

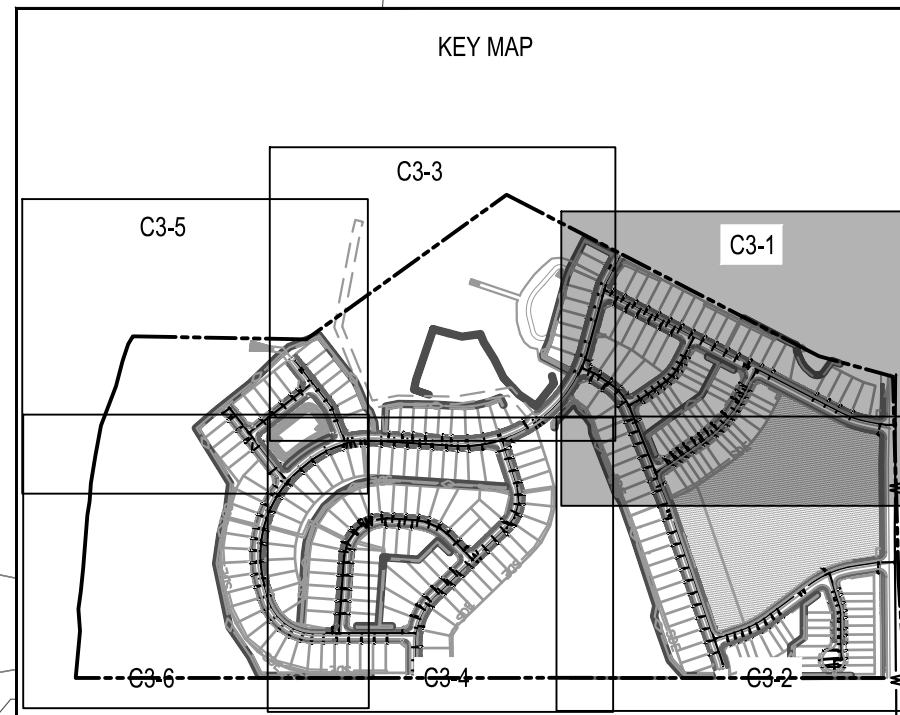
NF
WILLIAM R. STEELE



12502-00
DATE: 03/11/2024
C2-5

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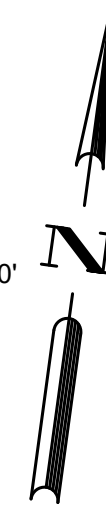
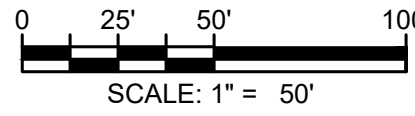
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PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER

NOTE:
1. ALL WATER LINES TO BE DIP.
2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.



DESIGNED BY:	DF/JWM/JDM
DRAWN BY:	DF/JWM/JDM
REVIEWED BY:	DF/RSF
DATE	
REV	
DESCRIPTION	

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397




BLUE HEEL
DEVELOPMENT
2300 REWOODS DRIVE SUITE 120
RALEIGH, NC 27607

UTILITY PLAN (1 OF 6)

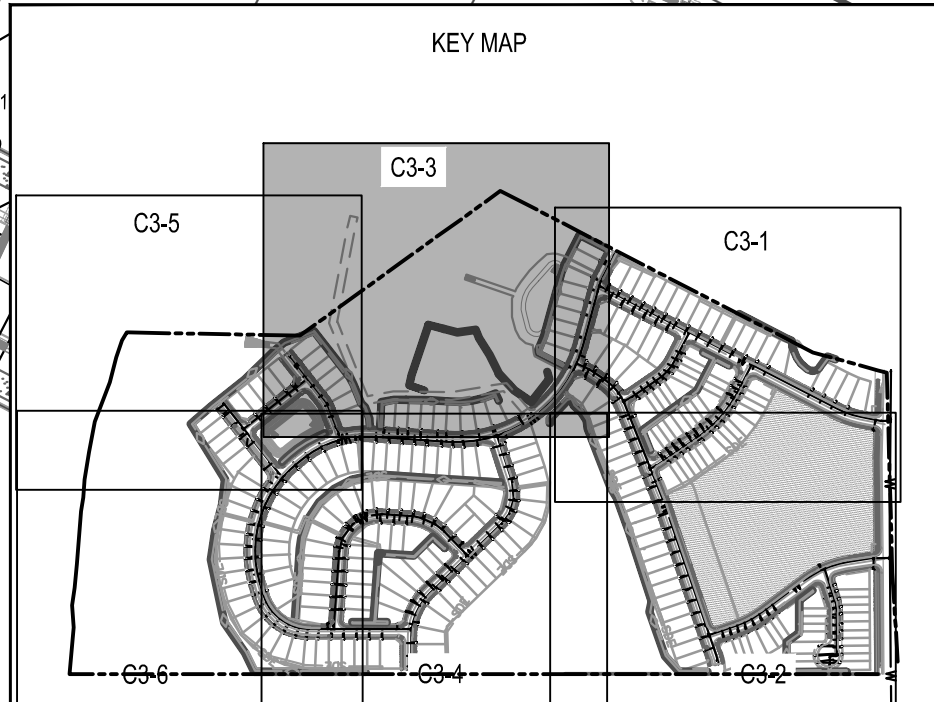
FILE NUMBER:
12502-00

DATE: 03/11/2024

C3-1

<div><div></div><div>BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607</div></div>	<div><div></div><div>LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27607</div></div>	<div><div></div><div>UTILITY PLAN (2 OF 6) 12502-00</div></div>	DESIGNED BY: DF/JWM/JDM	REV	DATE	DESCRIPTION
			DRAWN BY: DF/JWM/JDM			
<div><div></div><div>5440 WADE PARK BLVD., SUITE 102 RALEIGH NC 27607 WWW.BGEINC.COM NC LICENSE #C-4387</div></div>			REVIEWED BY: DF/RSF			©2024

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PROPOSED UTILITY LEGEND

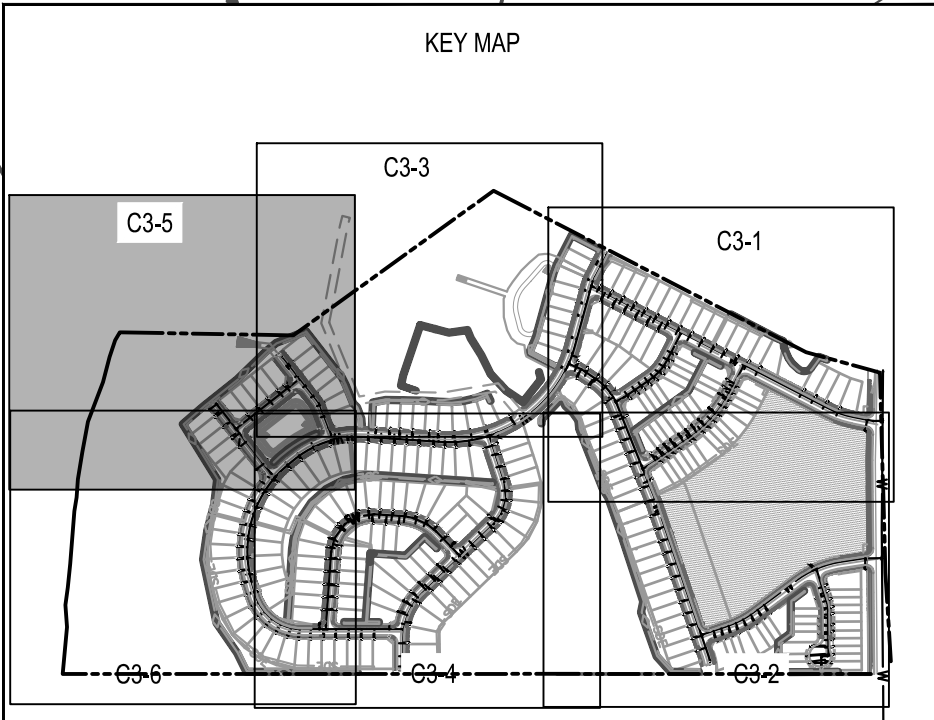
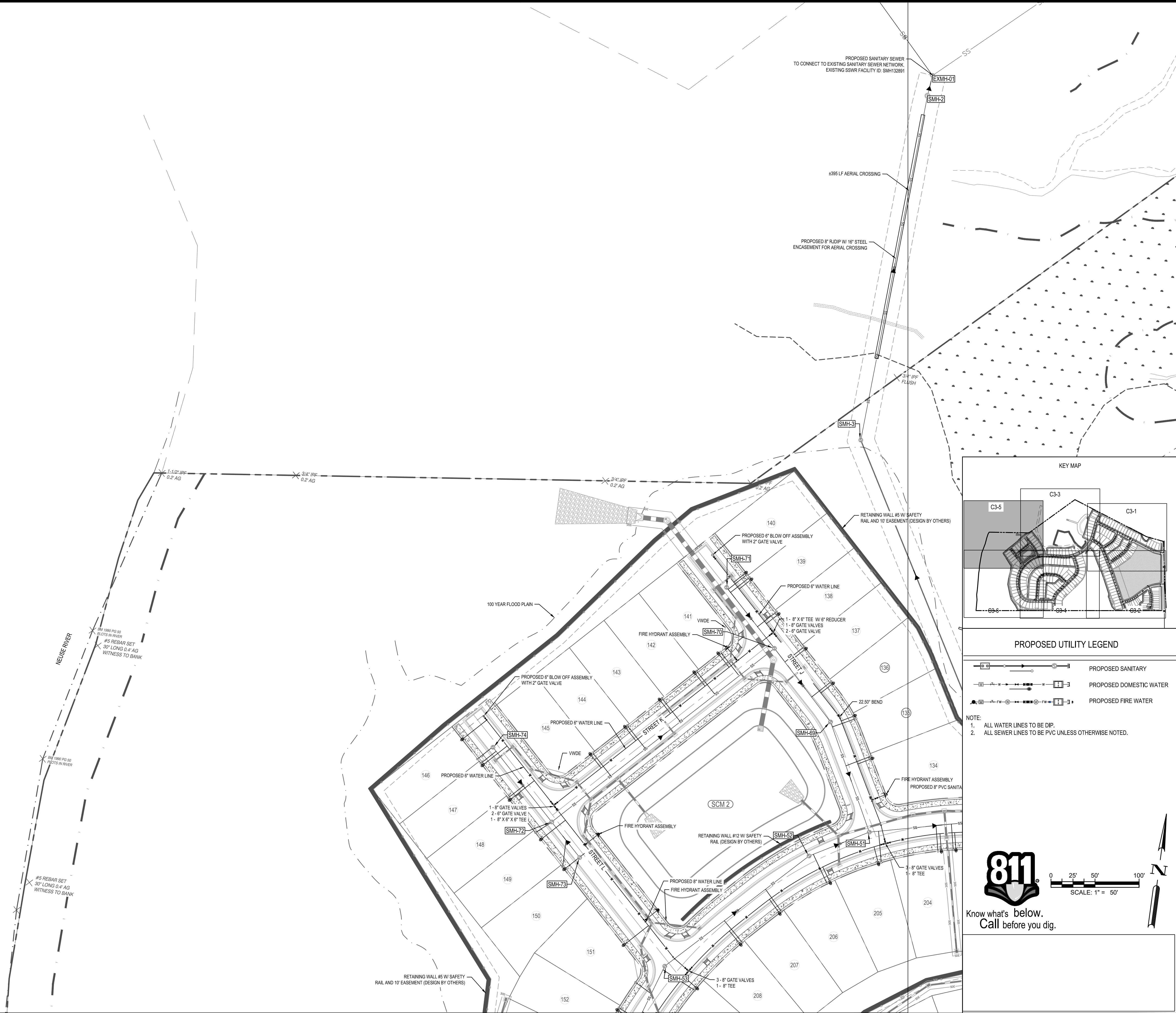
- PROPOSED SANITARY
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER

- NOTE:
- ALL WATER LINES TO BE DIP.
 - ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.



DESIGNED BY:	DF/JWM/JDM
DRAWN BY:	DF/JWM/JDM
REVIEWED BY:	DF/RSF
BCE 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	
BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607	
LIGON MILL VILLAGE 8713 LIGON MILL ROAD RALEIGH, NC 27607	
UTILITY PLAN (3 OF 6)	
FILE NUMBER: 12502-00	
DATE: 03/11/2024	
C3-3	

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PROPOSED UTILITY LEGEND		
	PROPOSED SANITARY	
	PROPOSED DOMESTIC WATER	
	PROPOSED FIRE WATER	

NOTE:
1. ALL WATER LINES TO BE DIP.
2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.

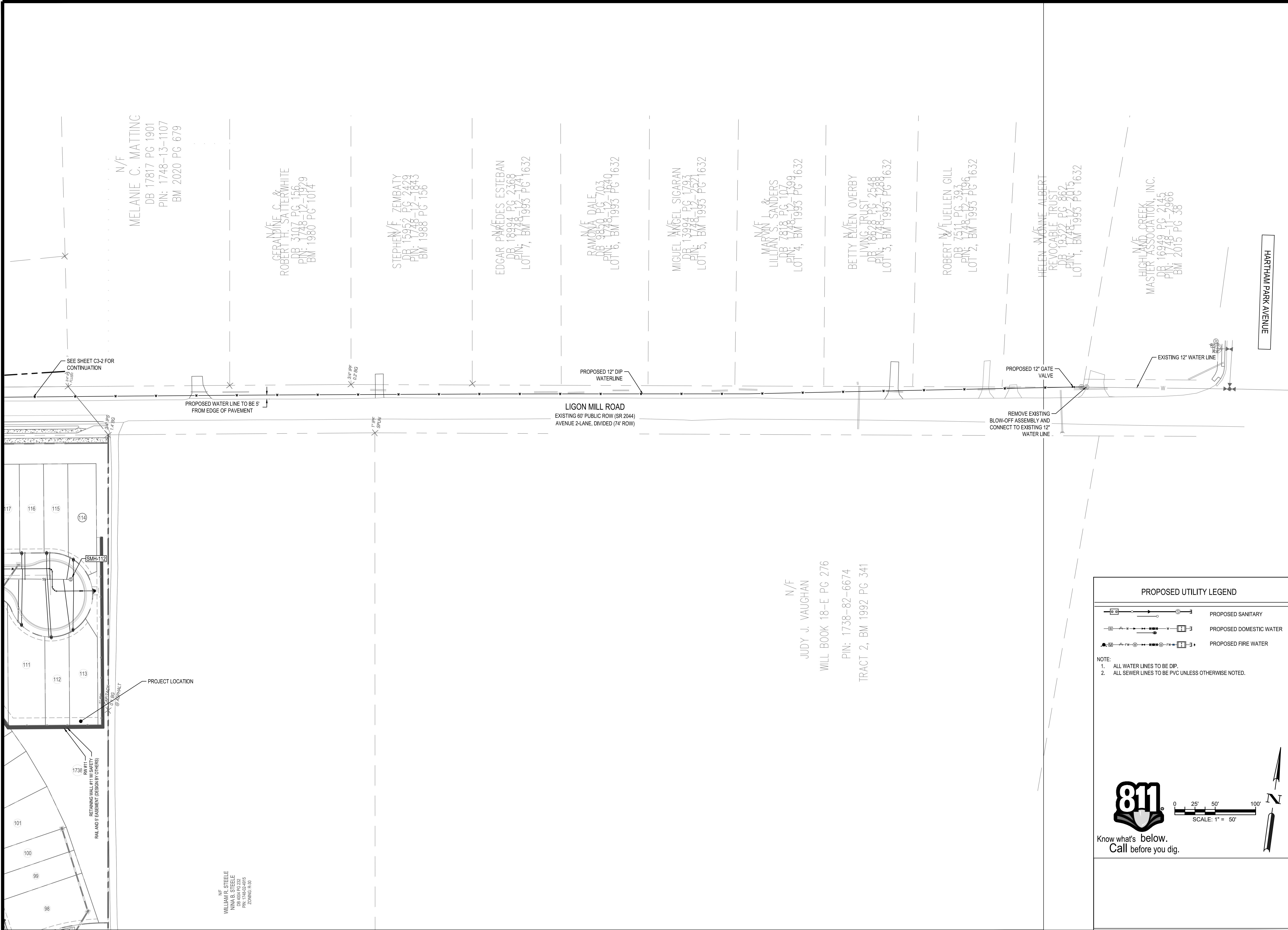
Know what's below.
Call before you dig.


0 25' 50' 100'
SCALE: 1" = 50'

DESIGNED BY: DF/JWM/JDM		DATE	DESCRIPTION		
DRAWN BY: DF/JWM/JDM					
REVIEWED BY: DF/RSF					
5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397					
BLUE HEEL DEVELOPMENT 2300 REWOODS DRIVE SUITE 120 RALEIGH, NC 27607					
LIGON MILL VILLAGE 8713 LIGON MILL ROAD RALEIGH, NC 27607					
UTILITY PLAN (5 OF 6)					
FILE NUMBER: 12502-00					
DATE: 03/11/2024					
C3-5					

<div>FILE NUMBER: 12502-00</div> <div>DATE: 03/11/2024</div> <div>C3-6</div>	<div>UTILITY PLAN (6 OF 6)</div>	<div>LIGON MILL VILLAGE</div> <div>8113 LIGON MILL ROAD</div> <div>RALEIGH, NC 27607</div>	<div>BLUE HEEL DEVELOPMENT</div> <div>2300 HEAVENWOOD DRIVE SUITE 120</div> <div>RALEIGH, NC 27607</div>	<div><div></div><div>5440 WADE PARK BLVD, SUITE 102</div><div>RALEIGH NC 27607</div><div>11115 LEBLANC COURT</div><div>NC LICENSE PC-4387</div><div>©2024</div></div>	DESIGNED BY: DF/JWM/JDM	△	
					DRAWN BY: DF/JWM/JDM	△	
					REVIEWED BY: DF/RSF	△	
						△	
						△	
					REV	DATE	DESCRIPTION

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Know what's below.
Call before you dig.

PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER

NOTE:
1. ALL WATER LINES TO BE DIP.
2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.

SCALE: 1" = 50'

N

BLUE HEEL DEVELOPMENT
2300 REXWOODS DRIVE SUITE 120
RALEIGH, NC 27607

LIGON MILL VILLAGE
8113 LIGON MILL ROAD
RALEIGH, NC 27607

OFFSITE UTILITY PLAN

BCE
5440 WADE PARK BLVD, SUITE 102
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NC LICENSE #C-4397

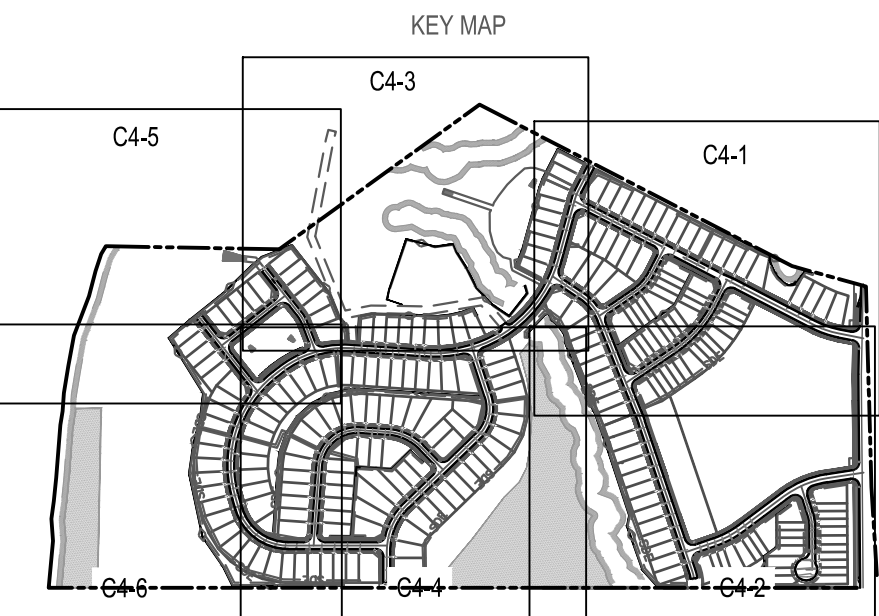
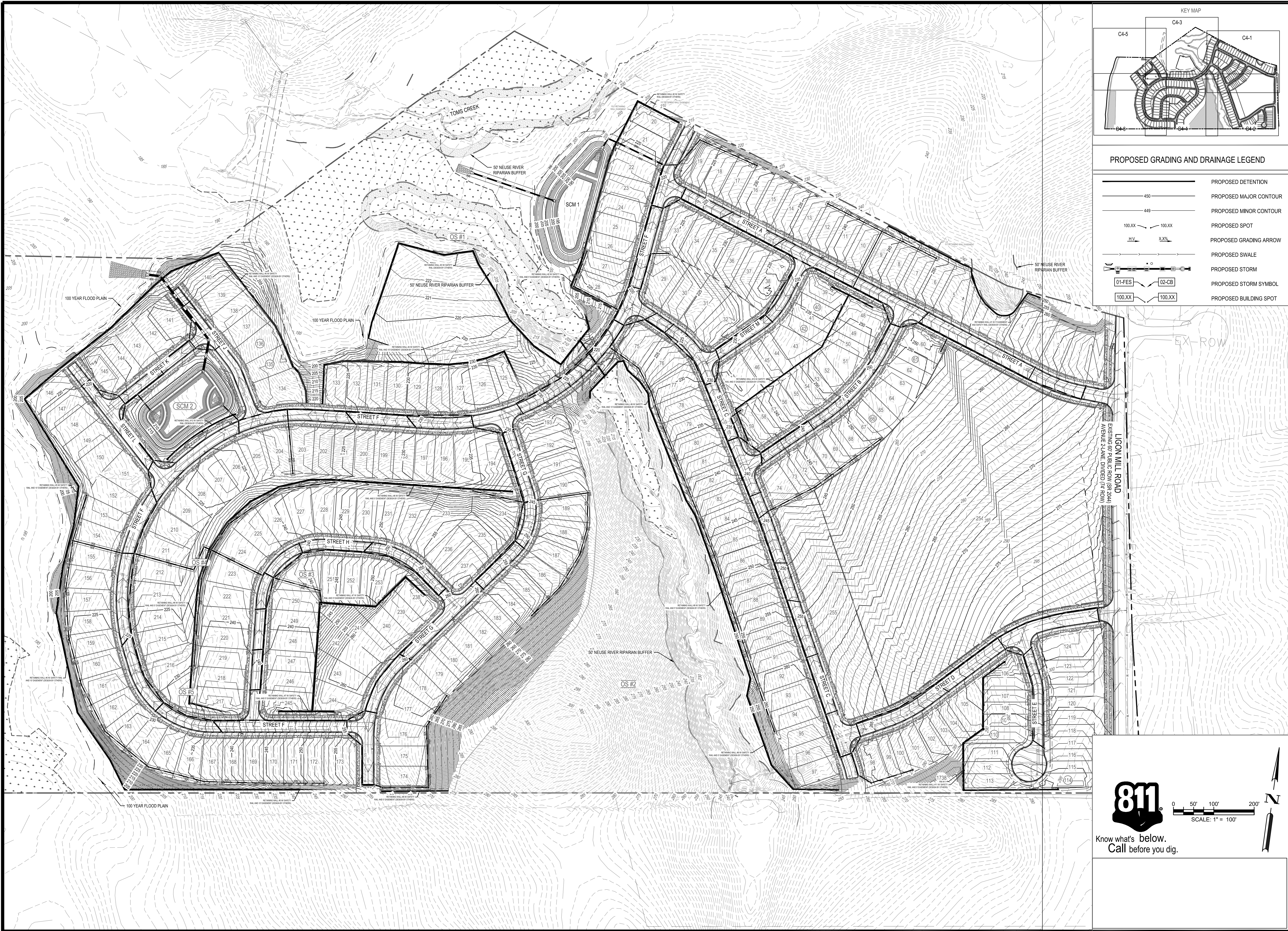
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DRAWN BY:	DF/JWM/JDM	
REVIEWED BY:	DF/RSF	
REV	DATE	DESCRIPTION

FILE NUMBER:
12502-00


DATE: 03/11/2024

C3-7

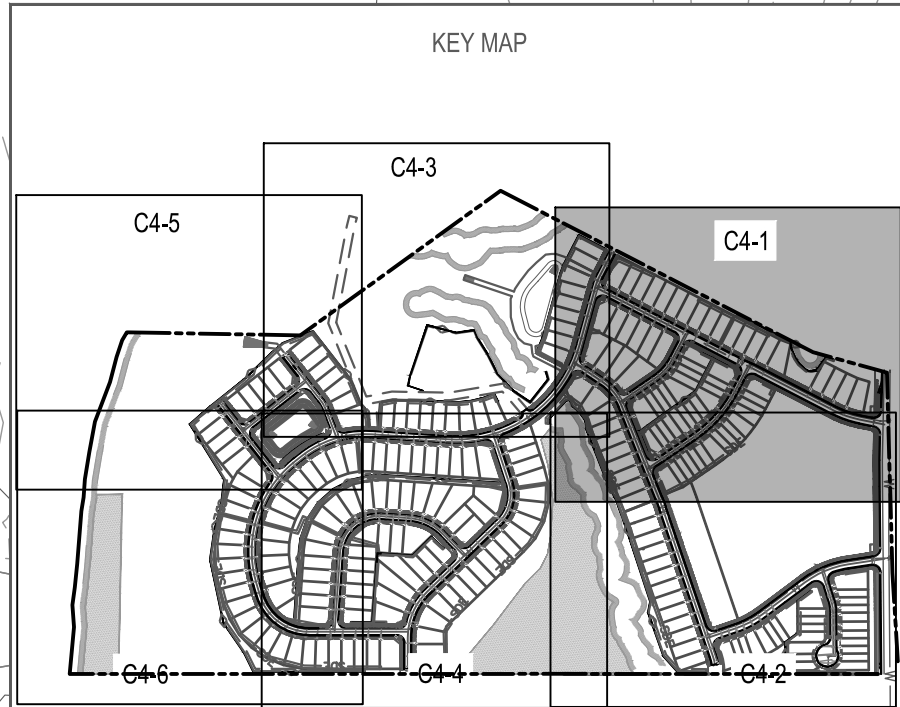
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PROPOSED GRADING AND DRAINAGE LEGEND	
	PROPOSED DETENTION
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT
	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
	PROPOSED STORM SYMBOL
	PROPOSED BUILDING SPOT

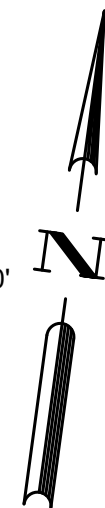
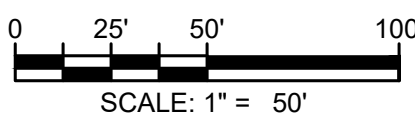
FILE NUMBER: 12502-00			
DATE: 03/11/2024			
C4-0			
OVERALL GRADING PLAN		LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27607	
		BLUE HEEL DEVELOPMENT 2300 REWOODS DRIVE SUITE 120 RALEIGH, NC 27607	
		 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397 ©2024	
		REVIEWED BY: DF/RSF	
		DRAWN BY: DF/JWM/JDM	
		DESIGNED BY: DF/JWM/JDM	
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		REV	DATE
			DESCRIPTION

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PROPOSED GRADING AND DRAINAGE LEGEND

- | | |
|--|------------------------|
| | PROPOSED DETENTION |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED SPOT |
| | PROPOSED GRADING ARROW |
| | PROPOSED SWALE |
| | PROPOSED STORM |
| | PROPOSED STORM SYMBOL |
| | PROPOSED BUILDING SPOT |



BLUE HEEL
DEVELOPMENT
2300 REWOODS DRIVE SUITE 120
RALEIGH, NC 27607

LIGON MILL VILLAGE
8713 LIGON MILL ROAD
RALEIGH, NC 27607

GRADING PLAN (1 OF 6)

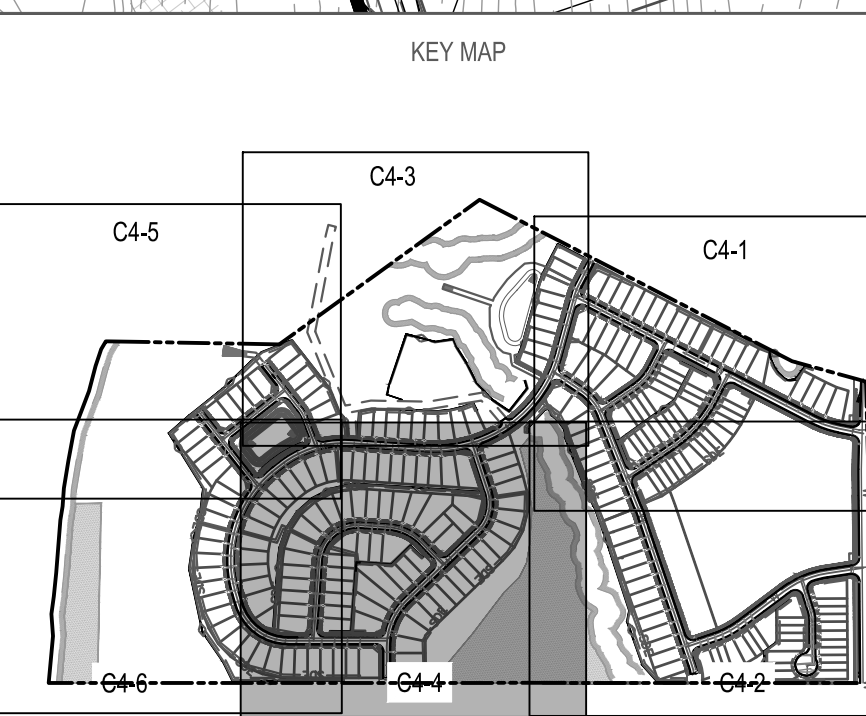
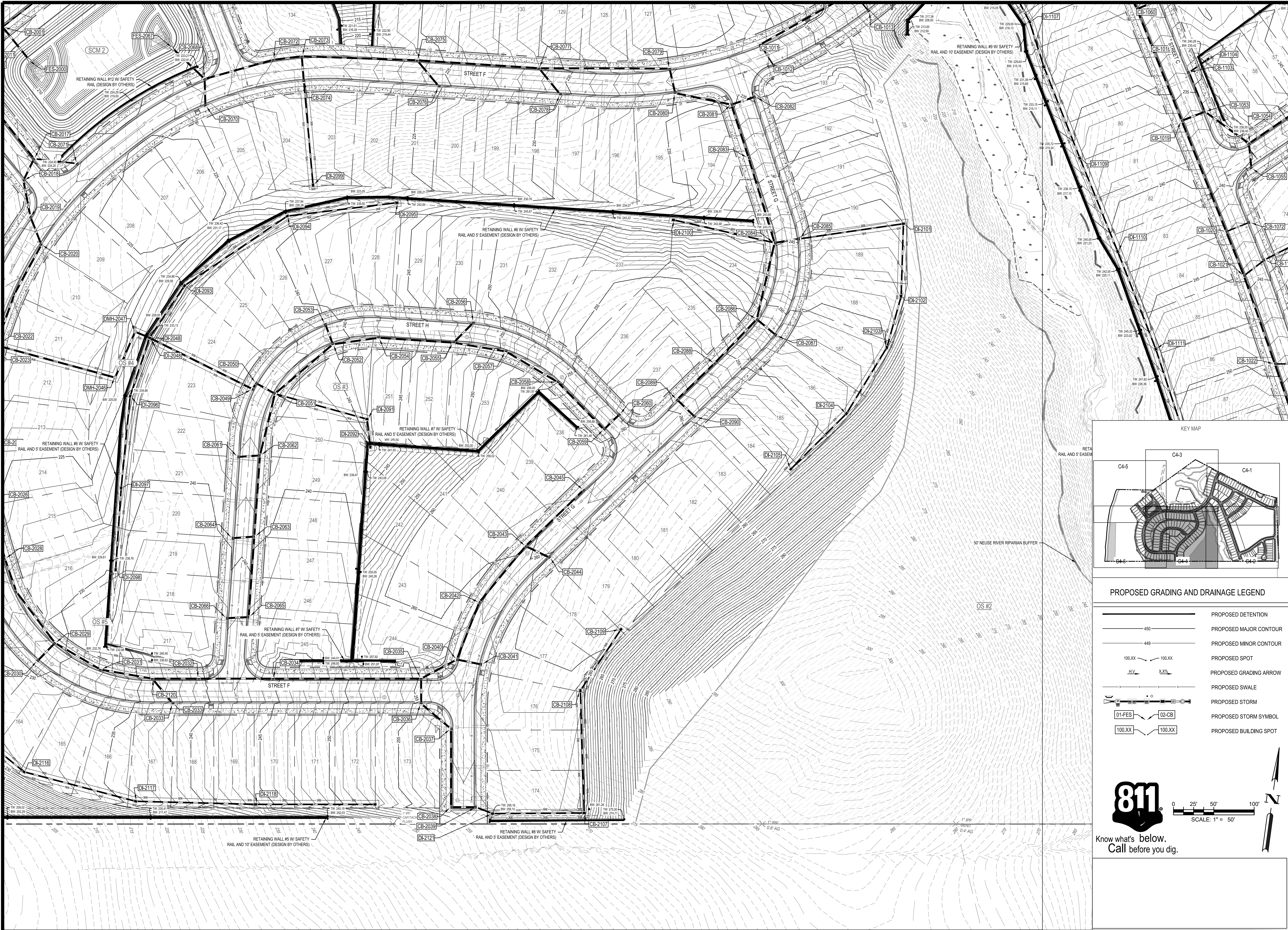
FILE NUMBER:
12502-00
DATE: 03/11/2024

C4-1

DESIGNED BY:	DRAWN BY:	REVIEWED BY:	DATE	DESCRIPTION
DF/JWM/JDM	DF/JWM/JDM	DF/RSF		


5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
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NC LICENSE #C-4397

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PROPOSED GRADING AND DRAINAGE LEGEND

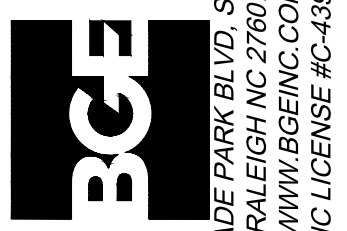
- | | |
|--|------------------------|
| | PROPOSED DETENTION |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED SPOT |
| | PROPOSED GRADING ARROW |
| | PROPOSED SWALE |
| | PROPOSED STORM |
| | PROPOSED STORM SYMBOL |
| | PROPOSED BUILDING SPOT |

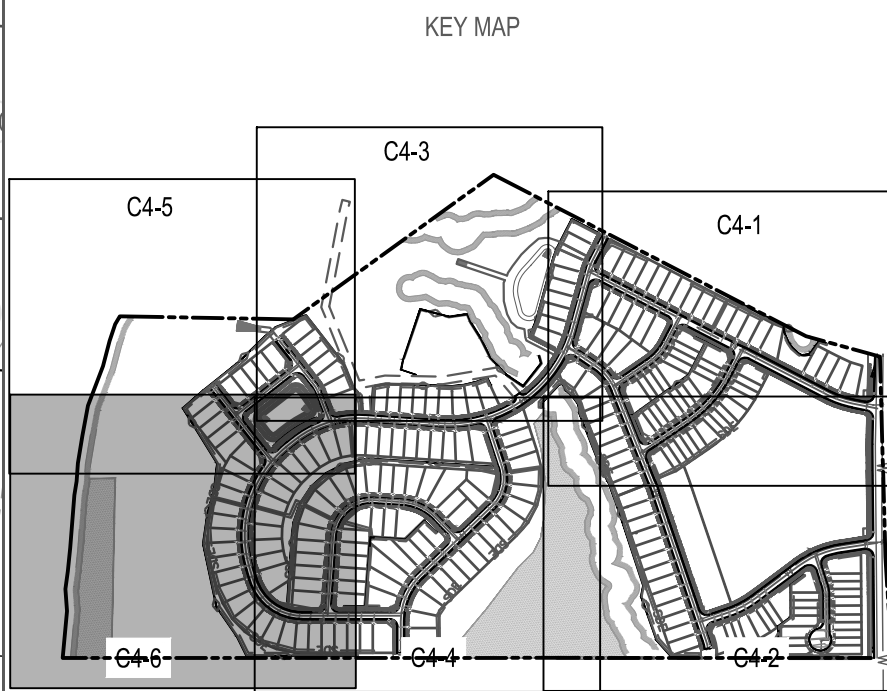
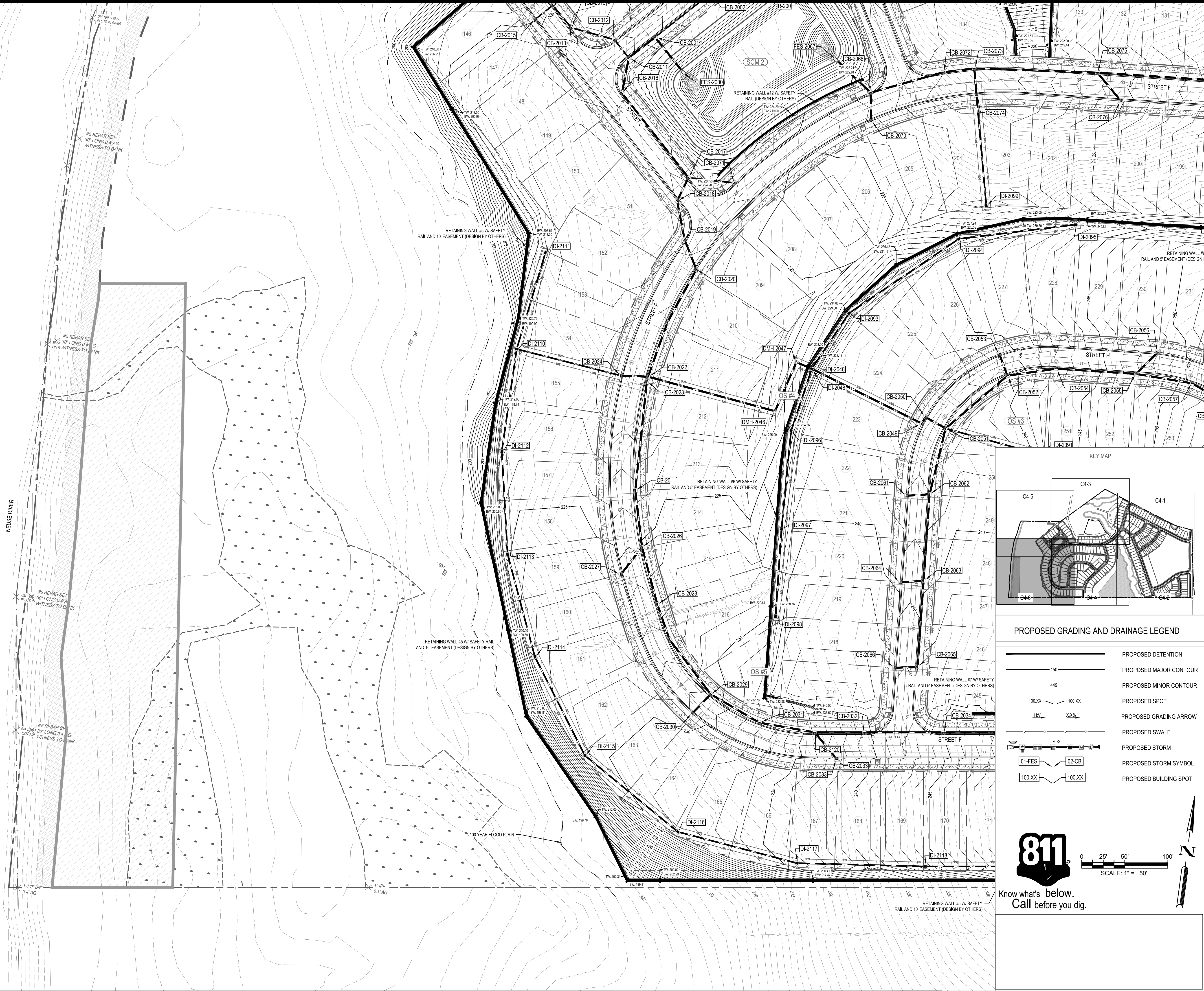


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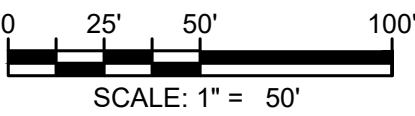
0 25' 50' 100'
SCALE: 1" = 50'

 <p>5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397</p>	DESIGNED BY: DF/JWM/JDM	REV	DATE	DESCRIPTION
	DRAWN BY: DF/JWM/JDM			
	REVIEWED BY: DF/RSF			
<p>BLUE HEEL DEVELOPMENT 2300 REWOODS DRIVE SUITE 120 RALEIGH, NC 27607</p>	LIGON MILL VILLAGE 8713 LIGON MILL ROAD RALEIGH, NC 27607			
	GRADING PLAN (4 OF 6)			
FILE NUMBER: 12502-00				
DATE: 03/11/2024				
C4-4				

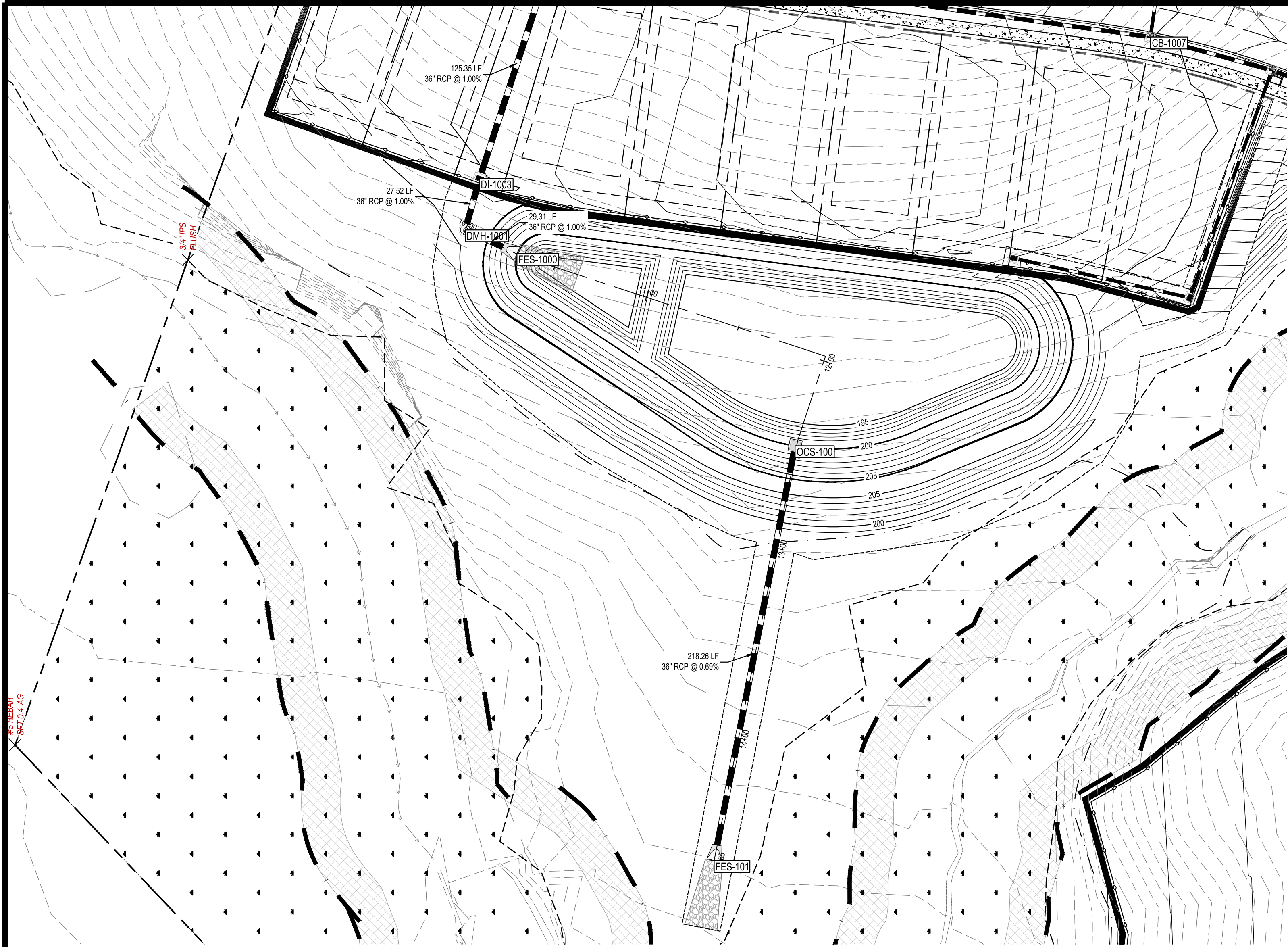


PROPOSED GRADING AND DRAINAGE LEGEND

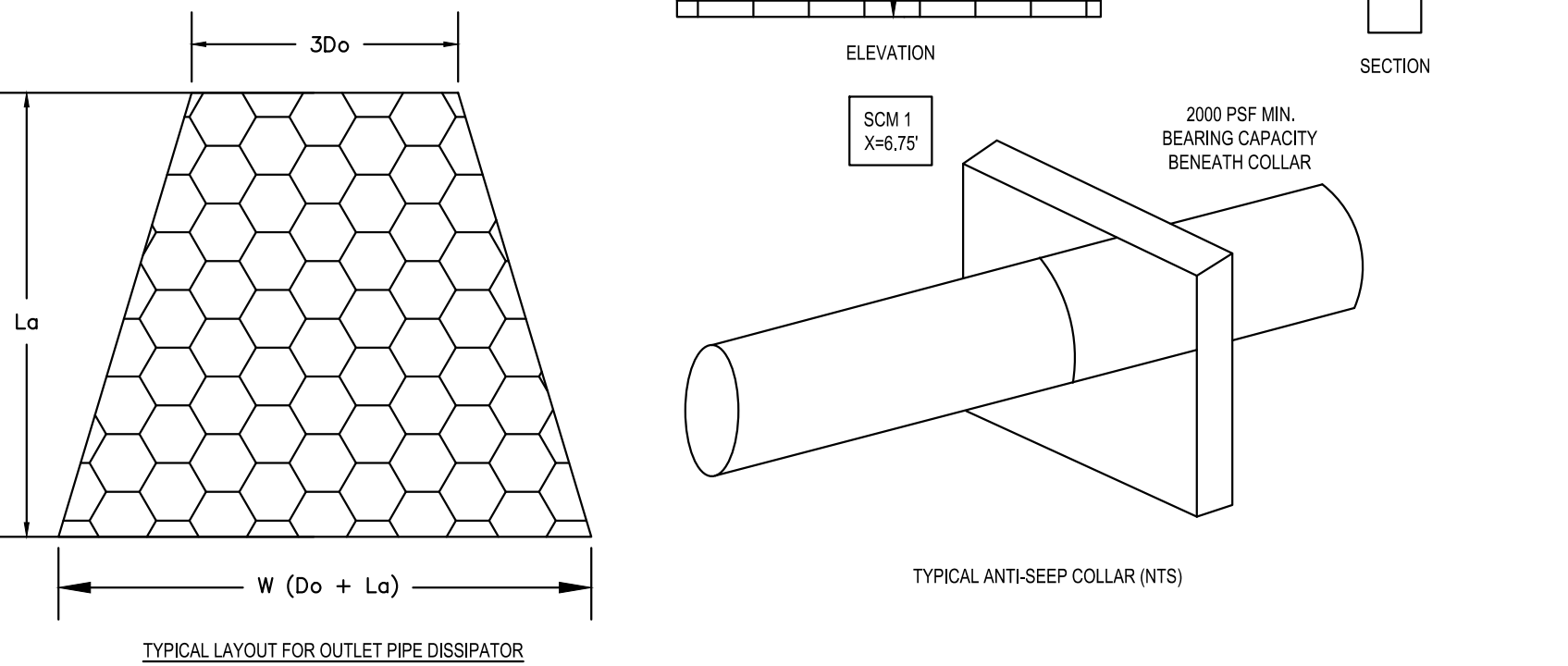
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|--|------------------------|
| | PROPOSED DETENTION |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED SPOT |
| | PROPOSED GRADING ARROW |
| | PROPOSED SWALE |
| | PROPOSED STORM |
| | PROPOSED STORM SYMBOL |
| | PROPOSED BUILDING SPOT |



DESIGNED BY: DF/JWM/JDM	
DRAWN BY: DF/JWM/JDM	
REVIEWED BY: DF/RSF	
BCE 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397	
BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607	
LIGON MILL VILLAGE 8713 LIGON MILL ROAD RALEIGH, NC 27607	
GRADING PLAN (6 OF 6)	
FILE NUMBER: 12502-00	
DATE: 03/11/2024	
C4-6	

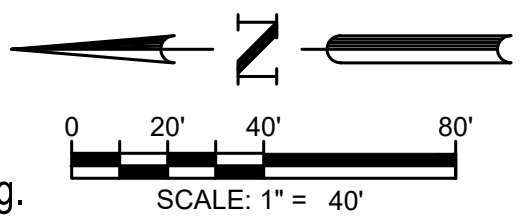
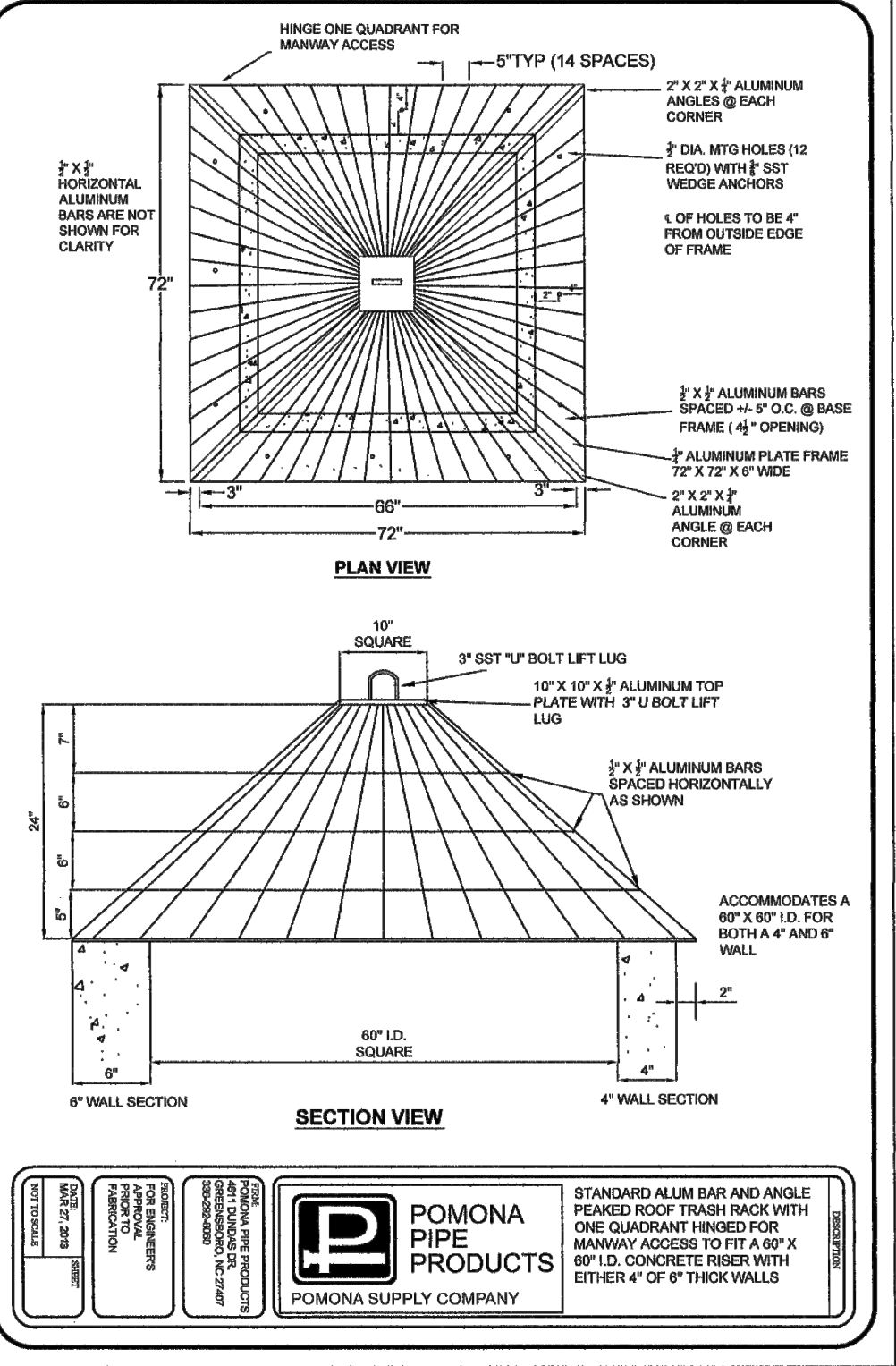
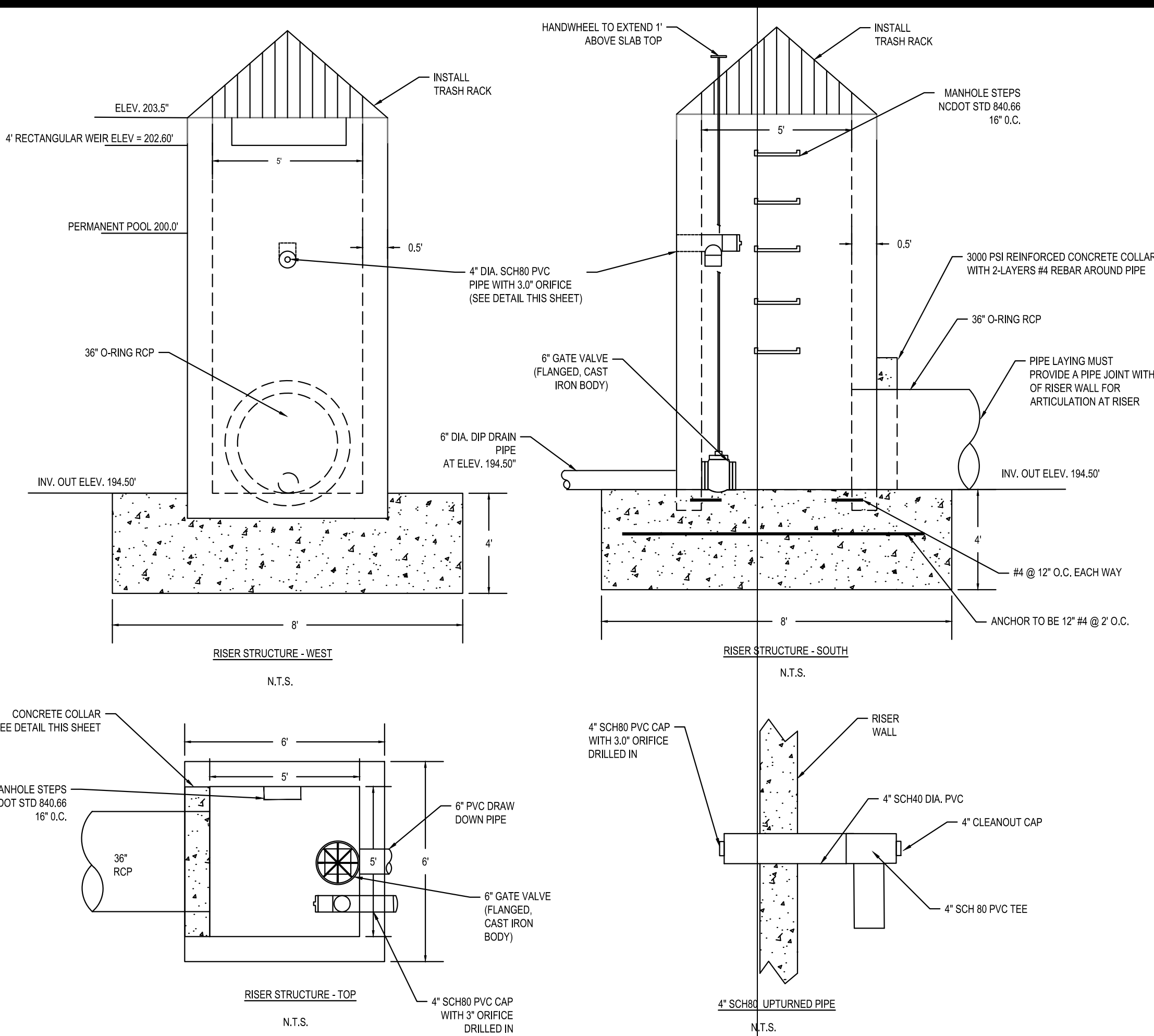
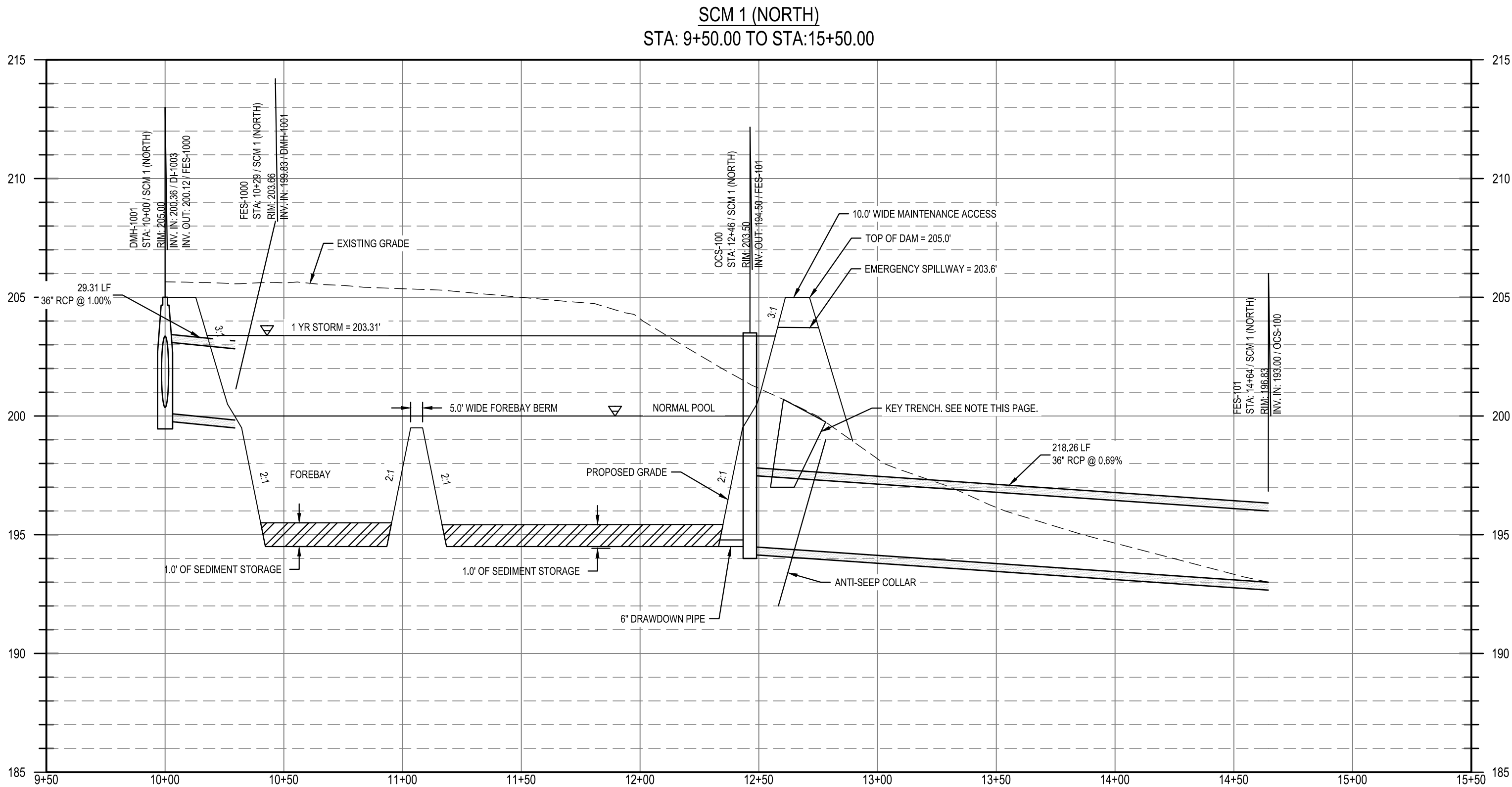


OUTLET: FES-100			
Inputs:			
Pipe Diameter =	36	in	
Slope =	1.00%		
Q(FULL) =	66.69	cfs	
v(FULL) =	9.44	fps	
Apron Materials:			
Minimum-	NCDOT Class 2		
Proposed-	NCDOT Class 2		
Apron Dimensions:			
3D=	9	ft	
La=	35	ft	
W=	17	ft	
d50 RipRap=	0.75	ft	



BERM SOIL COMPACTION, SCM NOTES

- ALL FILL SOILS FOR BERM SECTION SHALL BE CLEAN, IMPERMEABLE MATERIAL TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, AT OPTIMUM MOISTURE CONTENT. NO BLASTED MATERIALS SHALL BE USED IN THE EMBANKMENT CONSTRUCTION. SOILS SHALL NOT EXHIBIT SIGNIFICANT SHRINK / SWELL OR DISPERSIVE CHARACTERISTICS. ON-SITE GEOTECHNICAL ENGINEER SHALL APPROVE THE SOILS FOR PLACEMENT WITHIN THE BERM SECTION. THE GEOTECHNICAL ENGINEER SHALL ALSO SPECIFY THE METHODS TO BE USED FOR PLACEMENT OF FILL. IF ADDITIONAL USES PLANNED UPON THE BERM SECTION (BUILDINGS, ECT.), THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE SOILS SUITABLE FOR THAT ADDITIONAL USE.
- IN ALL FILL AREAS OF THE BERM, A SOILS COMPACTION TEST SHALL BE CONDUCTED EACH 2500 SQUARE FEET PER VERTICAL FOOT OF FILL.
- A KEY TRENCH IS TO BE PROVIDED IN ALL FILL AREAS. TRENCH TO EXTEND A MINIMUM OF FIVE FEET BELOW EXISTING GRADE. SOILS AND COMPACTION FOR KEY TRENCH SHALL MEET ALL REQUIREMENTS OF #1 ABOVE.
- NO TREES OF ANY KIND MAY BE LOCATED ON THE BERM SECTION.
- FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT. EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.



DESIGNED BY: DF/JWM/JDM

DRAWN BY: DF/JWM/JDM

REVIEWED BY: DF/RSF

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397

BLUE HEEL
DEVELOPMENT
2300 REWOODS DRIVE SUITE 120
RALEIGH, NC 27607

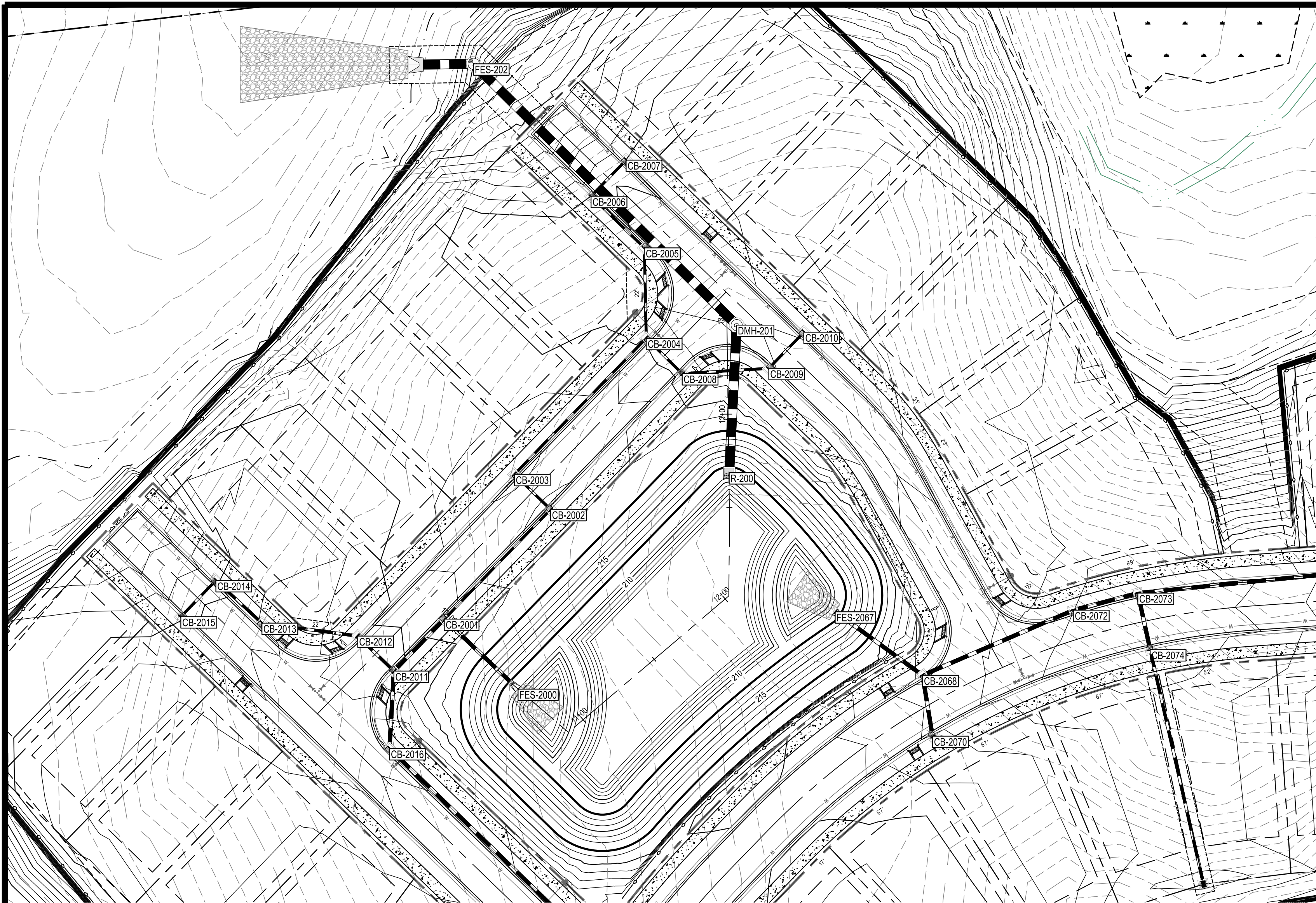
LIGON MILL VILLAGE
8113 LIGON MILL ROAD
RALEIGH, NC 27607

SCM 1 DETAIL

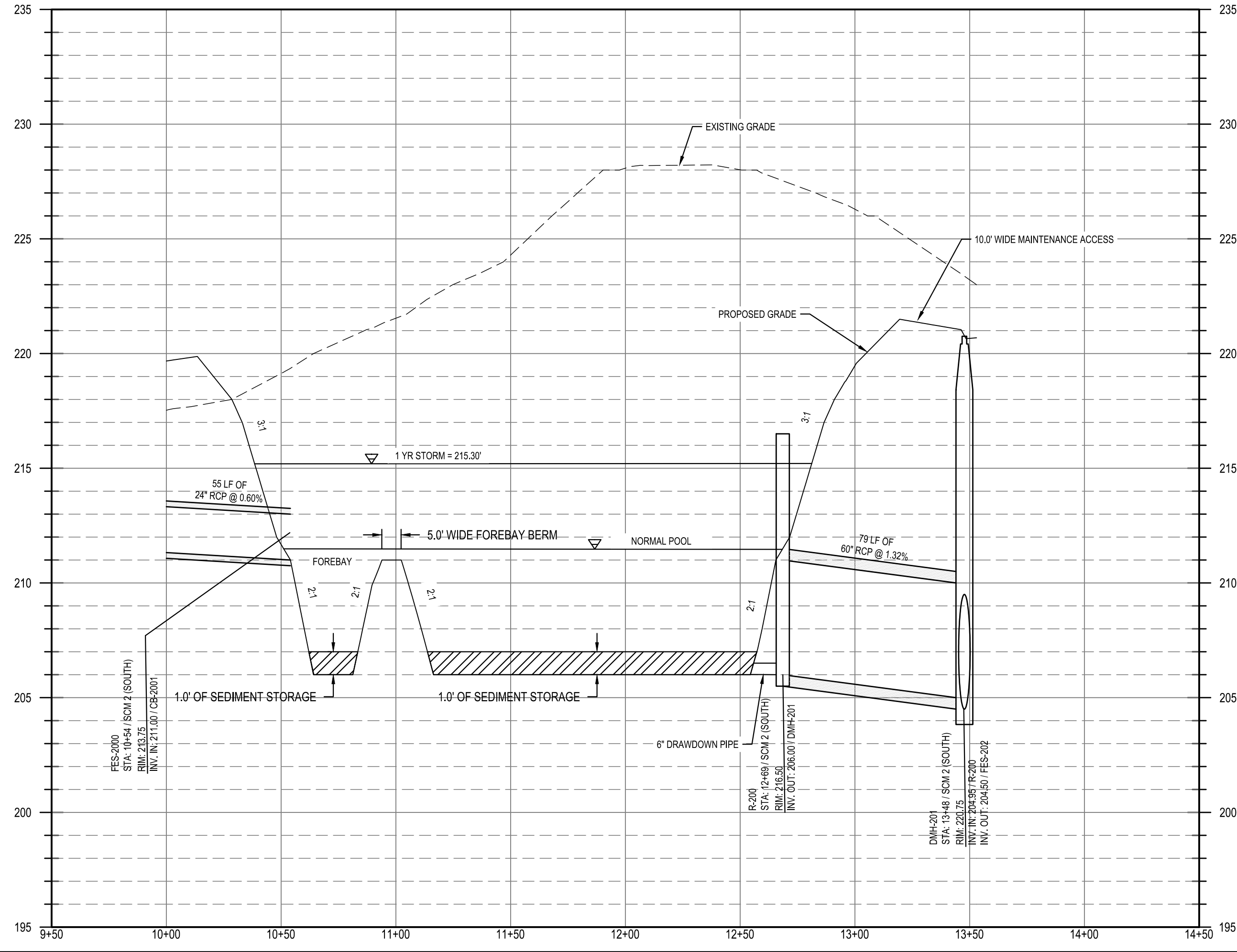
FILE NUMBER:
12502-00

DATE: 03/11/2024

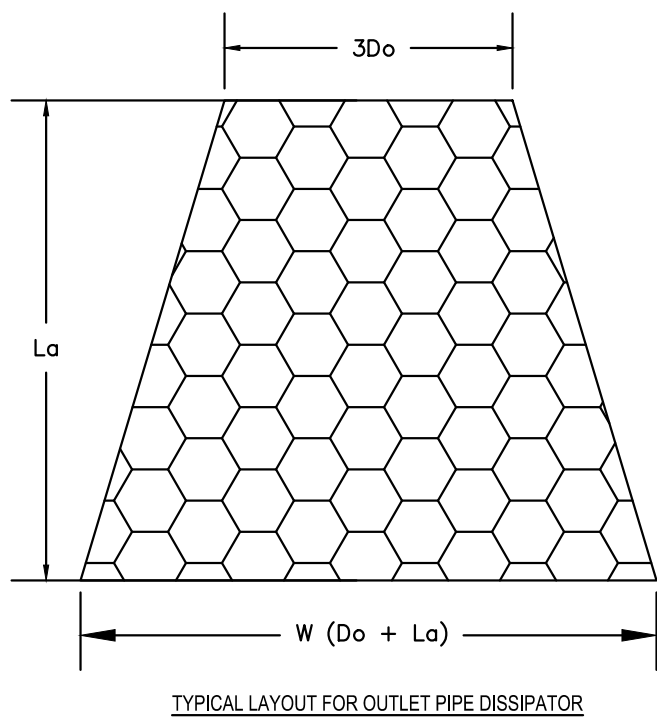
C5-0



SCM 2 (SOUTH)
STA: 9+50.00 TO STA:14+50.00

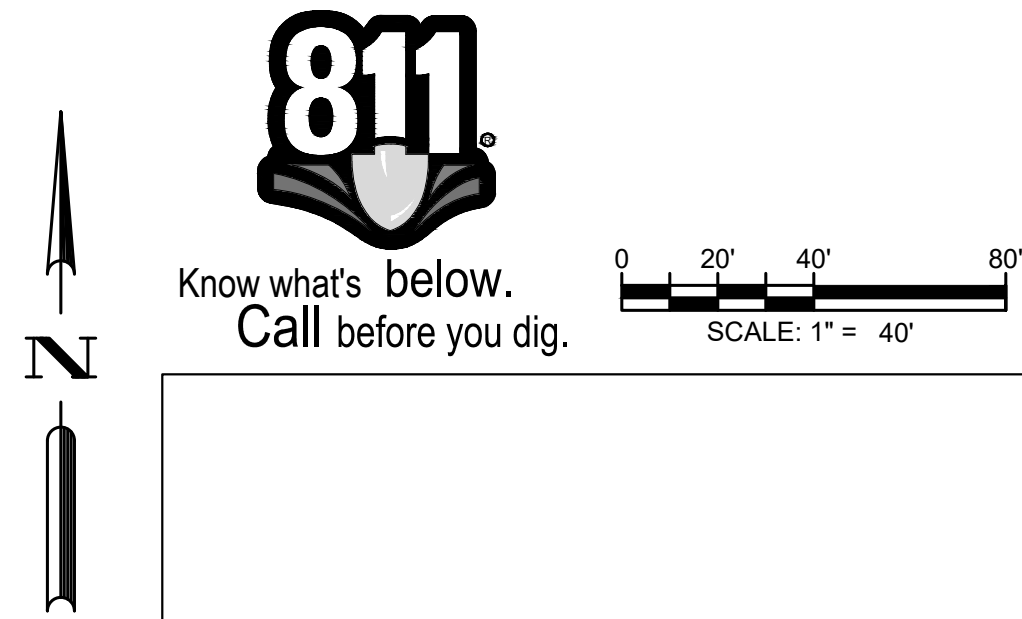
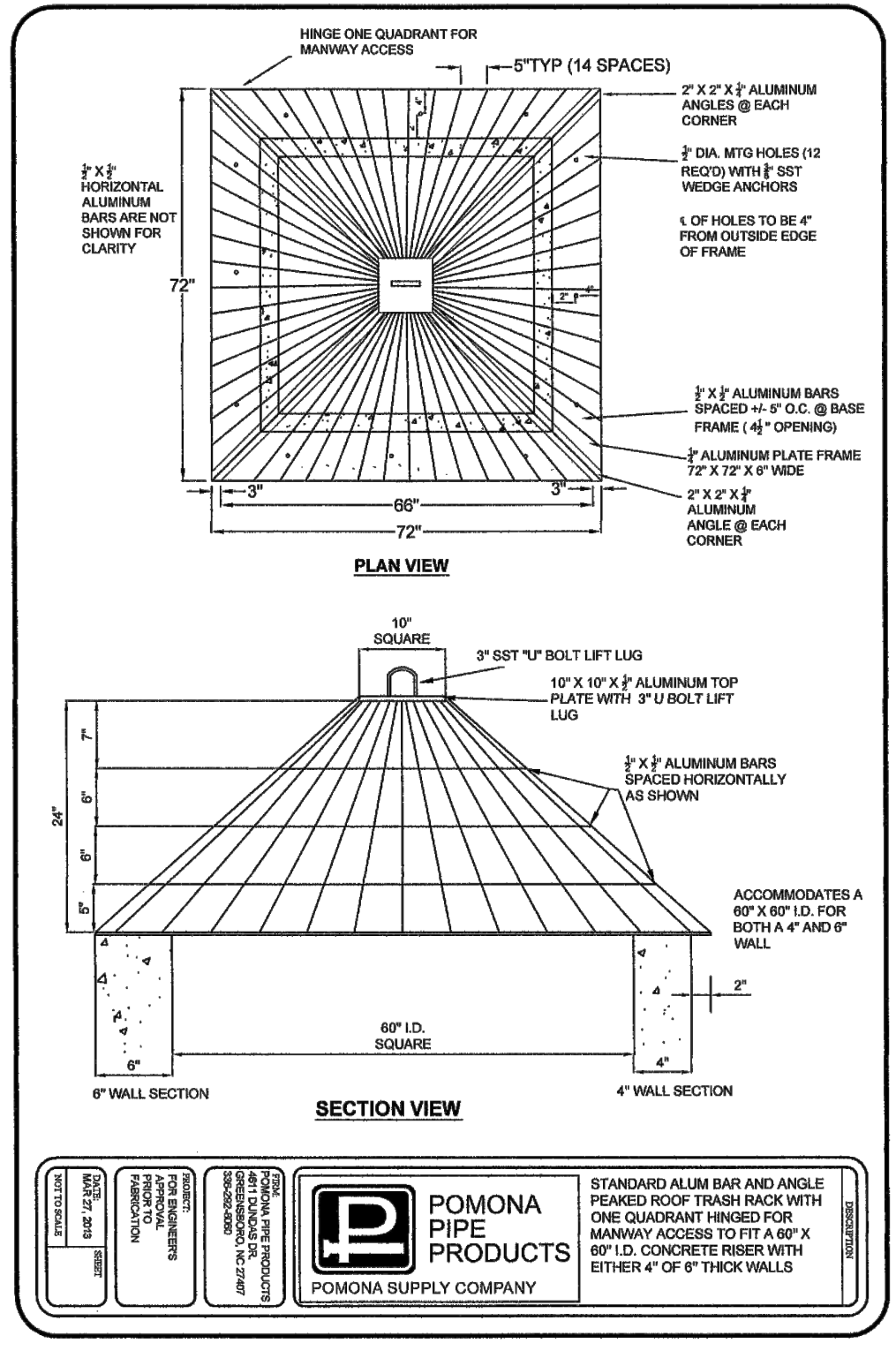
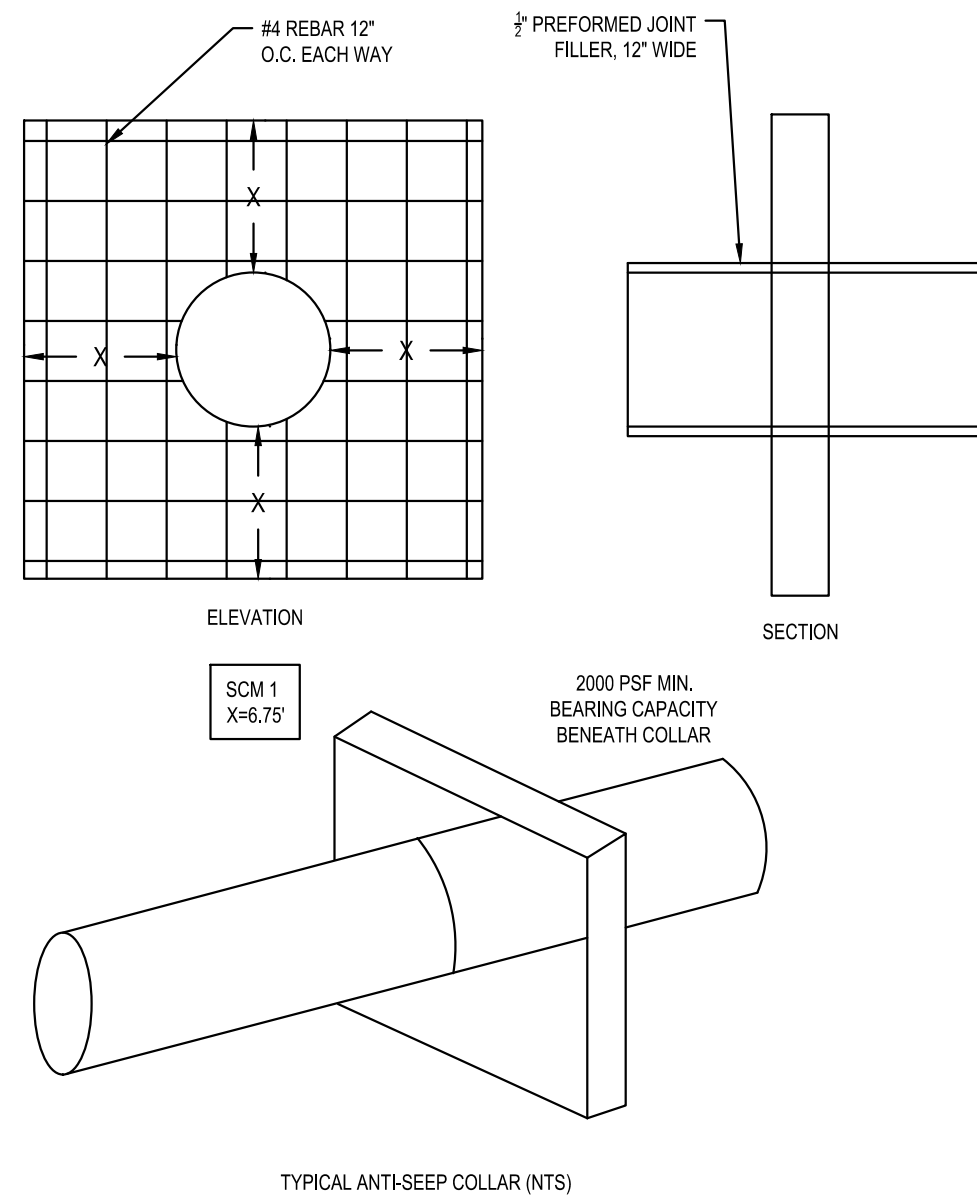
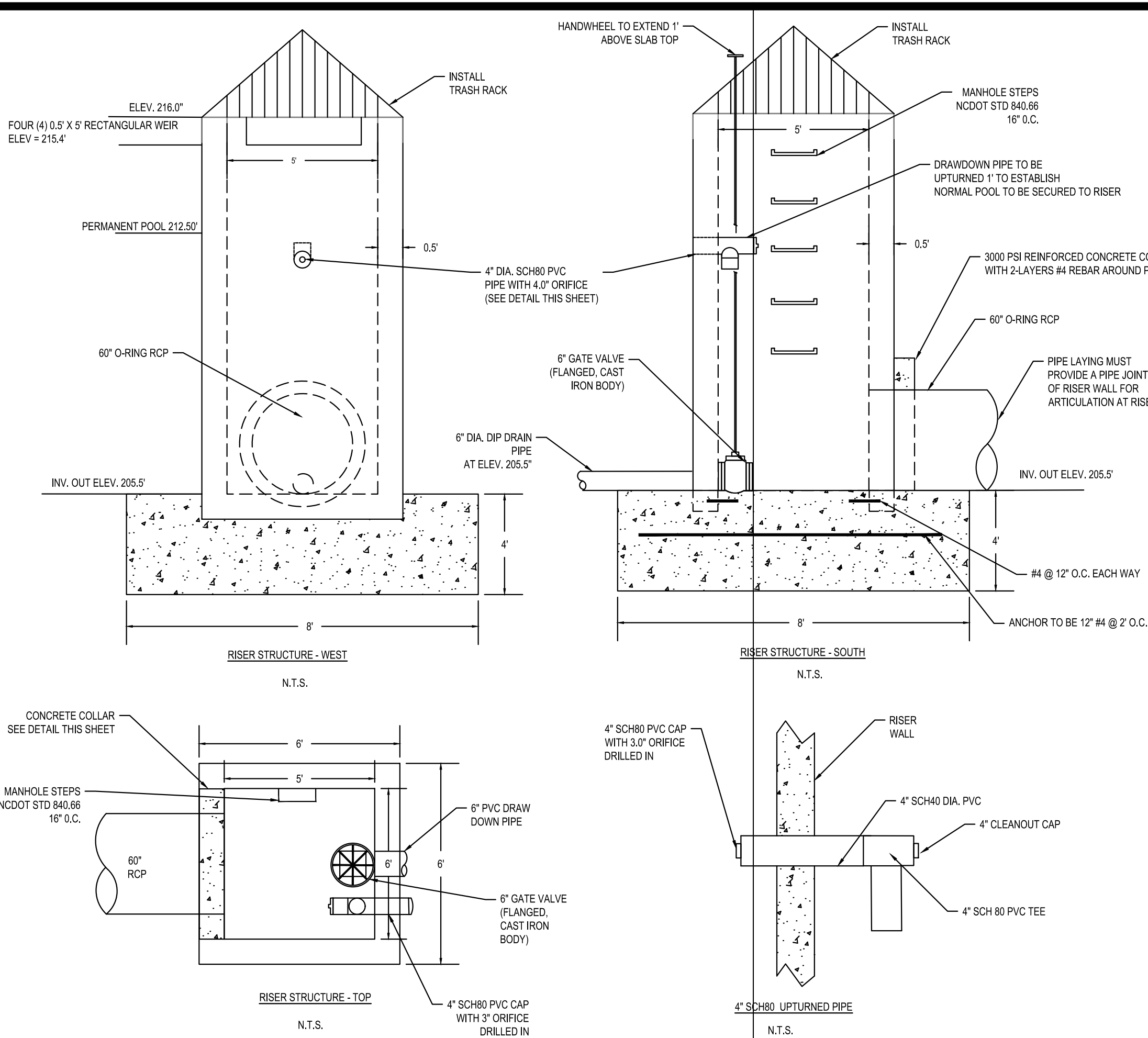


OUTLET: FES-200			
Inputs:			
Pipe Diameter =	60	in	
Slope =	1.30%		
Q(FULL) =	329.42	cfs	
v(FULL) =	16.78	fps	
Apron Materials:			
Minimum-	NCDOT Class 2		
Proposed-	NCDOT Class 2		
Apron Dimensions:			
3D=	15	ft	
La=	90		
W=	41	ft	
d50 RipRap=	1.5	ft	

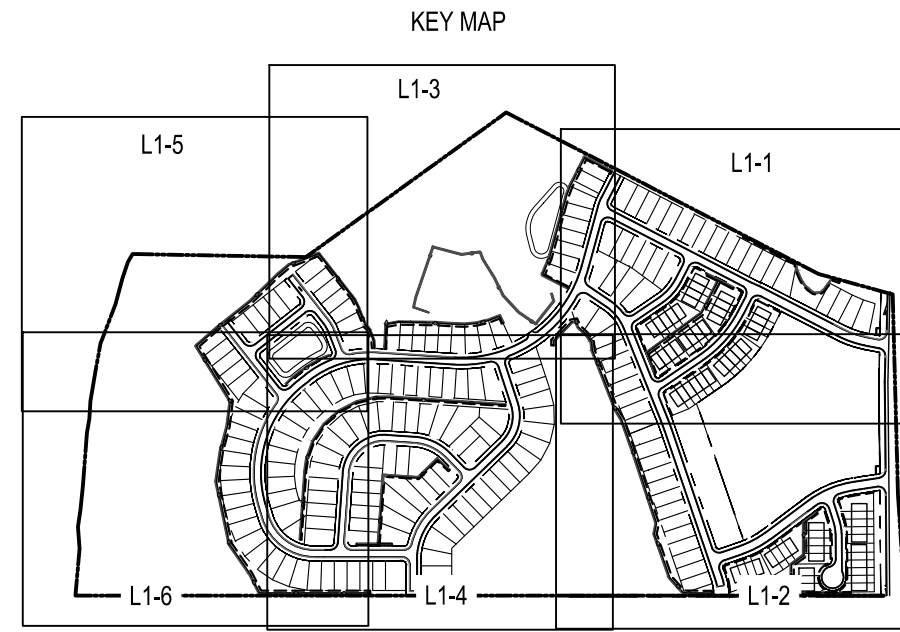


BERM SOIL AND COMPACTION NOTES

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STREET TREE REQUIREMENTS

1 CANOPY TREE EVERY 40' AVG.
SMALL-MATURING TREES PROVIDED ALONG TOWNHOME FRONTAGE

LIGON MILL ROAD
REQUIRED: 1,080' FRONTAGE / 40' = 27 TREES

PROVIDED: 27 TREES

STREET A
REQUIRED: 1,200' FRONTAGE / 40' = 30 TREES

PROVIDED: 30 TREES

STREET B
REQUIRED: 1,018' FRONTAGE / 40' = 26 TREES

PROVIDED: 29 TREES

STREET C
REQUIRED: 1,600' FRONTAGE / 40' = 40 TREES

PROVIDED: 40 TREES

STREET D
REQUIRED: 570' FRONTAGE / 40' = 14 TREES

PROVIDED: 16 TREES

STREET E
REQUIRED: 880' FRONTAGE / 40' = 22 TREES

PROVIDED: 22 TREES

STREET F
REQUIRED: 4,440' FRONTAGE / 40' = 111 TREES

PROVIDED: 111 TREES

STREET G
REQUIRED: 1,600' FRONTAGE / 40' = 40 TREES

PROVIDED: 40 TREES

STREET H
REQUIRED: 1,280' FRONTAGE / 40' = 32 TREES

PROVIDED: 32 TREES

STREET J
REQUIRED: 640' FRONTAGE / 40' = 16 TREES

PROVIDED: 16 TREES

STREET K
REQUIRED: 440' FRONTAGE / 40' = 11 TREES

PROVIDED: 11 TREES

STREET L
REQUIRED: 600' FRONTAGE / 40' = 15 TREES

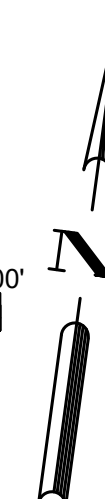
PROVIDED: 15 TREES

STREET M
REQUIRED: 630' FRONTAGE / 40' = 16 TREES

PROVIDED: 16 TREES

NOTES

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03. SEE SHEET L3-0.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- TREE PROTECTION FENCE TO BE INSTALLED PER CITY OF RALEIGH DETAIL TPP-01.



PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT
CANOPY TREES					
	AR	44	Acer rubrum 'October Glory'	October Glory Maple	3" MIN.
	QF	14	Quercus falcata	Southern Red Oak	3" MIN.
	GN	83	Quercus nuttallii	Nuttall Oak	3" MIN.
	UP	58	Ulmus parvifolia	Lacebark Elm	3" MIN.
	ZS	52	Zelkova serrata	Sawleaf Zelkova	3" MIN.
UNDERSTORY TREES					
	CC	18	Cercis canadensis	Eastern Redbud	1.5" MIN.
	LB	60	Lagerstroemia x 'Biloxi'	Biloxi Grape Myrtle	1.5" MIN.
	MS	10	Magnolia stellata	Star Magnolia	1.5" MIN.
	PL	32	Prunus caroliniana	Carolina Cherry Laurel	1.5" MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT
SHRUBS					
	AG	111	Abelia grandiflora	Glossy Abelia	36" MIN.
	IG	110	Ilex glabra	Inkberry Holly	36" MIN.
	VR	13	Viburnum rhytidophyllum	Leatherleaf Viburnum	36" MIN.

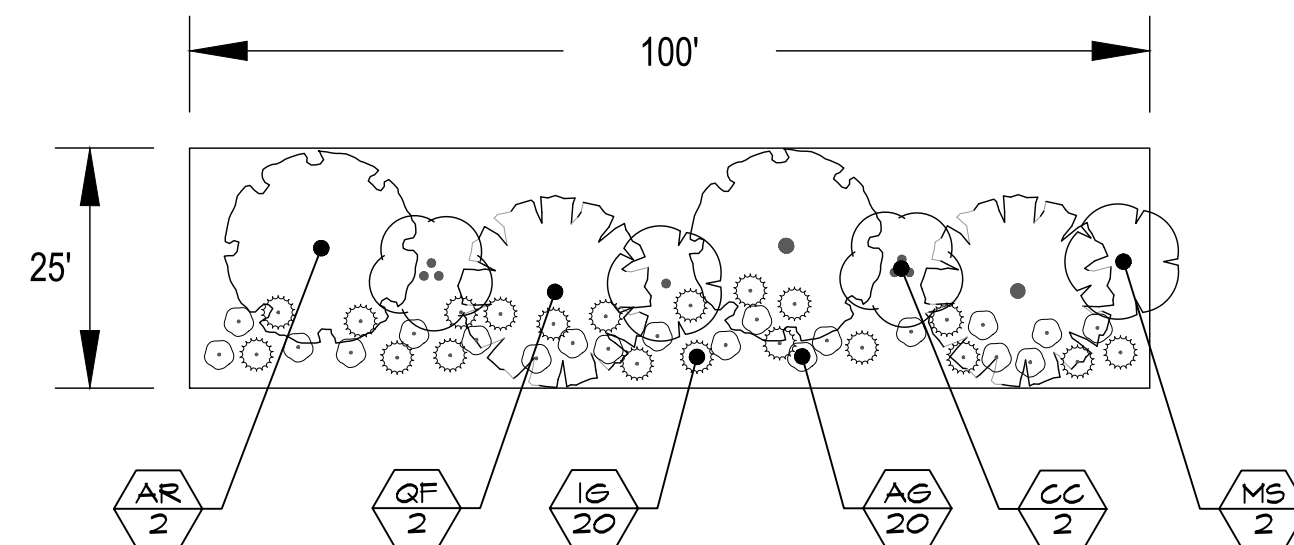
STREET PROTECTIVE YARD REQUIREMENTS

25' TYPE B1 PROTECTIVE YARD - 535 LF

REQUIRED PER 100': 4 CANOPY TREES X 535' = 21 CANOPY TREES
4 UNDERSTORY TREES X 535' = 21 UNDERSTORY TREES
40 SHRUBS X 535' = 214 SHRUBS

PROVIDED: 21 CANOPY TREES
21 UNDERSTORY TREES
214 SHRUBS

TYPICAL SECTION: 25' TYPE B1 STREET PROTECTIVE YARD



DESIGNED BY: MPC

DRAWN BY: MPC

REVIEWED BY: RCZ

DATE

REV

DESCRIPTION

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BCE

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RALEIGH, NC 27607
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NC LICENSE #C-4397

BLUE HEEL DEVELOPMENT

2300 REWOODS DRIVE SUITE 120
RALEIGH, NC 27607

LIGON MILL VILLAGE

8113 LIGON MILL ROAD
RALEIGH, NC 27607

OVERALL LANDSCAPE AND TREE CONSERVATION PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

FILE NUMBER:

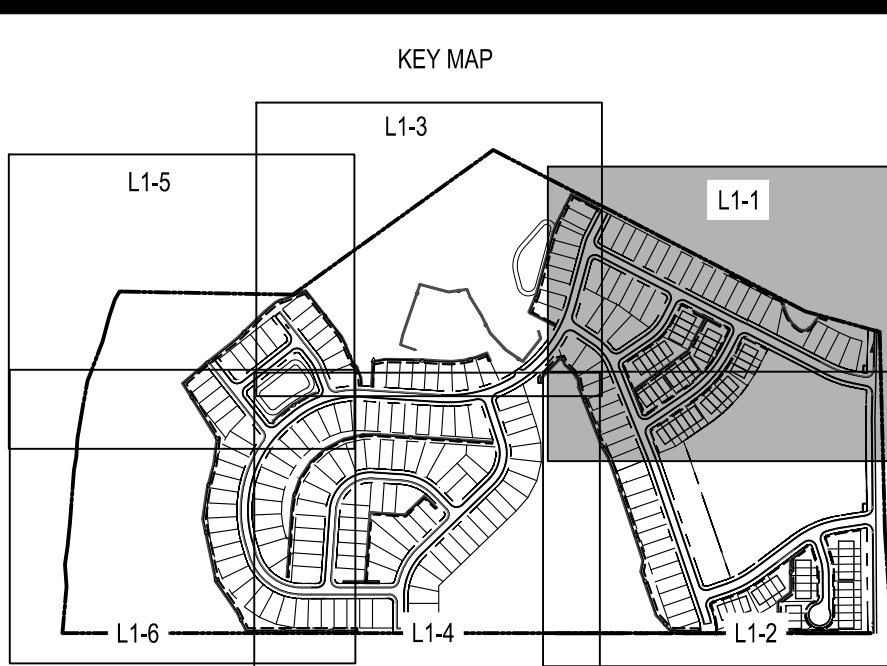
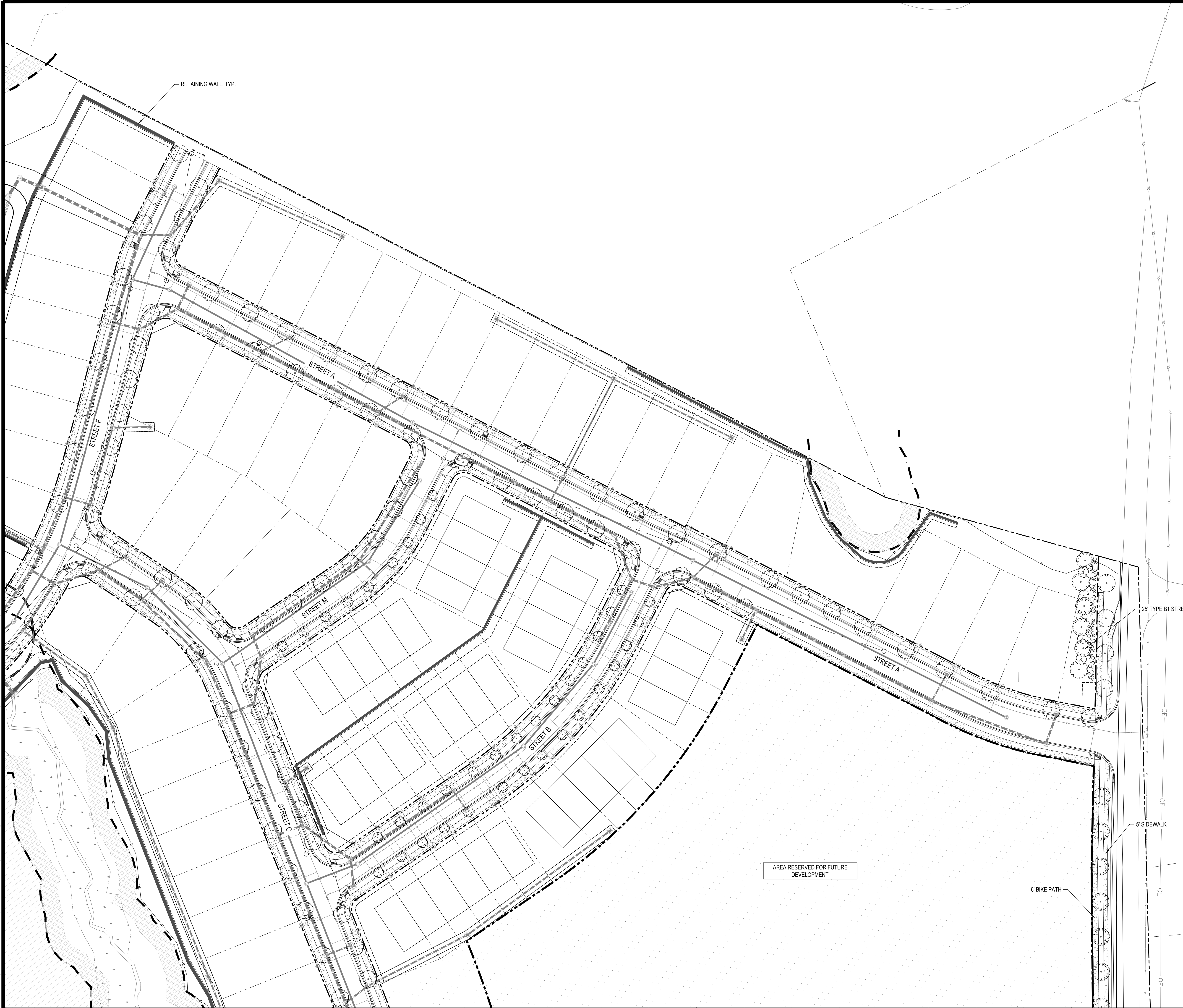
12502-00

DATE:

03/11/2024

L1-0

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PLANT LEGEND	
SYMBOL	COMMON NAME
CANOPY TREES	
	Lacebark Elm
	Nuttall Oak
	October Glory Maple
	Sawleaf Zelkova
	Southern Red Oak
UNDERSTORY TREES	
	Biloxi Grape Myrtle
	Carolina Cherry Laurel
	Eastern Redbud
	Star Magnolia
SHRUBS	
	Glossy Abelia
	Inkberry Holly
	Leatherleaf Viburnum

25' TYPE B1 STREET PROTECTIVE YARD

5' SIDEWALK

6' BIKE PATH



Know what's below.
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REVIEWED BY: RCZ		
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BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607		
LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27607		
LANDSCAPE AND TREE CONSERVATION PLAN (1 OF 6)		
PRELIMINARY NOT FOR CONSTRUCTION		
FILE NUMBER: 12502-00		
DATE: 03/11/2024		
L1-1		

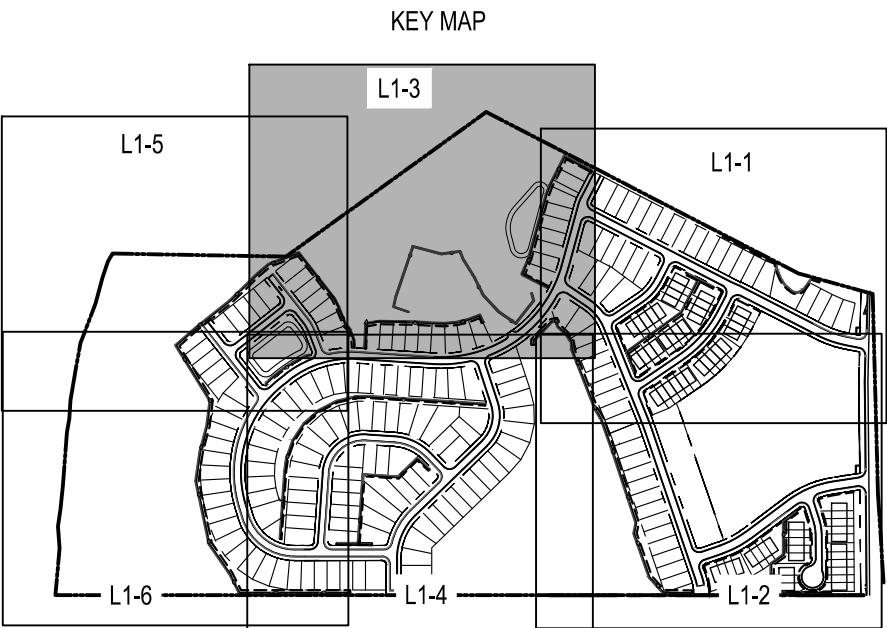
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DRAWN BY: MPC	REV	
REVIEWED BY: RCZ		
BCE 5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397 ©2024		
BLUE HEEL DEVELOPMENT 2300 REWOODS DRIVE SUITE 120 RALEIGH, NC 27607		
LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27607		
LANDSCAPE AND TREE CONSERVATION PLAN (2 OF 6)		
PRELIMINARY NOT FOR CONSTRUCTION		
FILE NUMBER: 12502-00		
DATE: 03/11/2024		
L1-2		

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PLANT LEGEND

SYMBOL COMMON NAME

CANOPY TREES

	Lacebark Elm
	Nuttall Oak
	October Glory Maple
	Sawleaf Zelkova
	Southern Red Oak

UNDERSTORY TREES

	Biloxi Grape Myrtle
	Carolina Cherry Laurel
	Eastern Redbud
	Star Magnolia

SHRUBS

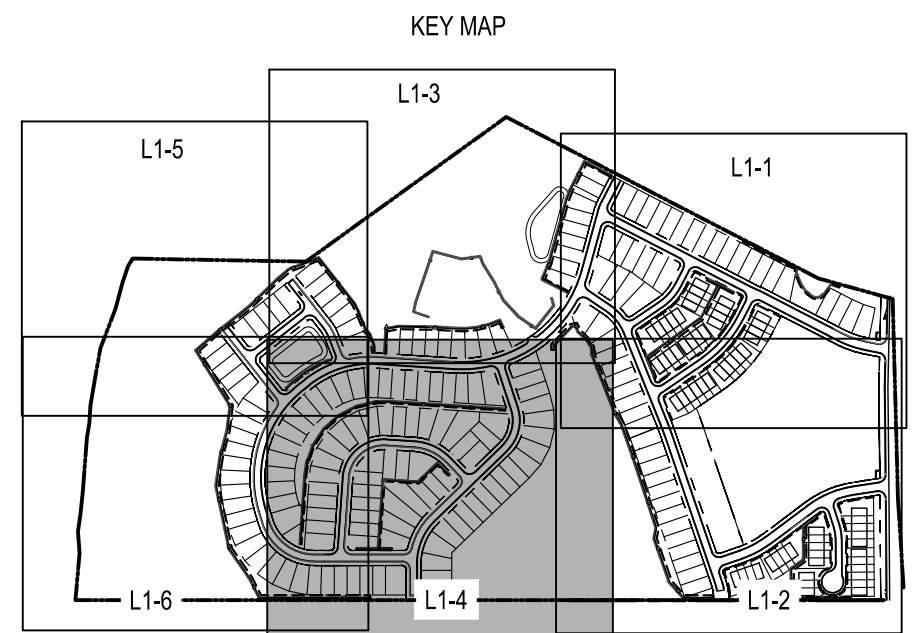
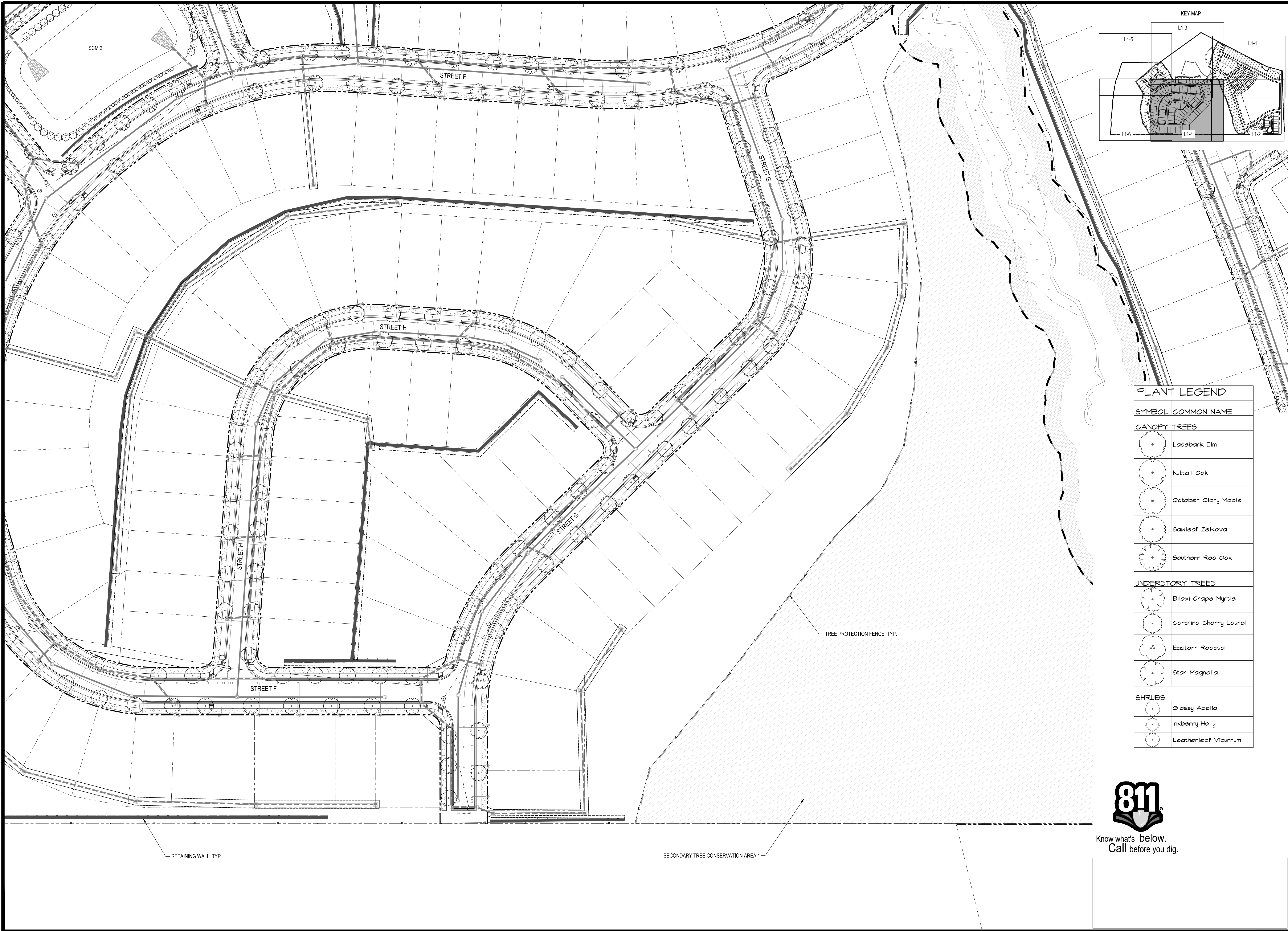
	Glossy Abelia
	Inkberry Holly
	Leatherleaf Viburnum



Know what's below.
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DESIGNED BY: MPC	DATE	DESCRIPTION
DRAWN BY: MPC	REV	
REVIEWED BY: RCZ		
5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397		
BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607		
LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27607		
LANDSCAPE AND TREE CONSERVATION PLAN (3 OF 6)		
PRELIMINARY NOT FOR CONSTRUCTION		
FILE NUMBER: 12502-00		
DATE: 03/11/2024		
L1-3		

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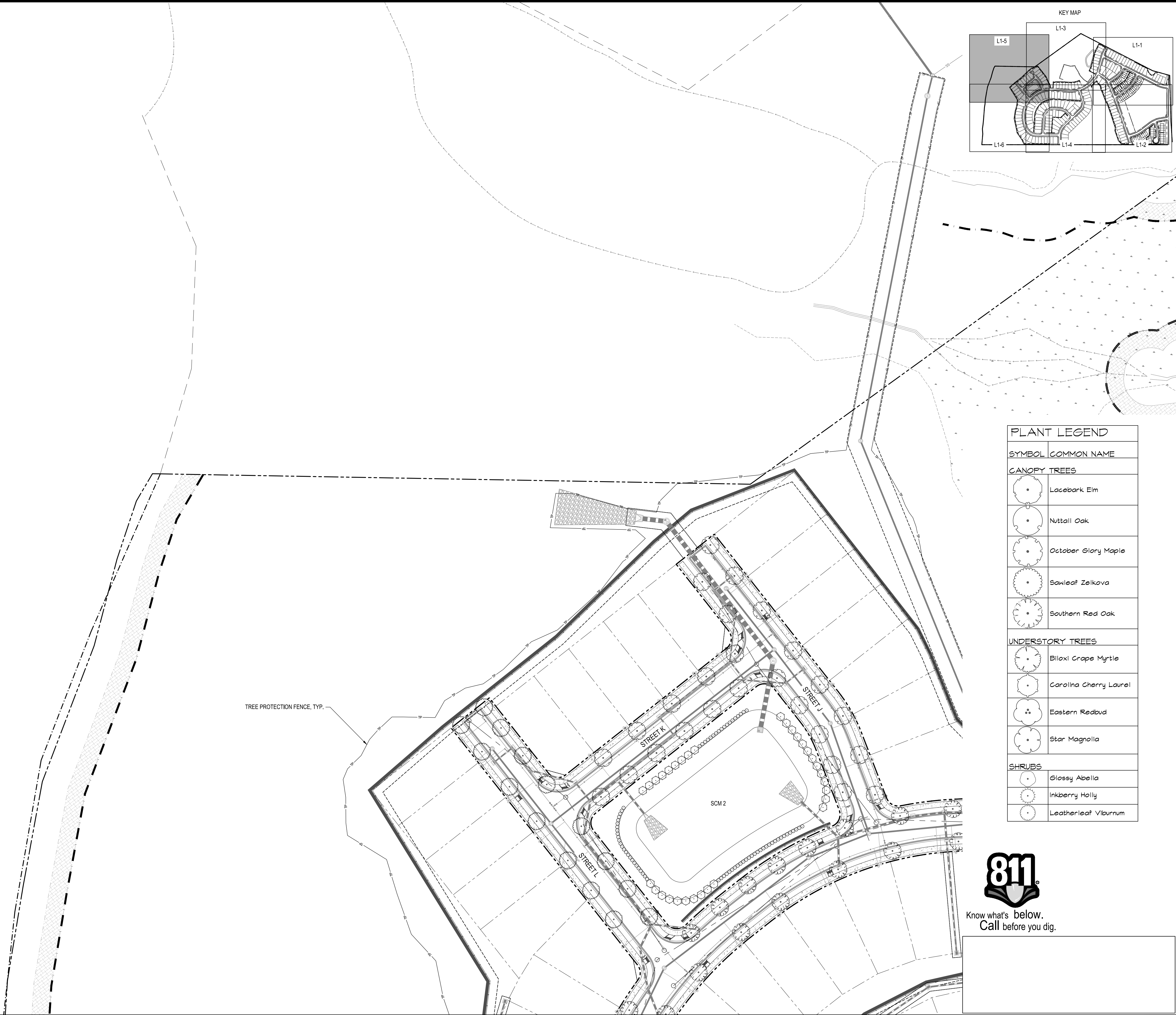
PLANT LEGEND	
SYMBOL	COMMON NAME
CANOPY TREES	
	Lacebark Elm
	Nuttall Oak
	October Glory Maple
	Sawleaf Zelkova
	Southern Red Oak
UNDERSTORY TREES	
	Biloxi Grape Myrtle
	Carolina Cherry Laurel
	Eastern Redbud
	Star Magnolia
SHRUBS	
	Glossy Abelia
	Inkberry Holly
	Leatherleaf Viburnum



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REVIEWED BY: RCZ		
BCE 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397		
BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607		
LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27607		
LANDSCAPE AND TREE CONSERVATION PLAN (4 OF 6)		
PRELIMINARY NOT FOR CONSTRUCTION		
FILE NUMBER: 12502-00		
DATE: 03/11/2024		
L1-4		

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PLANT LEGEND	
SYMBOL	COMMON NAME
CANOPY TREES	
	Lacebark Elm
	Nuttall Oak
	October Glory Maple
	Sawleaf Zelkova
	Southern Red Oak
UNDERSTORY TREES	
	Biloxi Grape Myrtle
	Carolina Cherry Laurel
	Eastern Redbud
	Star Magnolia
SHRUBS	
	Glossy Abelia
	Inkberry Holly
	Leatherleaf Viburnum



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DRAWN BY: MPC	REV	
REVIEWED BY: RCZ		
<div><div><div>BCE</div><div>5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397</div></div><div>BLUE HEEL DEVELOPMENT 2300 REXWOODS DRIVE SUITE 120 RALEIGH, NC 27607</div><div>LIGON MILL VILLAGE 8113 LIGON MILL ROAD RALEIGH, NC 27687</div><div>LANDSCAPE AND TREE CONSERVATION PLAN (5 OF 6)</div><div>PRELIMINARY NOT FOR CONSTRUCTION</div><div>FILE NUMBER: 12502-00</div><div>DATE: 03/11/2024</div><div>L1-5</div></div>		

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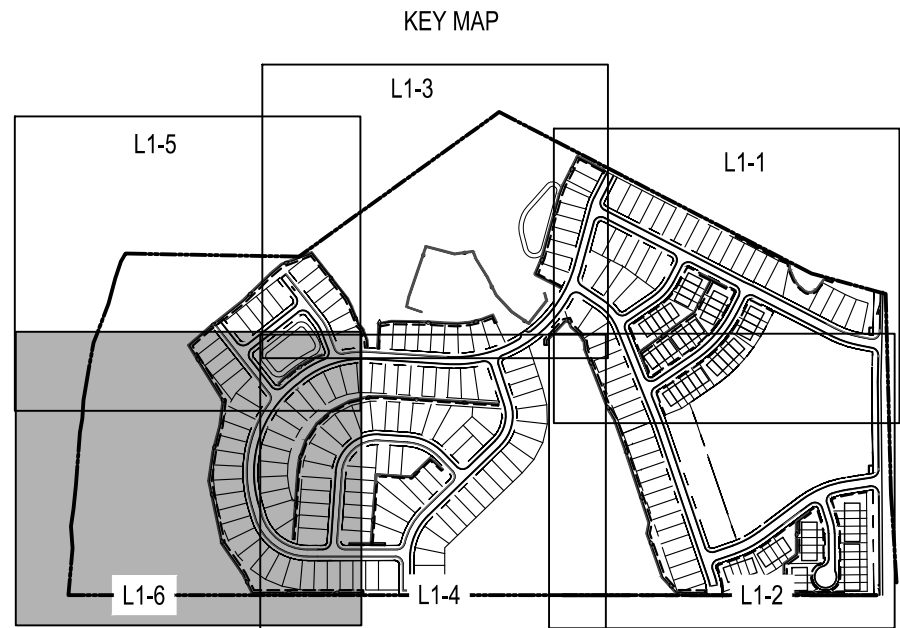
SECONDARY TREE CONSERVATION AREA 2

WETLANDS, TYP.

RETAINING WALL, TYP.



Know what's below.
Call before you dig.



PLANT LEGEND	
SYMBOL	COMMON NAME
CANOPY TREES	
	Lacebark Elm
	Nuttall Oak
	October Glory Maple
	Sawleaf Zelkova
	Southern Red Oak
UNDERSTORY TREES	
	Biloxi Grape Myrtle
	Carolina Cherry Laurel
	Eastern Redbud
	Star Magnolia
SHRUBS	
	Glossy Abelia
	Inkberry Holly
	Leatherleaf Viburnum

DESIGNED BY: MPC

DRAWN BY: MPC

REVIEWED BY: RCZ

DATE

REV

DESCRIPTION

5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397

BLUE HEEL
DEVELOPMENT

2300 REXWOODS DRIVE SUITE 120
RALEIGH, NC 27607

LIGON MILL VILLAGE

8113 LIGON MILL ROAD
RALEIGH, NC 27607

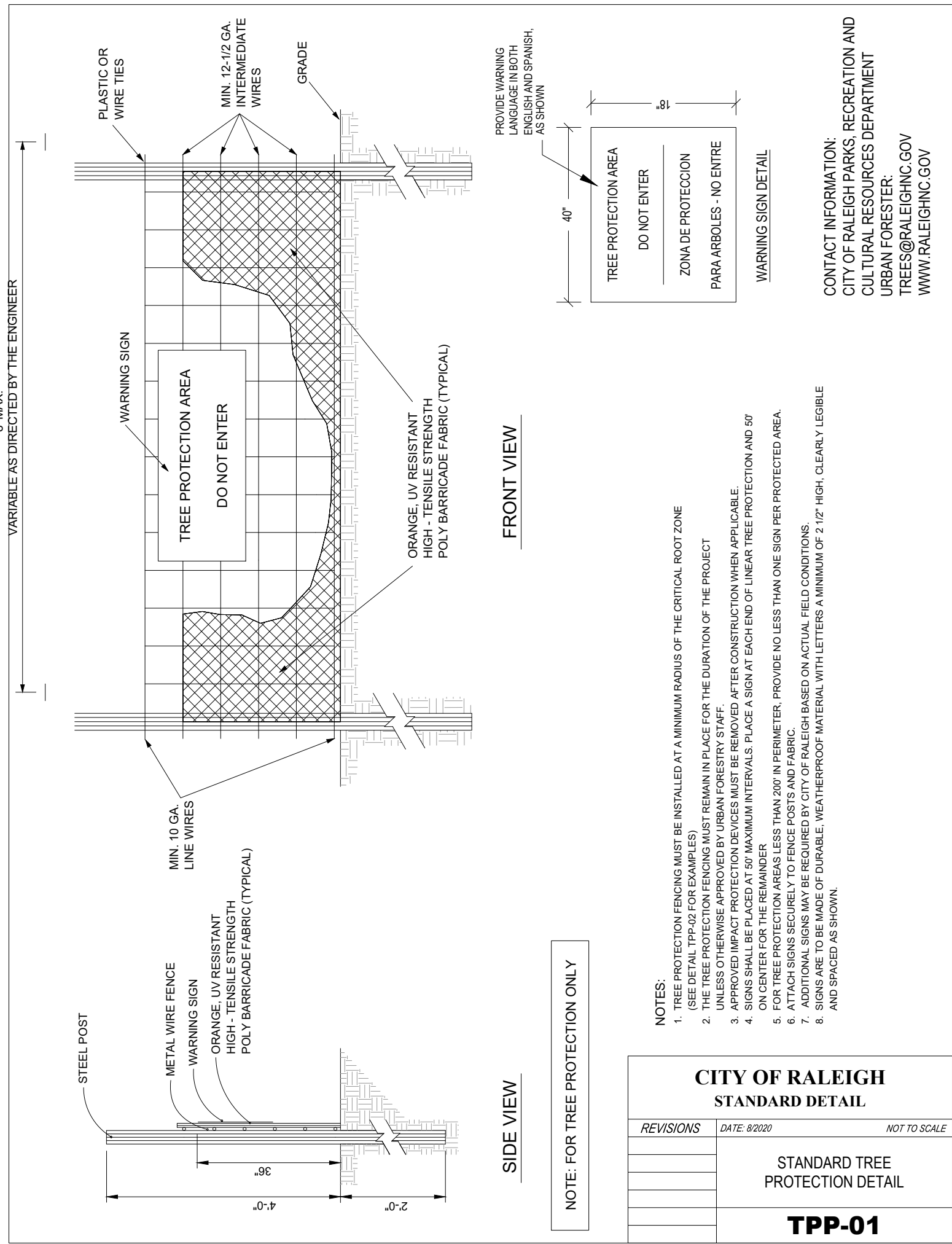
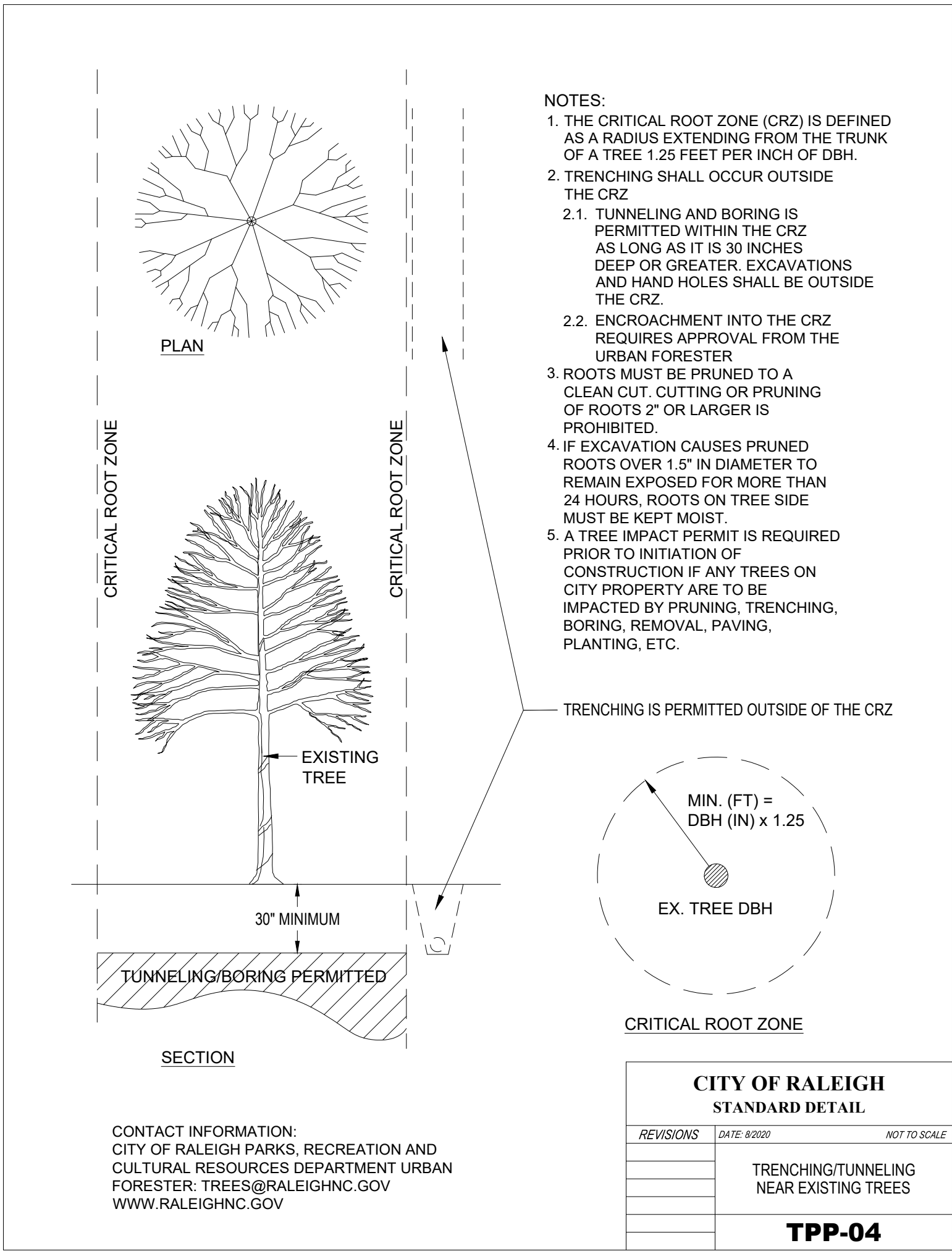
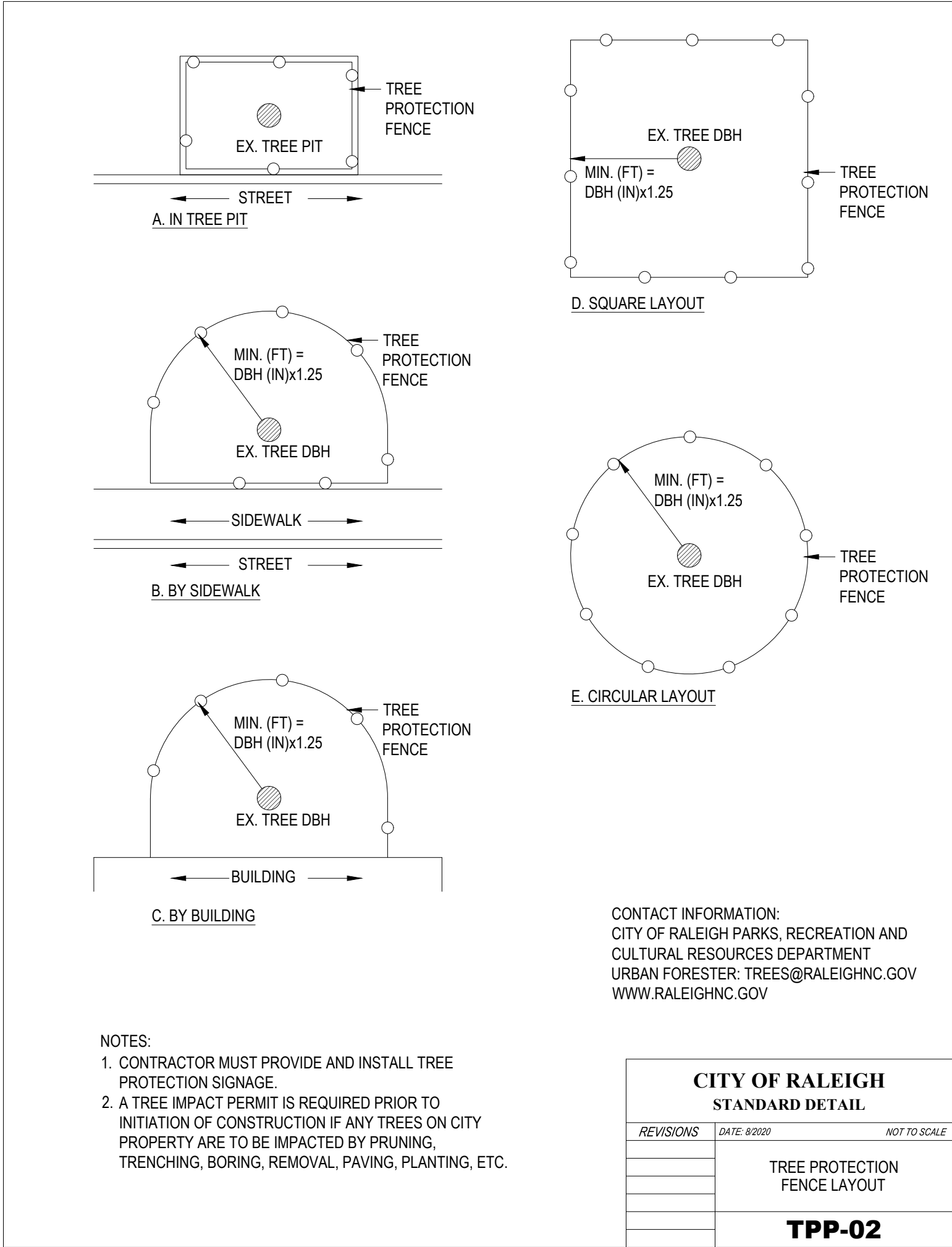
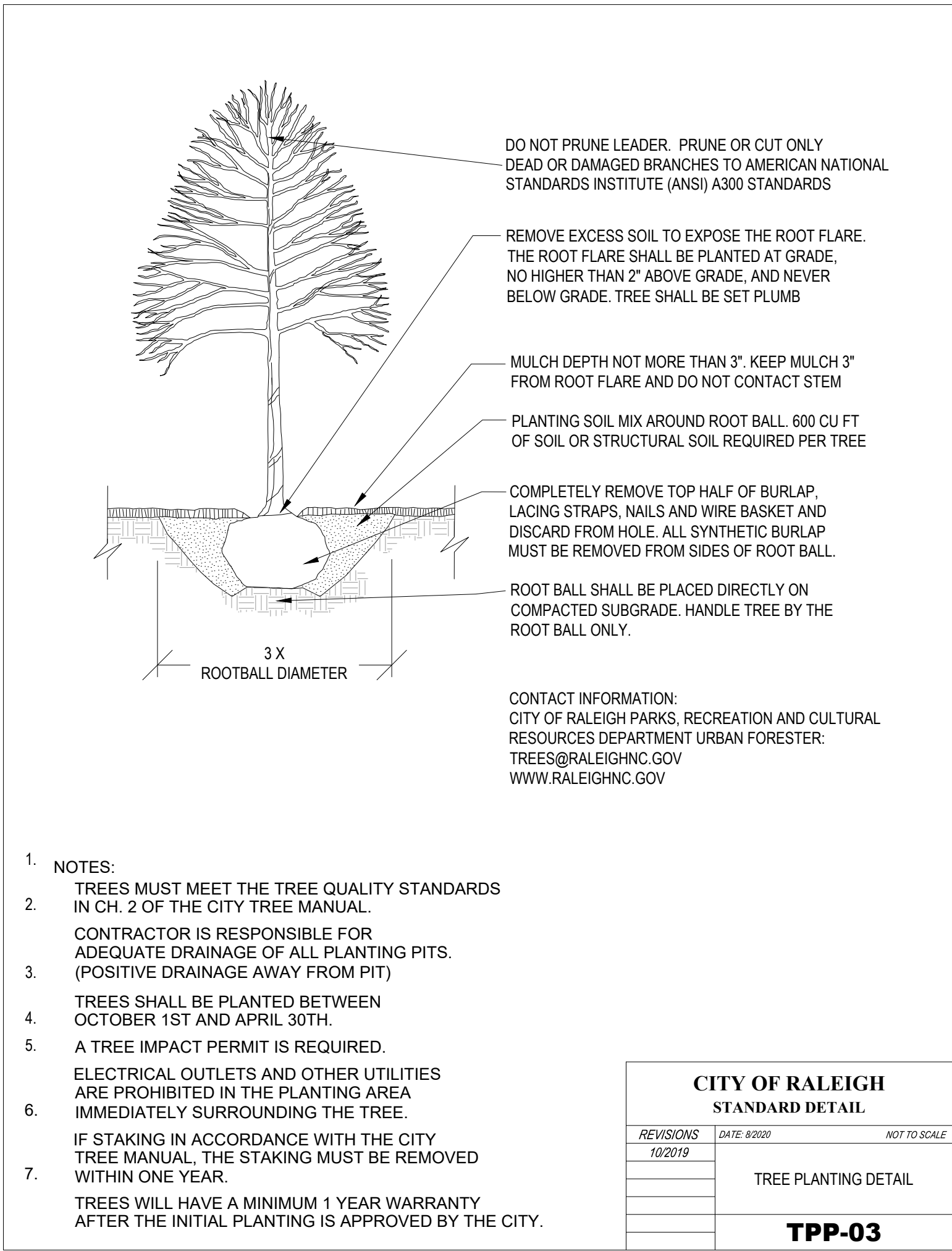
LANDSCAPE AND TREE
CONSERVATION PLAN (6 OF
6)

PRELIMINARY
NOT FOR
CONSTRUCTION

FILE NUMBER:
12502-00

DATE: 03/11/2024

L1-6



GENERAL NOTES:

- PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITY LINES ADJACENT TO WORK AREAS. CONTRACTOR SHALL PROTECT ALL UTILITY LINES IN AND ADJACENT TO THE WORK AREA DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE APPURTENANCES, WHICH OCCUR AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR, OR ANY OF THEIR SUBCONTRACTORS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULE OF DELIVERY AND PROTECTION OF PLANT MATERIALS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL OF THE PLANT MATERIALS AND LAWN FOR THE FULL MAINTENANCE PERIOD OF THE CONTRACT. THIS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO: WATERING, MULCHING, PEST CONTROL AND FERTILIZING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- PERMANENT STABILIZATION SHALL BE ESTABLISHED IN ALL UNPAVED AREAS ON-SITE OR OFF-SITE FOR ANY DISTURBED AREA. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABILIZATION ON THE ENTIRE SITE. THIS MAY REQUIRE WATERING, MOWING, RAKING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
- ANY PLANT MATERIAL WHICH IS DISEASED, INFESTED, DISTRESSED, DEAD, OR OTHERWISE REJECTED, PRIOR TO SUBSTANTIAL COMPLETION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY.
- THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- PRIOR TO PLANTING, SOIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ACROSS THE SITE, AND LAB TESTED, TO CONFIRM PROPER SOIL CONDITION AND NUTRIENT LOAD FOR THE ESTABLISHMENT OF THE SPECIFIED PLANT MATERIALS. IF UNACCEPTABLE PH OR INADEQUATE SOIL NUTRIENTS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER'S AGENT. REFER TO PLANTING MIX NOTES.
- FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. IN AREAS WHERE SEED IS USED FOR TEMPORARY STABILIZATION, THE TEMPORARY GRASS SHALL BE REMOVED PRIOR TO LAYING SOD.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.



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