

Case File / Name: SUB-0011-2024 DSLC - LIGON MILL VILLAGE City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** The site is generally located east of the Neuse River; west of Ligon Mill Road,

specifically identified as PIN 1738931751 having +/- 105 gross acres. There is a 50 foot Neuse River Riparian Buffer running north and south bisecting the site. Ligon Mill Road acts as the site eastern boundary and access point while the Neuse River creates the western boundary to the site. The site has a split zoning designation that includes both R-10-CU and RX-3-CU (Z-29-2023). It is inside the

city limits.

**REQUEST:** The project proposes to create 286 single family lots under the Conventional

Subdivision Development standards. This development also includes 15 open space/common area lots to be owned by a homeowner's association bringing the total number of lots to be created to 301. The plan shows four phases of

development.

**DESIGN** 

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 26, 2024 by Blue Heel

Development.

# **CONDITIONS OF APPROVAL and NEXT STEPS:**

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

# General

1. A note shall be placed on all grading plans which states this site is subject to zoning condition #7 of Z-29-2023 which requires the following: "At least 60 days prior to any blasting with explosive materials on the Property, the Property owner will notify all homeowners within 500 feet of property of the expected blasting and provide an opportunity for a pre-blasting inspection ("PBI") of the homeowner's property to establish a baseline condition of the homeowner's property. If a noticed homeowner provides a written election for a PBI and provides reasonable access to its property at reasonable times, Property owner through its consultant ("Blasting Consultant") will cause a PBI with regard to such homeowner's property to be performed prior to blasting activities. If a PBI was performed and the homeowner provides notice of damage caused by blasting within 30 days following blasting, Property owner shall cause an after blasting inspection ("ABI") to be performed and if a comparison of the PBI to the ABI indicates that damage was caused by Property owner's basting, in the reasonable opinion of the Blasting Consultant, Property owner shall make commercially reasonable efforts to repair such damage within 180 days of following completion of blasting activities on the Property."



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# **Engineering**

 Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

# **Public Utilities**

- 3. A deed shall be recorded prior to construction approval (SPR) for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
- 4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

# **Stormwater**

- 5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 6. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
- A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

# **Urban Forestry**

- 10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.
- 11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ <u>LEGAL DOCUMENTS</u> - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

$\triangleright$	Right of Way Deed of Easement Required
V	Utility Placement Deed of Easement Required

V	Slope Easement Deed of Easement Required					



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☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

# The following items must be approved prior to recording the plat:

# General

- 1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
- 2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
- A note shall be placed on all subdivision maps which states this site is subject to zoning conditions of case Z-29-2023.

# **Engineering**

- 4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 5. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
- 6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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7. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

# **Stormwater**

- 8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
- 9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 11. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
- 12. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

# **Urban Forestry**

- 13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 10.96 acres of tree conservation area.
- 14. A public infrastructure surety for 518 street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion, 25 street trees, and 125% of the improvement cost for the City of Raleigh infrastructure, 493 street trees.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

# General

1. Comply with all conditions of Z-29-23



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- 2. Building setbacks shall meet the individual zoning setback requirements as shown on the plan set. This include areas / lots that are 'split zoned'.
- 3. Separate site plan approval is required prior to issuance of building permits for the future amenity area on proposed open space lot #14.

# **Engineering**

 A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

# **Stormwater**

- 5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
- 7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit. (UDO 9.3).
- All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

# **Urban Forestry**

10. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 25 street trees along Ligon Mill Road, 53 street trees along Street A, 24 street trees along Street B, 59 street trees along Street C, 29 street trees along Street D, 11 street trees along Street E, 131 street trees along Street F, 48 street trees along Street G, 41 street trees along Street H, 15 street trees along Street J, 12 street trees along Street K, 14 street trees along Street L, 30 street trees along Street M, 8 street trees along Street N, and 18 street trees along Street O for a total of 518 street trees.

# The following are required prior to issuance of building occupancy permit:

# General

1. Final inspections of tree conservation areas and rights-of-way street trees by Urban Forestry Staff



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- 2. In accordance with zoning condition number 5 of Z-29-2023 the following applies: "On or before the issuance of the first certificate of occupancy, developer shall make a \$65,000.00 contribution to the City of Raleigh Fire Department to help fund a new fire station and /or fire equipment to serve the surrounding community."
- 3. In accordance with zoning condition number 6 of Z-29-2023 the following applies: " For any approved site plan containing residential units on the Property, the Property owner shall pay to the City a total of \$40,000.00 per dwelling unit for one percent (1%) of all site plan approved dwelling units. Total site plan approved dwelling units multiplied by 1% shall be measured to the hundredth decimal point. The payment shall be placed in the fund designated for the City's Affordable Housing Program. Upon determination of the payment amount, the amount may be payable in five annual installments, with the first payment being due prior to the issuance of the first certificate of occupancy and with each other annual installment due on or before the same day of the successive years, although the Property owner has a right to prepay any amounts due. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City if requested by the City. If a sale of the project or the Property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership."

# **Stormwater**

- As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: October 2, 2027

Record at least ½ of the land area approved.

5-Year Sunset Date: October 2, 2029

Record entire subdivision.

I hereby certify this administrative decision.

Staff Coordinator: Jeff Caines

# VICINITY MAP 1" = 800"

# SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH

# SOLID WASTE COMPLIANCE STATEMENT

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN

# FIRE DEPARTMENT NOTES

- ALL PORTIONS OF THE BUILDINGS MUST BE WITHIN 150 FEET OF THE APPARATUS ACCESS ROAD SURFACE (503.1.1 NCFC); 200 FEET
- 250 FEET WITH A 13 SYSTEM. FIRE HYDRANTS (RESIDENTIAL SURDIVISIONS) SHALL BE LOCATED WITHIN 500 FEET ALONG NAMED BOADS AND AT EVERY STREET
- FIRE FLOW ANALYSIS MUST BE PERFORMED & SEALED BY A N.C. REGISTERED PROFESSIONAL ENGINEER
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5.

72 DU / AC (FROM SITE GROSS AREA) N. AC

REQUIRED

8113 LIGON MILL ROAD 1738931751

APPLICATION

- PERCENTIONED FRETUDES SHALL OBTAIN A RIGHT OF HAVE PERRET FOR ANY WORK WHICH PEQUIPES THE CLOSURE OF A TRANSLIGHT SHALL OBTAIN A RIGHT OF HAVE PERRET FOR ANY WORK WHICH PERCENTION TO A TRANSLIGHT SHALL OBTAIN AND A RIGHT SHEETS OF MILITIES SHAMN ON THE PLAN ARE REQUIRED. THEY MAST BE PROVIDED BY THE FIRST, WORKS GENTMENT AND PRULD TRAINED SERVICE PRINTED TRADS TO DISSURANCE OF PERRETS OR RECORDED OF MY HAT FOR THE DESTROACHES.

- PERSONATION WAS CORDINATED FROM WASCE COUNTY OF IN PROCEEDINGS. P. 202.

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  WITHIN THE SELFCT THANGELD SHOWN HIS THE PLAY ALM CONSTRUCTION SETTEMED. THET AND REFET IN VIOLENT ABOUT A THE CORES AND ELECTROPHASE ALL CONTROL SHOWN AND A SETTEMED. THE THAN SHOWN AND A SETTEMED ASSOCIATION OF THE ADMINISTRATION OF THE ADMINISTRAT UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RACIUS OF 28' MINIMUM.
- CONTRACTOR TO FELD LOCATE AND VERFY ALL EVISTING UTLITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANSCAPE ARCHITECT PRIOR TO JAY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR RED. LOCATION OF UNDERS HANDLAR PARKING SPACES) AND IN ACCESS ASKESS SHALL BEIND GREATER THAN TWO PERCENT (25) RTCH IN ANY 20. DESCRINGS) AS FEA AND STRANDARD.

- ALL RETAINING WALLS GREATER THAN SY IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF WAY INVESTED APPRIANCE BY CAUCHO ACCURATE.

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NODOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- WC ACCESS RAWPS WILL BIE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVING STANDARDS AND ADAMS SPECIFICATIONS ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS

PRELIMINARY SUBDIVISION PLANS FOR:

LIGON MILL VILLAGE

8113 LIGON MILL ROAD RALEIGH, NC

1ST SUBMITTAL: MARCH 11 2024

2ND SUBMITTAL: MAY 22, 2024

3RD SUBMITTAL: JULY 10, 2024 4TH SUBMITTAL: AUGUST 26, 2024

- ALL SQUINALS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY CISALITIES, PEDESTRUM DISTING ROUTES AND A TERMATE PEDESTRUM ROUTES CARRIO CONSTRUCTION WILL BE REQUERED THE GOVERNMENT WITH THE PUBLIC PROSTS OF WAY ACCESSIBLET COLDIFICATION OF AND AND STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCO).
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  - MUTICO MOST CARRENT EDITION.
    WAT TERPORAY STEET COURSE MAST BE SUBMITTED A INNAMA OF EVERES PROOF TO THE START OF WORK. SEE\*
    HIGH-FOF-AVY CLOSHESS ON WINNAMALBONGCOV. COMPLETE AND SEND THE RIGHT-OF-AVY OBSTRUCTION PERMIT
    TO GENERAL PROOF TO CONSTRUCTION SECONMAN, ALL STOWNIGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SURVEYOR:

DECOMPENSATION OF STREET, AND LICENSATION OF SECTION STATES AND LICENSATION OF SECTION STATES AND LICENSATION OF SECRETARY RUNS ALONG THE NORTHERN PROPERTY LINE. THE DRAINAGE AREA FOR TOM'S GREEK AT THIS POINT IS 4.65 SQUARE MICE.

PHASE NUMBER	1	PRIVATE SEWER (UF)	N/A	PHASE NUMBER	2	PRIVATE SEWER (UF)	N/
NUMBER OF LOTS	122	PUBLIC STREET (LF) - FULL	5,211	NUMBER OF LOTS	42	PUBLIC STREET (LF) - FULL	1,38
NUMBER OF UNITS	116	PUBLIC STREET (LF) - PARTIAL	-	NUMBER OF UNITS	40	PUBLIC STREET (LF) - PARTIAL	
LIVABLE BUILDINGS	116	PUBLIC SIDEWALK (LF) - FULL	10,422	LIVABLE BUILDINGS	40	PUBLIC SIDEWALK (LF) - FULL	2,76
OPEN SPACE?	YES	PUBLIC SIDEWALK (LF) - PARTIAL	-	OPEN SPACE?	YES	PUBLIC SIDEWALK (LF) - PARTIAL	
NUMBER OF OPEN SPACE LOTS	- 6	MULTI-USE PATH (LF)		NUMBER OF OPEN SPACE LOTS	2	MULTI-USE PATH (LF)	
PUBLIC WATER (LF)	7,982	PUBLIC STORM DRAIN (LF)	7,625	PUBLIC WATER (LF)	1,457	PUBLIC STORM DRAIN (LF)	2,11
PRIVATE WATER (LF)	N/A	STREET SIGNS (LF)	5,211	PRIVATE WATER (LF)	N/A	STREET SIGNS (LF)	1,38
PUBLIC SEWER (LF) (8" PVC)	1,847	WATER SERVICE STUBS	110	PUBLIC SEWER (LF) (8" PVC)	2,959	WATER SERVICE STUBS	
PUBLIC FORCE MAIN (UF)	3N/A	SEWER SERVICE STUBS	116	PUBLIC FORCE MAIN (LF)	N/A	SEWER SERVICE STUBS	
PHASE NUMBER	3	PRIVATE SEWER (UF)	N/A	PHASE NUMBER	4	PRIVATE SEWER (UF)	N,
NUMBER OF LOTS	76	PUBLIC STREET (LF) - FULL	3,200	NUMBER OF LOTS	59	PUBLIC STREET (LF) - FULL	1,98
NUMBER OF UNITS	73	PUBLIC STREET (LF) - PARTIAL	- 0	NUMBER OF UNITS	57	PUBLIC STREET (LF) - PARTIAL	
LIVABLE BUILDINGS	73	PUBLIC SIDEWALK (LF) - FULL	6,400	LIVABLE BUILDINGS	57	PUBLIC SIDEWALK (LF) - FULL	3,97
OPEN SPACE?	YES	PUBLIC SIDEWALK (LF) - PARTIAL	- 0	OPEN SPACE?	YES	PUBLIC SIDEWALK (LF) - PARTIAL	
NUMBER OF OPEN SPACE LOTS	3	MULTI-USE PATH (LF)	-	NUMBER OF OPEN SPACE LOTS	2	MULTI-USE PATH (LF)	
PUBLIC WATER (LF)	3,325	PUBLIC STORM DRAIN (LF)	5,811	PUBLIC WATER (LF)	2,118	PUBLIC STORM DRAIN (LF)	3,27
	N/A	STREET SIGNS (LF)	3,200	PRIVATE WATER (LF)	N/A	STREET SIGNS (LF)	1,98
PRIVATE WATER (LF) PUBLIC SEWER (LF) (8" PVC)		WATER SERVICE STUBS	73	PUBLIC SEWER (LF) (8" PVC)	4,183	WATER SERVICE STUBS	

# ZONING CONDITIONS (REZNLO020,2023)

OVERALL RESIDENTIAL DENSITY SHALL NOT EXCEED 5 DWELLING UNITS PER ACRE AND SHALL NOT EXCEED A MAXIMUM OF 475 DWELLING UNITS ON THE PROPERTY.

# MINIMUM NATURAL AREAS/OPEN SPACE REQUIREMENTS HAVE BEEN MAINTAINED.

- IF AN APARTMENT BUILDING TYPE IS DEVELOPED ON THE PROPERTY, IT MUST BE USED FOR A CONGREGATE CAR CONTINUING CARE RET REMENT CENTER REST HOME AND/OR ROSPENDENT AND/OR ASSISTED LIMING FACILITY NO APARTMENT BUT DIVING ARE PROPOSED IN THIS PLAN
- ALL BUILDINGS SHALL BE SET BACK AT LEAST TWENTY DOLERET ERROR THE BIGHT-OF WAY OF LIBOURILL BOAD.

# BUILDING SET BACK HAS BEEN MAINTAINED.

# CONDITION NOTED. CONTRIBUTION TO BE MADE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

# SOLID WASTE SERVICES (SWS) APPROVAL

PERCYCLAR FOR NOU. THE COLD INSECTION RECEIVED FOR THE SECURITIES ANY RECEIVED TO SERVICE OF THE PERCENT OF THE



# PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:

BLUE HEEL DEVELOPMENT

CONTACT: JULI IF GAVAGHAN

ENGINEER

CONTACT: DEBBI FERM P.F.

BGE, INC 5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607

MAERSTAN, PLLC 2411 US 64 BUSINESS WEST PITTSBORO, NC 27312

CONTACT: RICHARD ELLIS BULLOCK, JR. P.L.S.

BGE, INC 5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 CONTACT: BOR ZUMWALT PLA

ANDSCAPE ARCHITECT

SUB-0011-2024

SHEET LIST TABLE

OVERALL UTILITY PL UTILITY PLAN (1 OF 6

DATEND DI IN 12 DE GRADING PLAN (6 OF

ITE DETAILS (2 OF :

4444 DESIGNED BY: DELIMINAL DRAWN BY: DELIMMAL REVIEWED BY: DE/RISE

LIGON MILL VILLAGE

FILE NUMBE 12502-00 DATE: 08/23/20

C0-0

O WORK WITHIN NODOT OR CITY OF RALEIGH RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL

ONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS. INCLUDING BUT NOT LIMITED TO ALL CHARLES OF SHALL BE RENGE STATE OF THE RESEARCH STATE OF THE STATE OF

BITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY MAERSTAN. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO

IE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS. AFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH ROLINA DEPT. OF TRANSPORTATION NODOT AS APPLICABLE.

E CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES, ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT UITHORIZATION IS SUBJECT TO A FINE, WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, ERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF PALEIGN.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NODOT AND THE CITY OF RALEIGH.

LIMBERS REFER TO THE NODOT STANDARD DETAILS AND SPECIFICATIONS AND THE EST EDITION OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE

CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKW. OBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL BRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

ONTRACTOR SHALL ADJUST AND/OR OUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH T AND CONTINUOUS GRADE

N ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT. BARRIER REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE IAY BE REQUIRED NEAR INTERSECTIONS. THES ISPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPROPRIATE UTILITY COMPANES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS ROUGET MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

## GRADING NOTES

CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BE

HE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND LEFT LEFT CONTRACTOR ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND LEFT LEFT CONTRACTOR ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND CONTRACTOR STAFFUL CONSTRUCTION ALONG AND CONTRACTOR STAFFUL CONTRACTOR STAFFU

E CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE TABILIZATION ON ALL SLOPES STEEPER THAN 3:1.

NCOUNTERED, CONTRACTOR ND SAFETY REQUIREMENTS

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. XISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT

ONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO

L PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES, UNLESS OTHERWISE

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE

HE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND HALL REPAIR ALL DAMAGE TO EXISTING LITH ITIES THAT OCCUR DURING CONSTRUCTION

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE

LIMITS OF CLEARING SHOWN ON GRADING AND DRAINAGE PLAN ARE BASED UPON THE APPROXIMATE

CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING HORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE VID LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE SAMINGS, THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID.

BRADES ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER. EY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS, STATIONS, OFFSETS AND EVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE BACK

NY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE OUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE ESTRICTIONS IMPOSED BY THE FLOODWAY REQULATIONS OF THE CITY OF RALEIGH.

## **EROSION CONTROL NOTES**

TOTAL AREA DISTURBED = 73 AC

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY, SURVEYOR TO DETERMINE ACTUAL LIMIT.

PRIOR TO CLEARING AND EARTHWORK ACTIVITIES THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR. SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM THE SITE.

ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING

ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE STATE EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS, REFER TO EROSION ANCE FOR ADDITIONAL REQUIREMENTS

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A

SLOPES SHALL BE GRADED NO STEEPER THAN 3:1. FILL SLOPES GREATER THAN 10' REQUIRE

DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

SION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CON OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PE THESE PLANS AND SPECIFICATIONS.

SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NONEROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE TABBLIZED WITHIN 14 CALENDAR DAYS.

THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO

SEDIMENT WILL BE REMOVED FROM REHIND THE SILT FENCING WHEN IT RECOMES 6 INCHES DEED THE FENCE, THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIEN

ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACC TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COV

ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON NOTIFICATION BY THE CITY INSPECTOR AND/OR THE OWNER.

ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE CHART PROJECT FOR ANY ENGAGED CANTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMERCING COSTRUCTION AND SHALL BE MINTAKEN IN PROPER WORKING CODE RUTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRACE PAGE SHALL BE NSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PROOR TO LAND BUTURBANCE.

THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO

A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE IRUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAF

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BI SEMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIME CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS SEMOVED IN THIS MANNER.

WHEN A CRUCKED STONE CONSTRUCTION ENTRANCE HAS BEEN CONFIDED WITH SOIL OR OR HAS BEEN PUSHED INTO THE SOL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

TOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES

PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES AND RESTABILIZATION OF ANY DISTURBED AREAS BEFORE DEMOBILIZATION.

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS IPF FTF AND LANDSCAPING IS INSTALLED.

THE CONTRACTOR SHALL IMMEDIATELY CLEANUP AND REPAIR ALL EROSION DAMAGE AFTER DISCOVERY AND REINSTALL ADEQUATE CONTROL MEASURES AS NECESSARY TO PREVENT REDCCURRENCE OF DAMAGE.

STARILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE STABLIZATION MEASURES SMILL BE INITIAL TO A SOURT AS PROFILEMENT IN PORTIONS OF THE STEP WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORABILY OR PERMANENTY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE STE HAS BEEN TEMPORARY OR PERMANENTY CEASED, CONTRACTOR SHALL BYFALL TEMPORARY GRAVEL DRIVEWAY AT EACH CONSTRUCTION ENTRANCE AS SHOWN ON THESE PLANS.

CONSTRUCTION POINT OF ACCESS TO LIMIT DEPOSITS OF EARTH AND OTHER HAULED MATERIALS ONTO THE ADJACENT LOT, THE CONTRACTOR SHALL ROUTINELY CLEAN ALL SEDIMENT DEPOSITS AND DEBRIS FROM ROADWAY AS THEY OCCUR

# CITY OF RALEIGH STANDARD NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT LIGON MILL ROAD ARE TO BE COORDINATED WITH THE CITY OF RALEIGH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED

CURB AND GUTTER SHOWN ON THESE PLANS ALONG LIGON MILL ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING, ASSOCIATE STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDEVIS TO PROVIDE STORM WATER CONVEYANCE

BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED. CH DENSITY POLIVETHYLENE (HDPF) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BRING RACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BRING RACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, IUNK AND OTHER ACCUMULATIONS

MY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE ESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

SEALED SHOP DRAWINGS BY A PROFESSIONAL ENGINEER FOR RETAINING WALL (BY OTHERS) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

"AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF RALEISH IN ACCORDA WITH THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION ORDINANCE.

NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE RALEIGH DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

SIDEWALK WITHIN THE CITY'S PAY THAT BECUIRE REDUCEMENT AS PART OF THE DEVELOPMENT AND/OR OVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF T SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE RIW THAT REQUIRES OF OSURE OF THE SIDEWALK OR TRAVELLANE MUST BE ANY WORK WITHIN THE KINT THA INEQUENES CARGUE OF THE TO REVIEW OF REVIEW OF THE MEDICAL BUILDING OF THE BUILDING OF TH JUNITRACTOR SHALL CONTACT RODOT AT (\$19) 707-820 AS SOON AS POSSIBLE FOR IMPACTS GREATER. DRIVERS AND PEDESTRIANS

RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW LEASE AGREEMENT WHICH WILL INCLUDE THE SURMITTAL OF A TRAFFE CONTROL PLAN. TRAFFE CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT WAY BE CHEFFERN FROM LIFE CONTROL PLANS REQUIRED THROUGH A REVIEW AND ARE SUBJECT TO REVISIONS. THE REVIEWED TRAFFE CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT FROM COSSES FOR APPROVING PRIOR TO STATE OF RIN CLOSURES. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620.

CONSTRUCTION STAGING WITHIN CITY RW LASTING MORE THAN 30 DAYS REQUIRES A RAY LEASE CONTRACTOR SHALL CONTACT NODOT AT (919) 707-620

DEVELOPER TO CONTACT NCDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DURE EMERGY AND NCDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

# EROSION CONTROL MAINTENANCE REQUIREMENTS

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT

SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE

- THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT. RACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAY
- . REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY. REPLENISHMENT OF STONE MAY BE NECESSARY
- FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED.
- . ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY. SILT FENCE . INSPECT THE SILT FENCE ON A REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL, MAKE AN
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 8
- . INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTLE IS KEYED IN PROPERLY.
- HEIGHT OF THE GEOTEXTILE, DO NOT UNDERMINE THE FENCE DURING CLEANOUT DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERIMETER. TO CONSTRUCTION
- . DEMONE AND DEDLACE DETERMINATED OR OLOGGED SHIT SENCE
- . REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAY'S OPERATION.
- . INSTALL ADDITIONAL POSTS OR WIRE BACKING IF FENCE IS SAGGING.

## TEMPODARY DIVERSION . DEVICES SHOULD BE INSPECTED ON REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL

- AT A MINIMUM, SEDIMENT SHOULD BE REMOVED FROM THE CHANNEL WHEN THE TEMPORARY
- TEMPORARY DIVERSIONS SHOULD BE IMMEDIATELY REPAIRED IF DAMAGED BY EQUIPMENT OR
- SILT FENCE OUTLET

# INSPECT THE DEVICE PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT FOR DAMAGE AND SEDIMENT ACCUMULATION TO CONFIRM THE DEVICE IS FUNCTIONING PROPERLY.

- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE
- HEIGHT OF THE SEDIMENT CONTROL STON REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN
- THROUGH THE DEVICE BETWEEN RAINFALL EVENTS. REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGE
- · REPAIR AREAS WHERE SSCF BECOMES UNDERMINED DUE TO CONCENTRATED FLOWS.

## GROUND STABILIZATION NOTES

SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMAMENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

ALL PERIMETER DIKES. SWALES. DITCHES. PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABLIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBEN FACTORY.

CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE THE FOLLOWING CONDITIONS

ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4-1. SLOPES LESS THAN 50' SHALL APPLY GROUNDCOVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEPER THAN 3-1. THE 7 DAYS REQUIREMENT APPLIES.

ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER

SLOPES 10" OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2-1.

ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS. FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH

QUALITY WATER ZONE\* 15A NGAC 04A, 0105). STABILIZATION WITH GROUND COVER SHALL B ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

PORTIONS OF A SITE THAT ARE LOWER IN FLEVATION THAN AD JACENT DISCHARGE LOCATIONS AND ED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM TH TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED EASO PLAN OR ADDED BY THE PERMITTING AUTHORITY.

## UTILITY NOTES

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

### UTILITY SEPARATION REQUIREMENTS A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANTARY SEWER & ANY

- A USI NATE OF YOU SHALL BE MININ I ARED BE IT THEN SHALL ANY SENER A WITH SHALL BE MININ I ARED BE IT THEN AT SENER A WITH SHALL BE MININ I SHALL BE A SOURCE SUCH AS AN IMPOUNDED RESERVOR USED AS A SOURCE OF DRINNING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE A CHEVED, PERFOLLS BANIFAY SENER I PER SHALL BE SECRETED A INSTALLED TO WATERLINE SECRETATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN SEP REMAIN A PRIVATE WELL OR SY FROM A PURILLUM FULL.
- WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10°. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18° ABOVE THE TOP OF THE SEWER A MUST BE APPROVED BY THE PUBLIC UTILITIES. INFECTOR: ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSID
- SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
- INSTALLED TO WATERLINE SPECIFICATIONS 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR
- SANITARY SEWER

  MAINTAIN 15 MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DR

  CROSSINGS, MAINTAIN 15 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWEI

  RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES
  WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- IV NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR

PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY

CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES. BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT, ANY NECESSARY SERVICE INTERRUPTION SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES.

3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABAYDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE

INSTALL ACCORDED! WATER SERVICES WITH METERS LOCATED AT DOM OR WITHIN A 2YZ WATER INF. EASEMENT IMMEDIATELY ADJACENT, NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE

INSTALL 4" PVC" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM

BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE
 ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOWO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR

NOTICE / RAIL BOAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY LITH ITY WORK INCLUDING

GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 O STEPHEN CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION

MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAIL ROAD ROW PRIO

CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS I NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE LINNERSITY OF SOUTHERN CAUFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS INTERCENT HONOR WITH THE MANUFACTURERS RECOMMENDATIONS OF THE LOCAL ROOS-SCONNECTION CONTROL PROFILM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPULANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BLUICH SERVICE COUNT OF LOCAL METALLY AT (319) 998-5923 OR JOANE-HARTLEY (BRUIGHOUS OFF OR MORE INFORMATION.

# PAVING, GRADING AND DRAINAGE NOTES

ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RISHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARGS (LATEST EDITION) OR NCOOT SPECIFICATIONS AND STANDARGS (LATEST EDITION) FOR TO COVERED BY LOCAL OR COUNTY REGULATIONS.

ALL UNPAYED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED

FFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL C NFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING RISDICTION. IN THE VENNT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE I AGREEMENT. THE MOST STRINGENT SHALL GOVERN.

THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED LINESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS. WHERE EVICTING DAVEMENT IS KINGATED TO BE DEMOVED AND DEDLACED THE CONTRACTOR SHALL SAM OUT A MINIMUM

FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL A EXISTING OR AS INDICATED.

WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW OUT THE EXISTIN MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION W PROPOSED PAVEMENT IINI ESS OTHERWISE INDICATED

IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED IN SOME CASES TOPSOIL MAY BE

STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNE FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AG NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY RE NOT IN AGREEMENT. THE MOST STRINGENT SHALL GOVERN.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE ALL SUCCESAND AND CONTROLL OF CONTROLL OF CONTROLL DE CONTROLL OF STATE AND CONTROLL OF CO

ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DUR CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBERTY, NOLLOWG BUT NOT LIMITED TO THE INSTALLATION OF TURBERTY SHAPIRES AT ALL LOCATIONS WHERE THE POSSBULLY OF TRANSFERRING SUSPENDED SOL IN OTHER RECEIVEMEN WATER BOOY DESIGN SEED OF THE REPORTS BOOY INTURBERT WATER MOST END HAND THE SEED OF THE PROPERTY OF THE TRANSFER MAY SEE MARKET SHAPE THE PROPERTY OF THE PROPER

SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGE:

THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND D IOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHAIL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS

## RETAINING WALL NOTES

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS. SEALED BY A NO LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO CONSTRUCTION

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAYINGS IN

# COMPLIANCE WITH INTERNATIONAL BUILDING CODE SEEDBED PREPARATION NOTES

GRADE SLOPES AND FILLS. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE HICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES, IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING BAYS OF COMPLETION OF AN PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN ROSSION.

GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (I) ACRE IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT IPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDETAKEN.

SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LINE ACCORDING TO SEEDING SPECIFICATIONS.

LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION, SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORN.

IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION



FILE NUMBE DATE: 08/23/20 C0-1

4444 ESIGNED BY: DE/JWM/JI

RAWN BY: DELIWMUII EVIEWED BY: DE/RSE

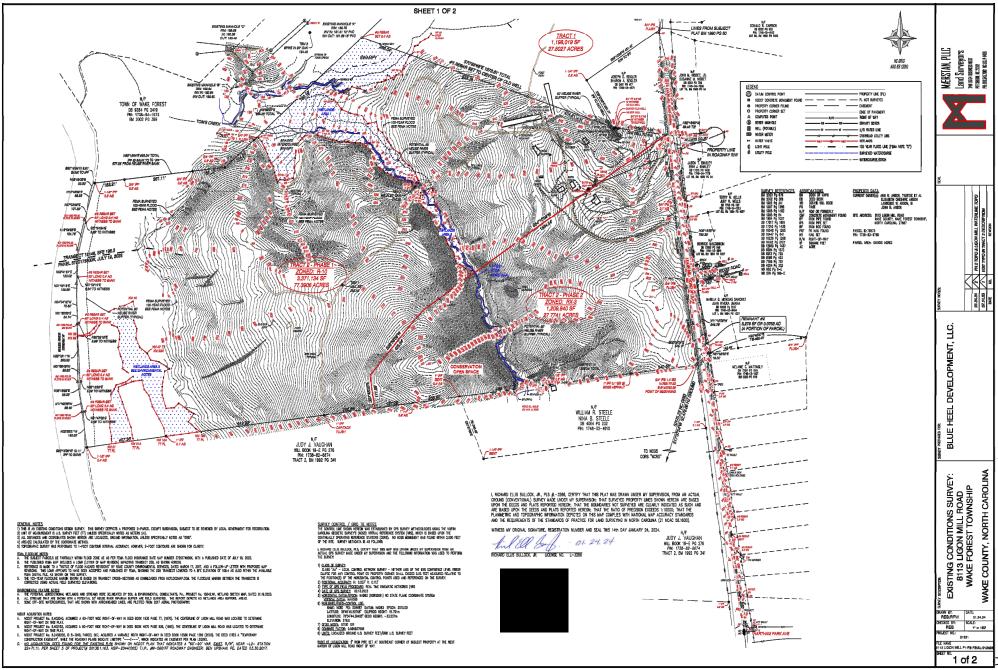
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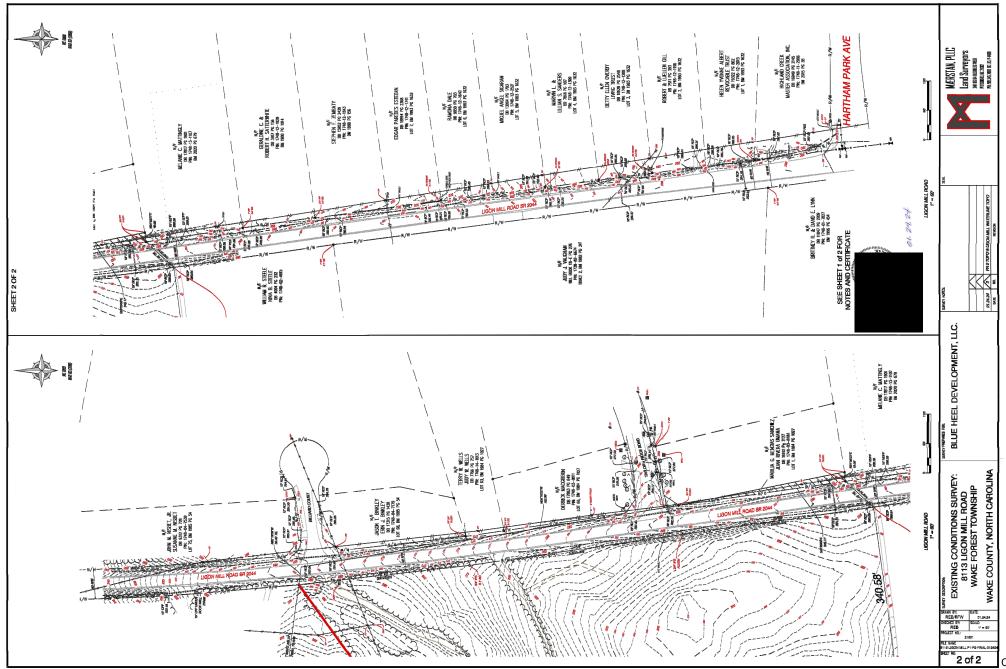
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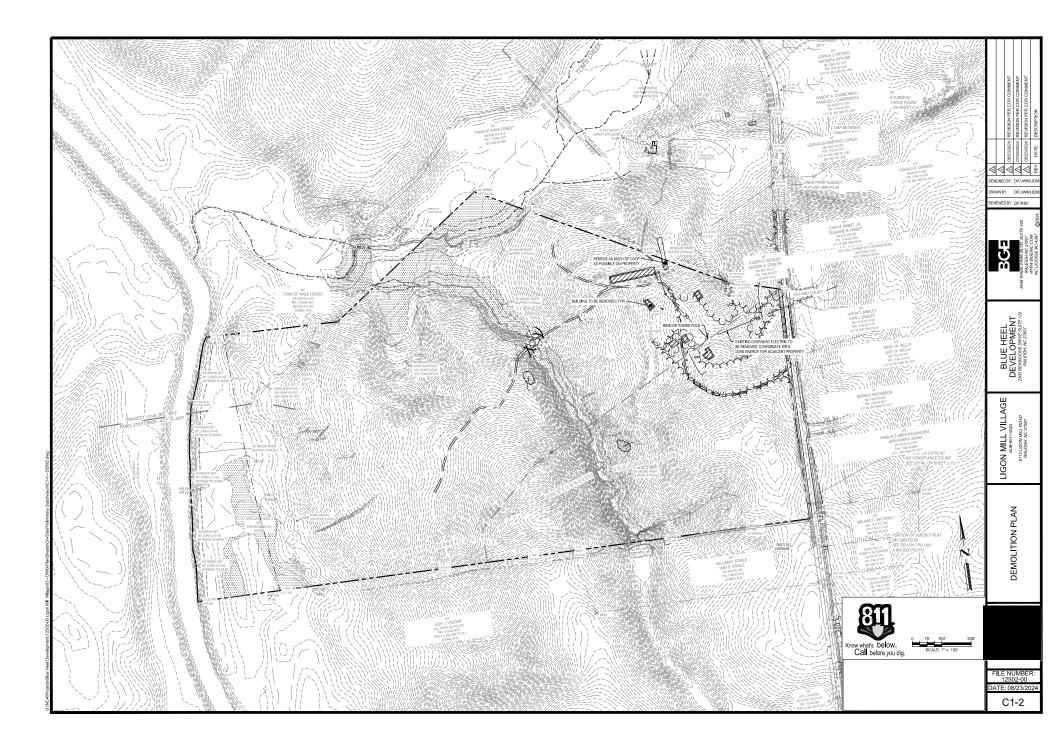
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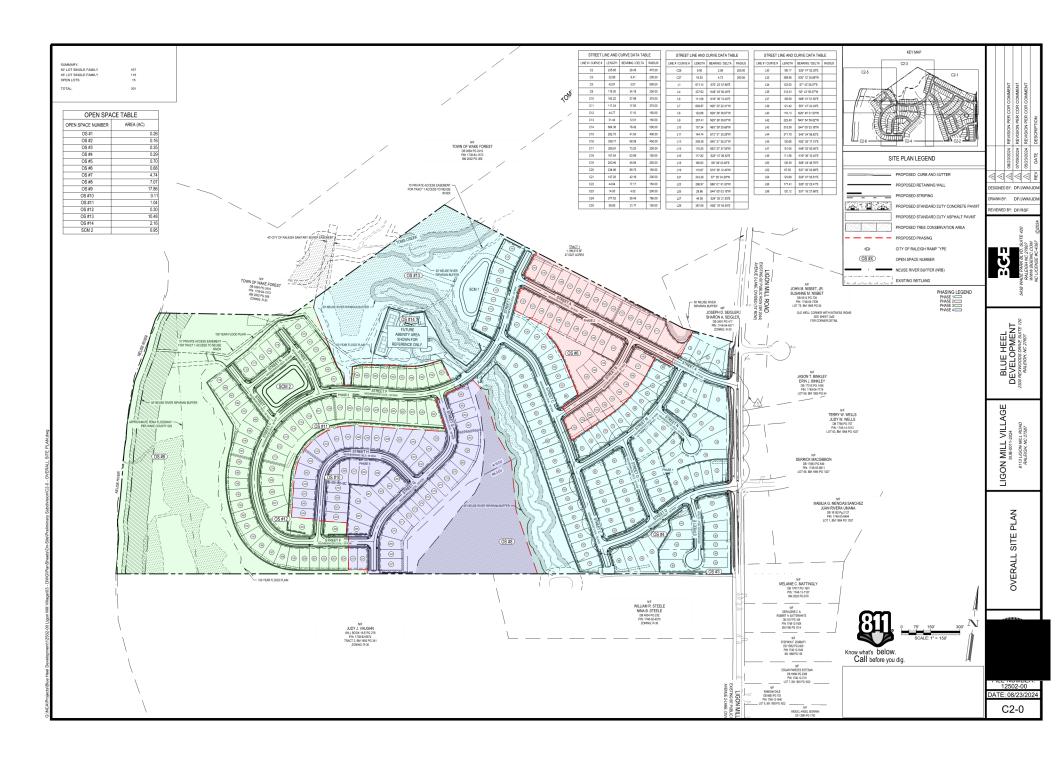
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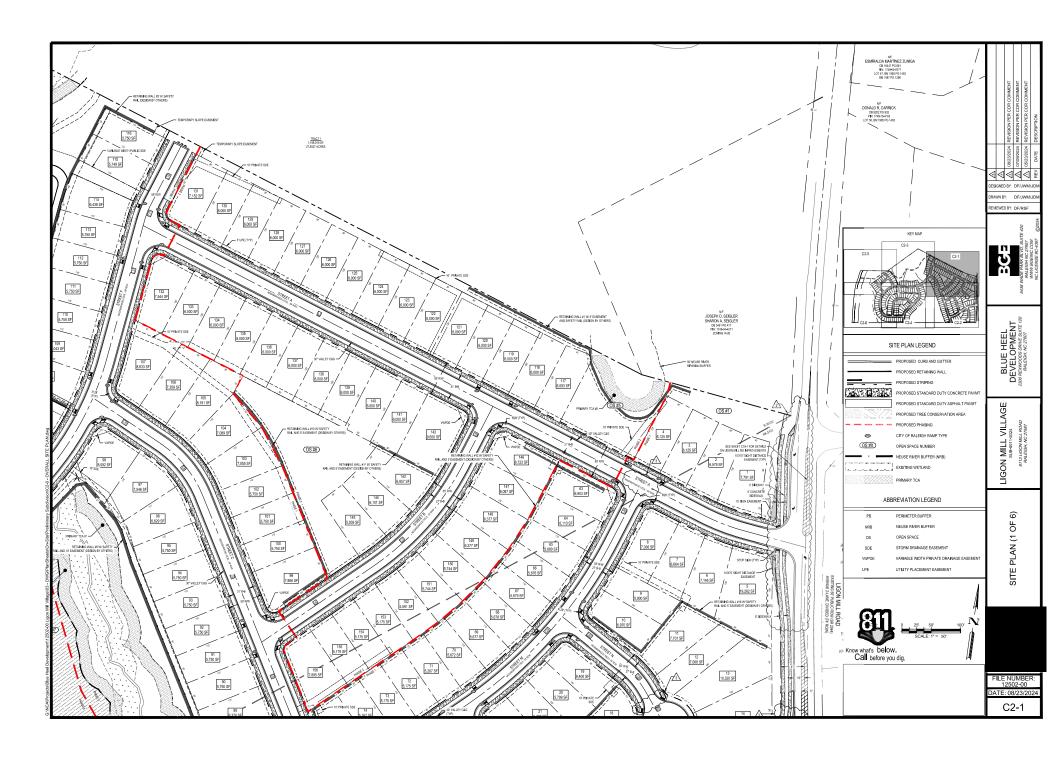
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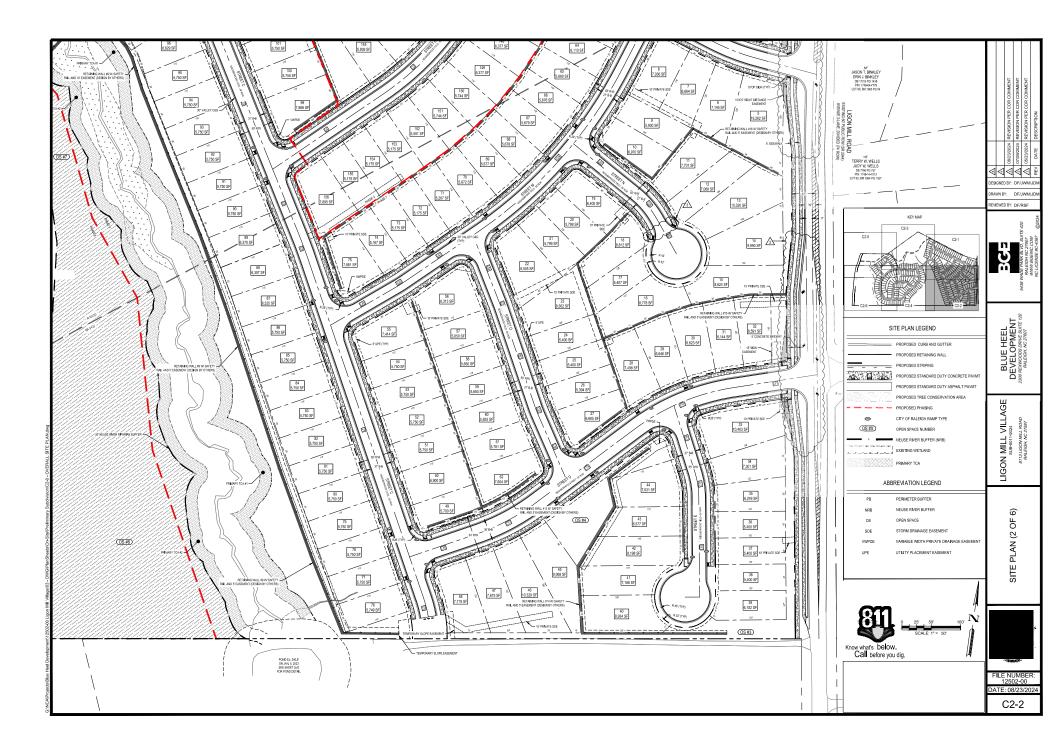


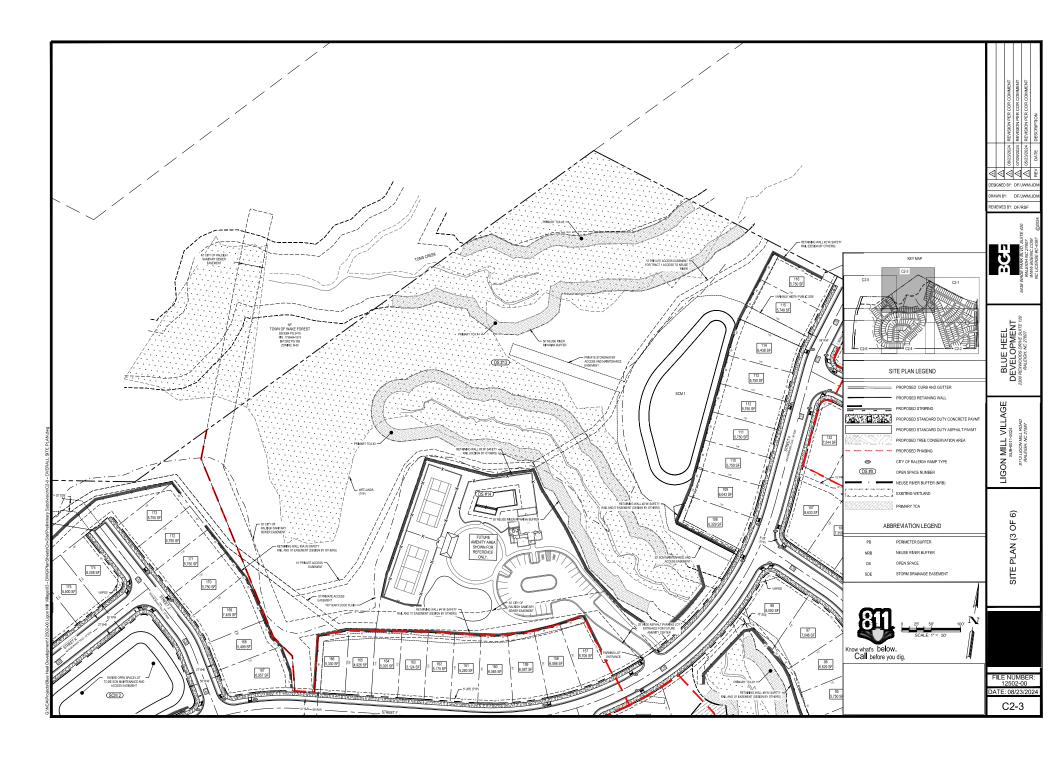


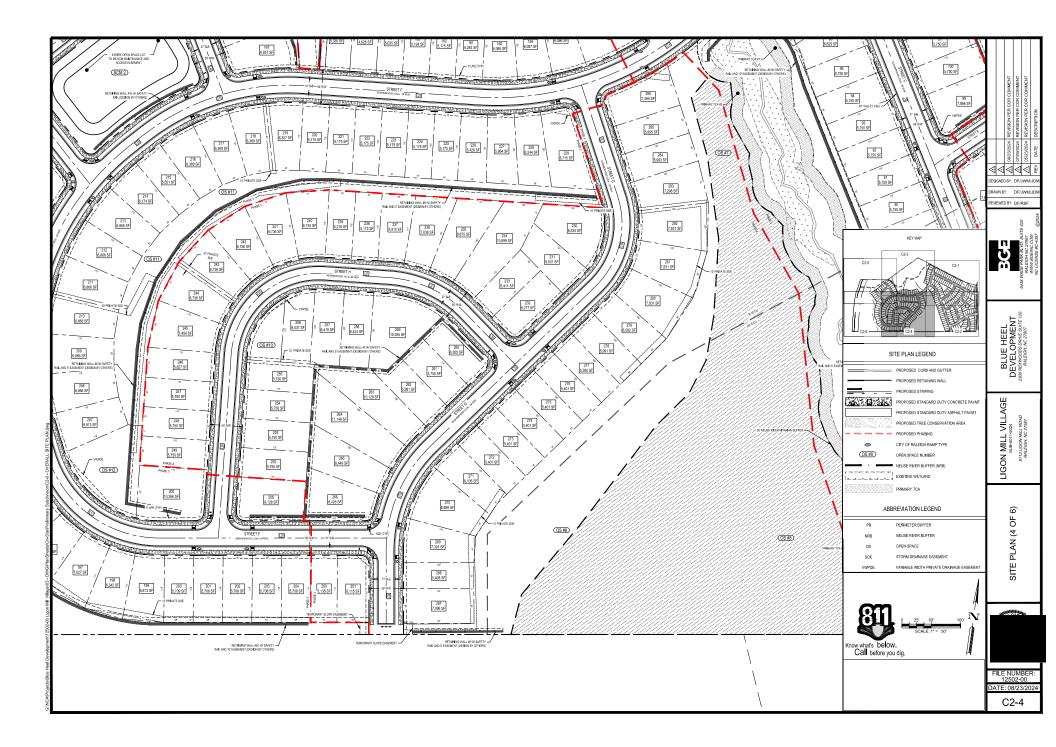


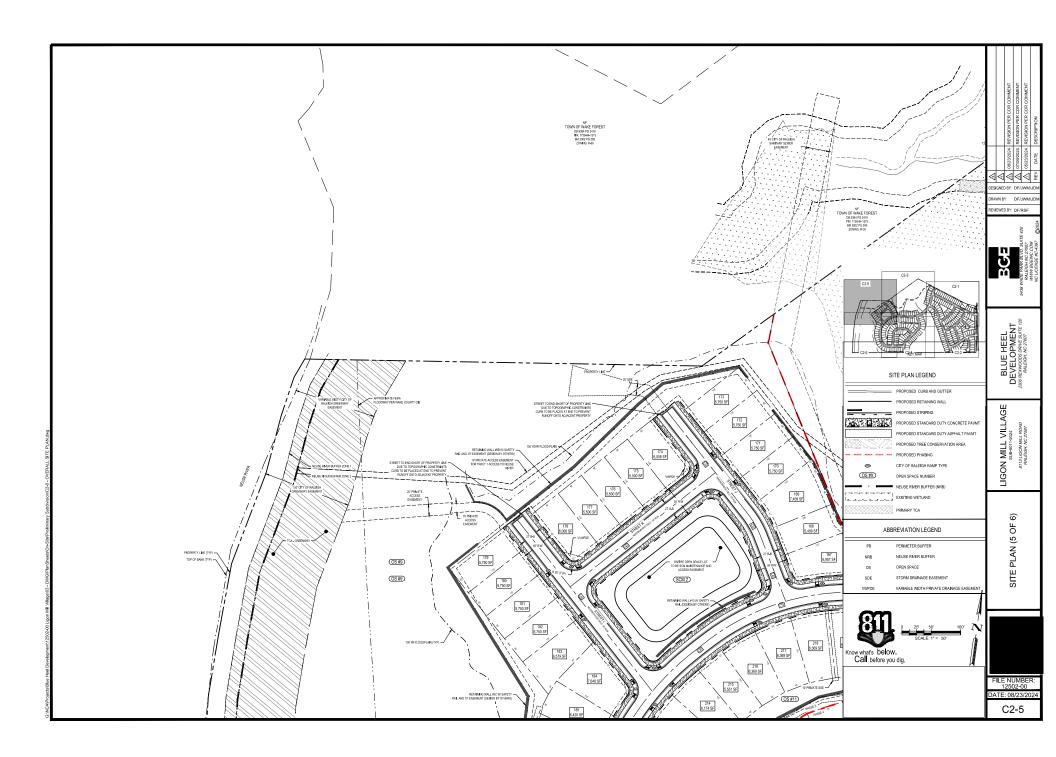


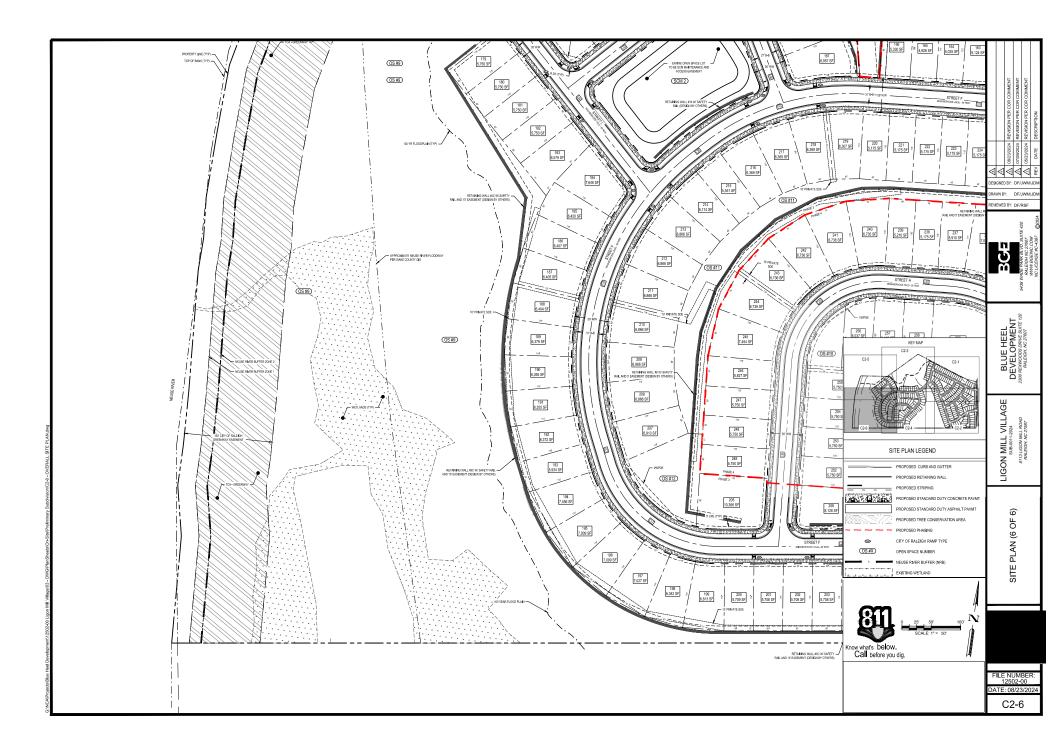


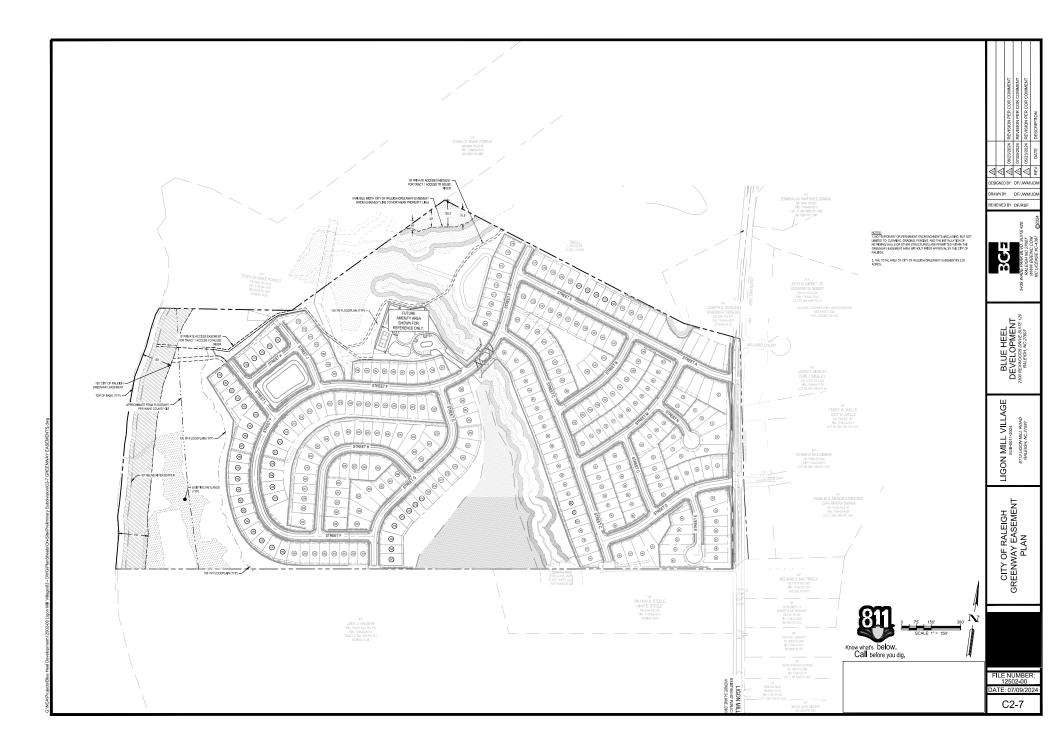


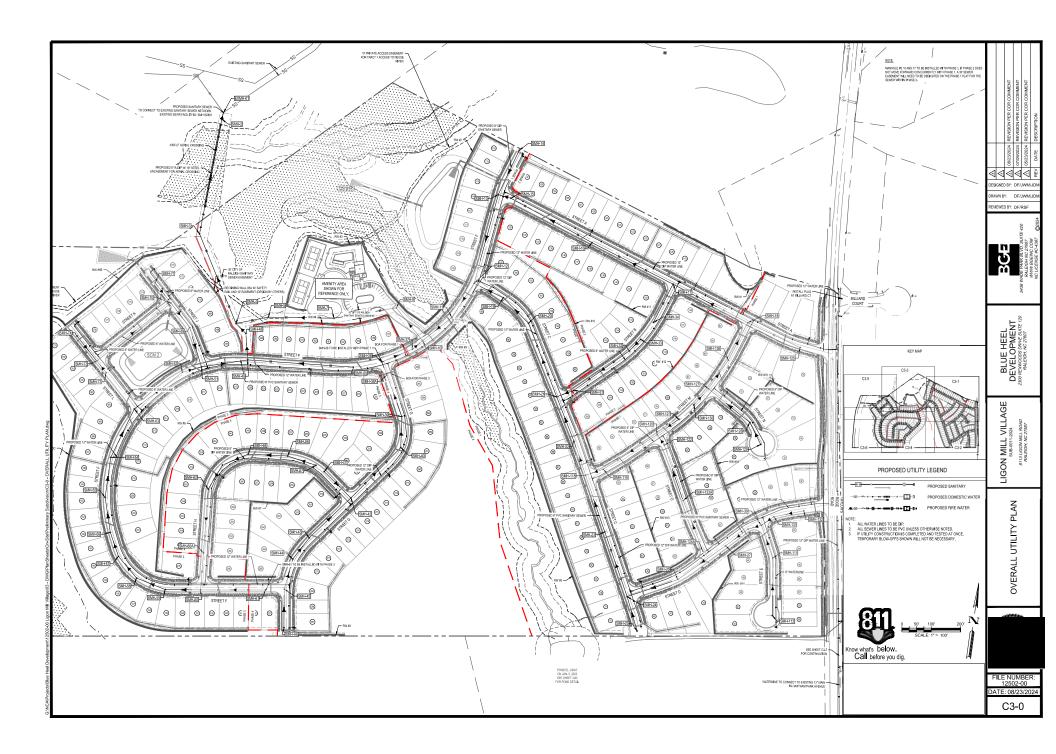


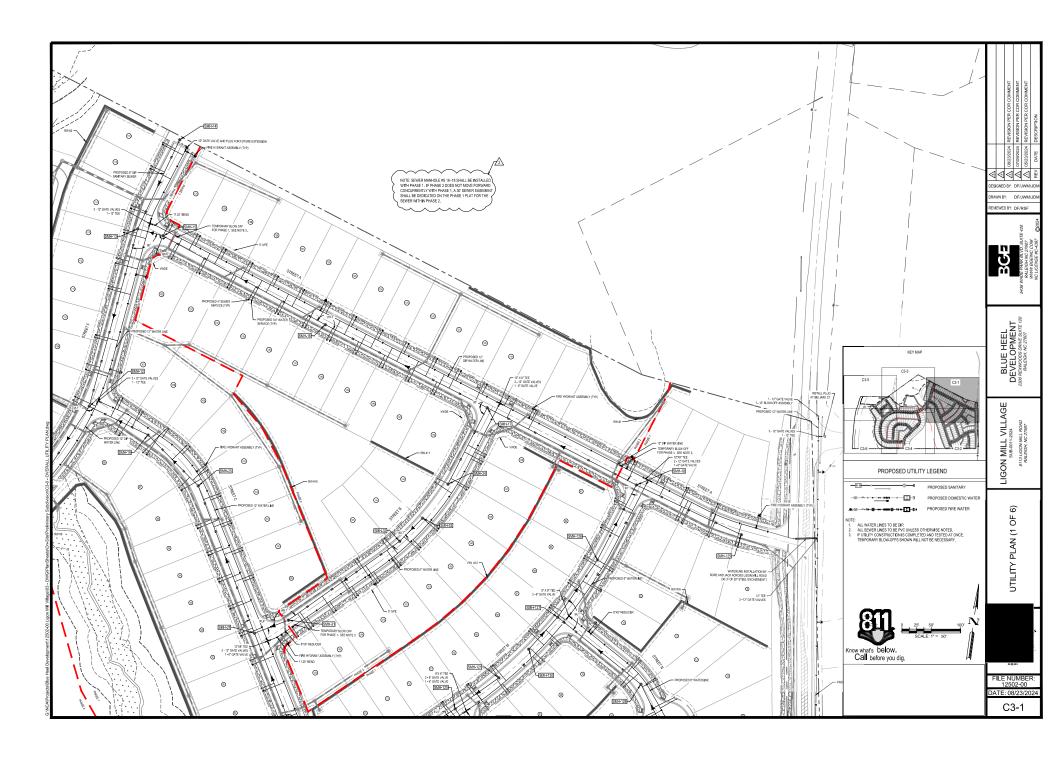


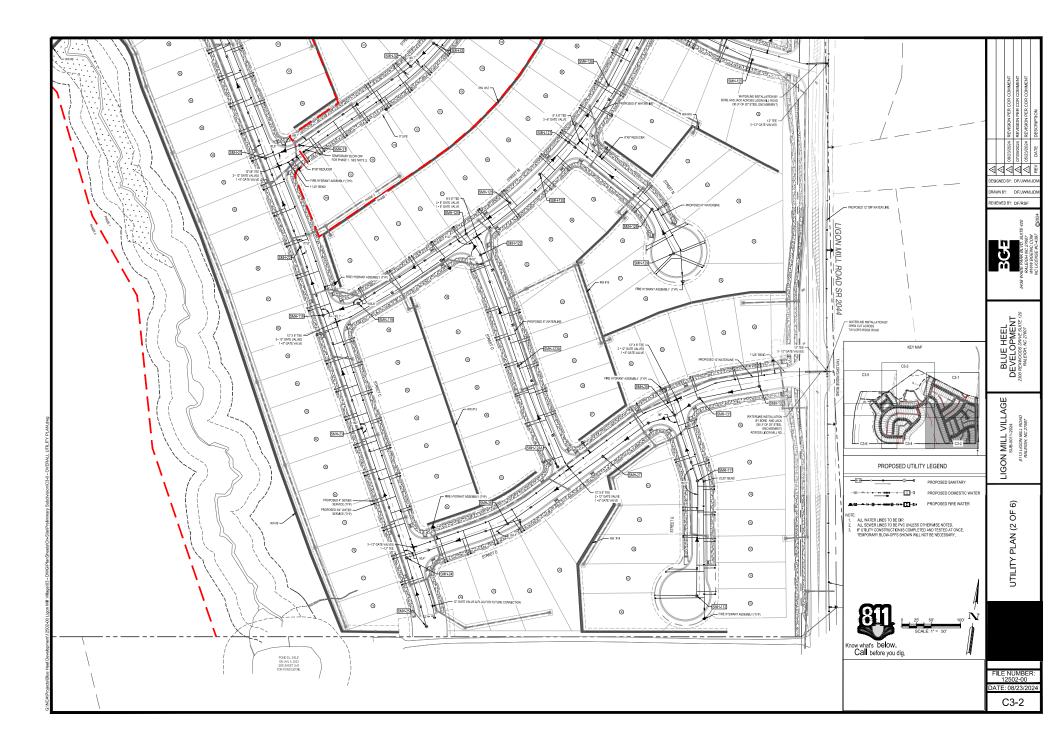


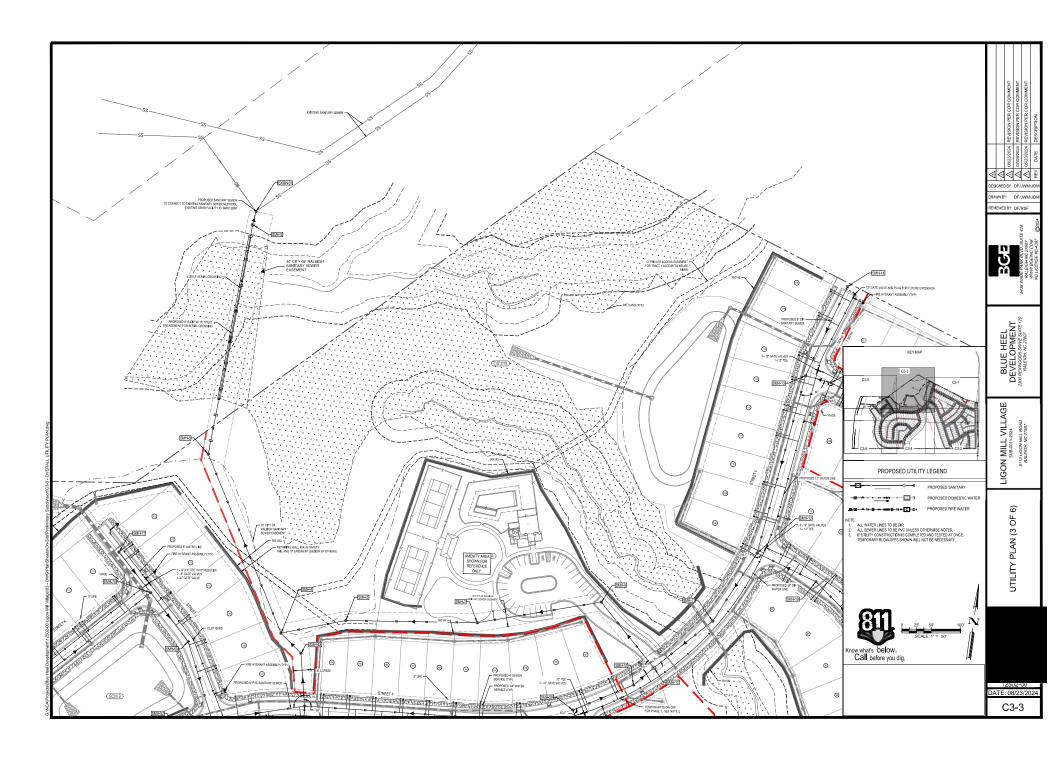


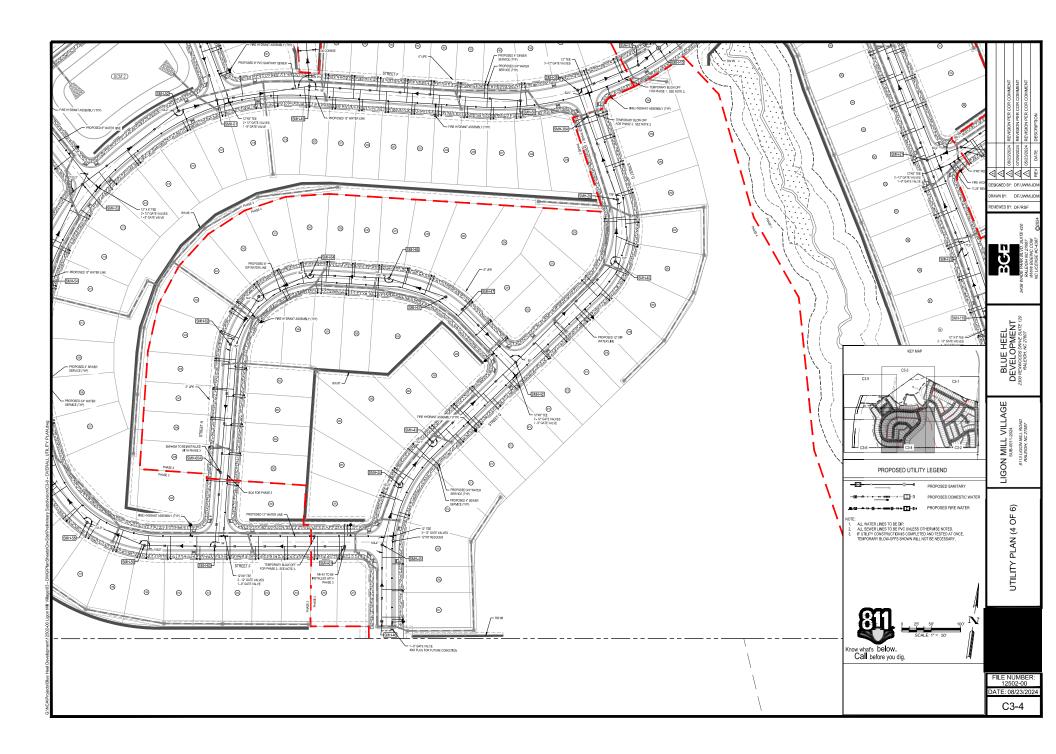


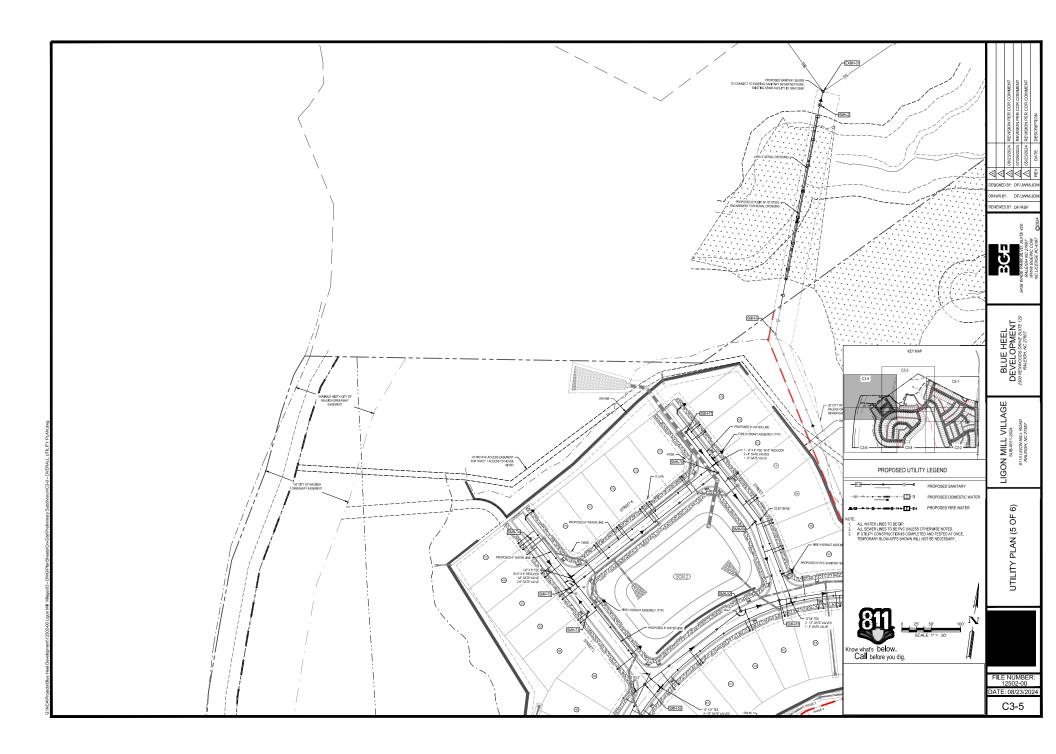


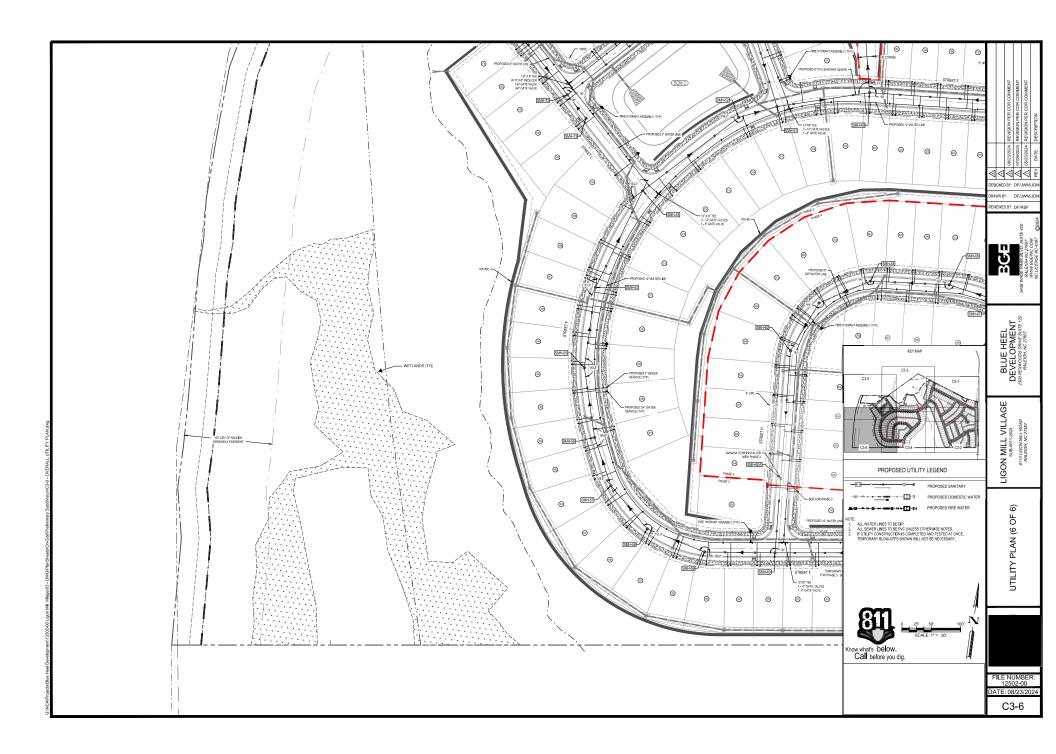


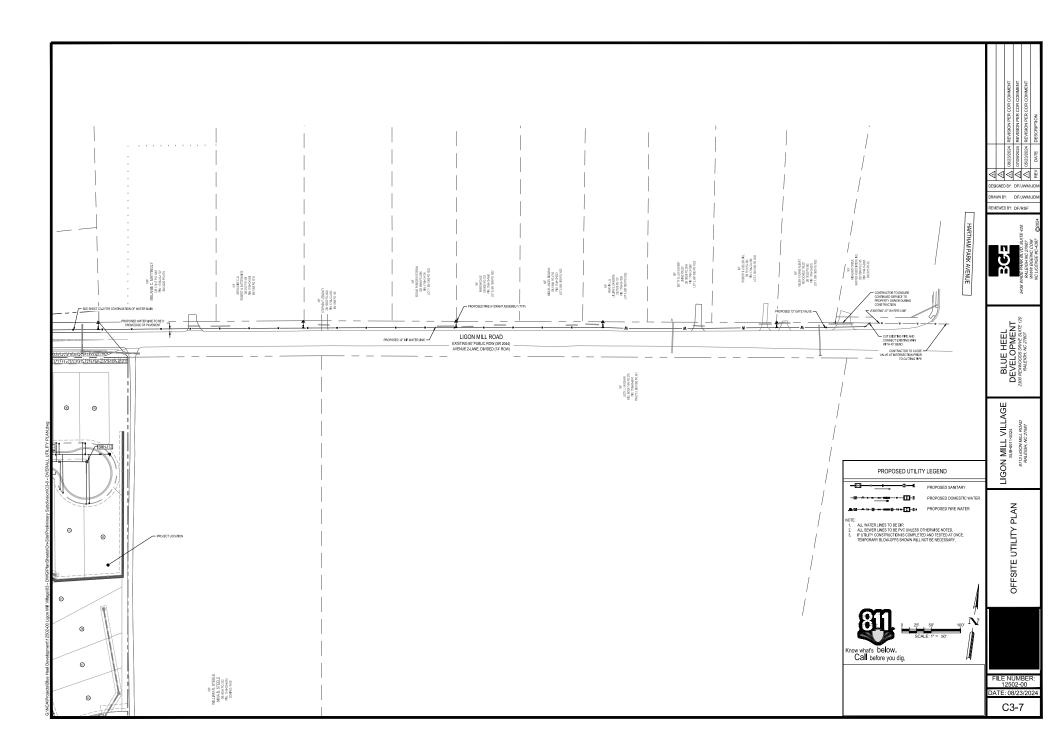


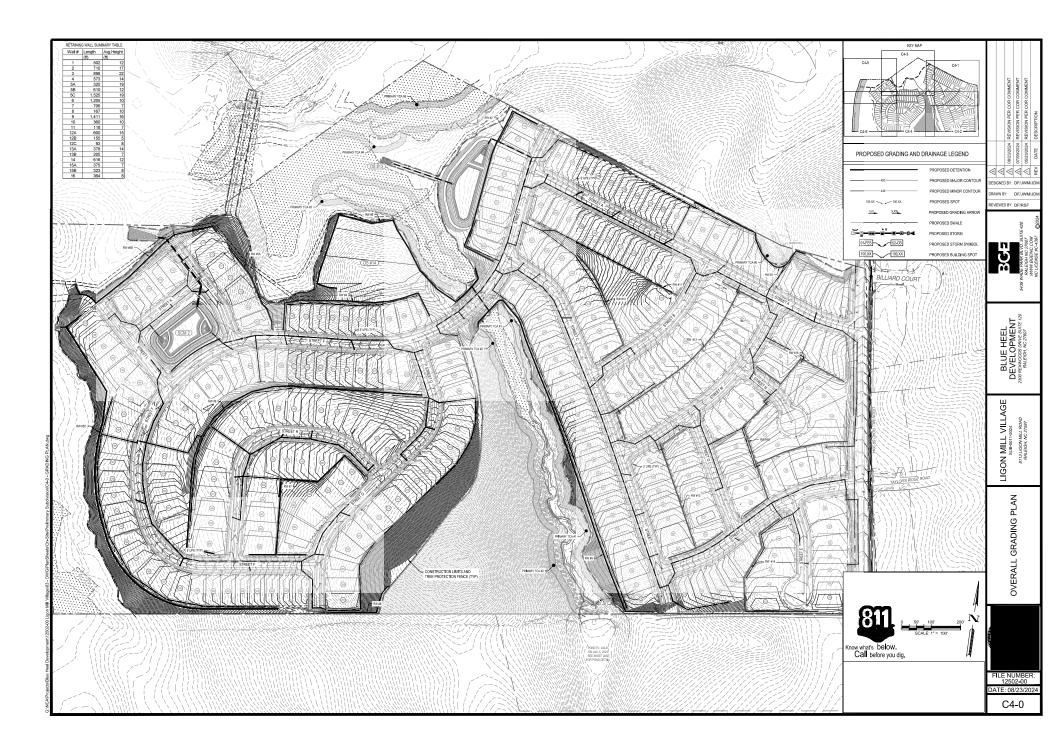




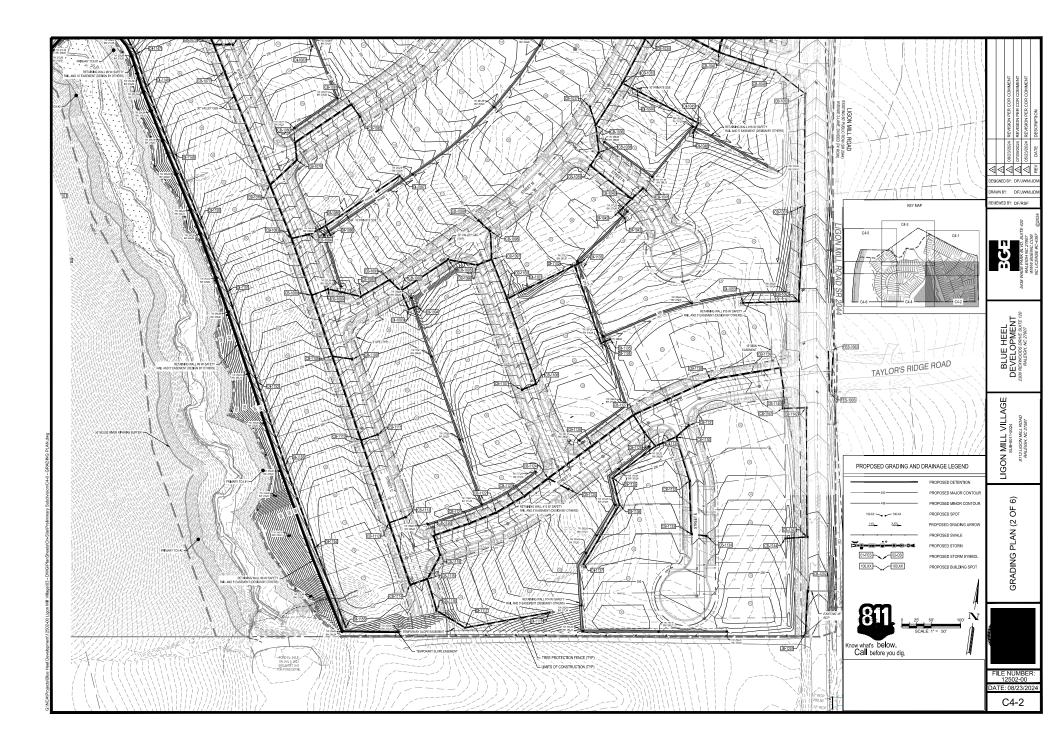


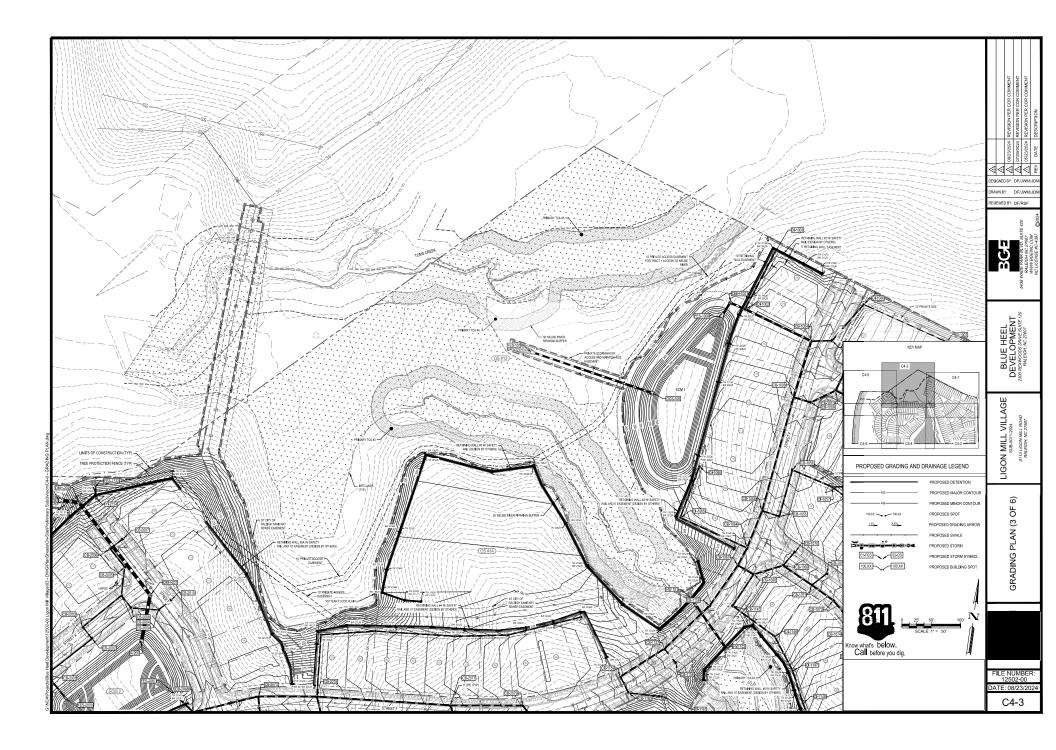


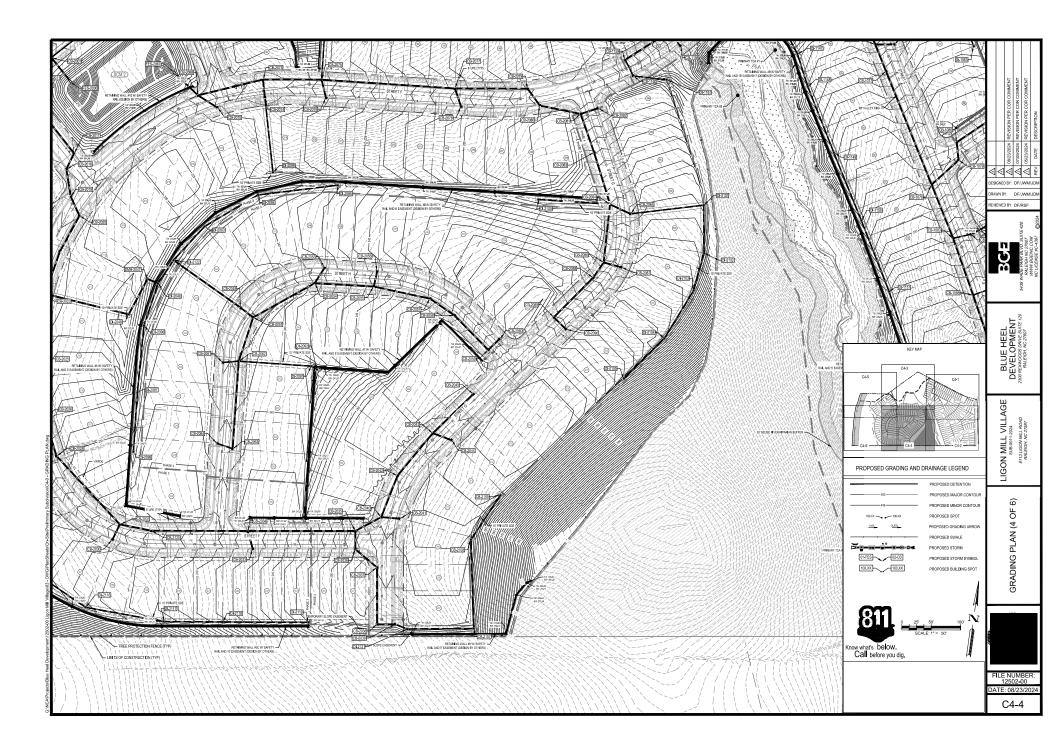


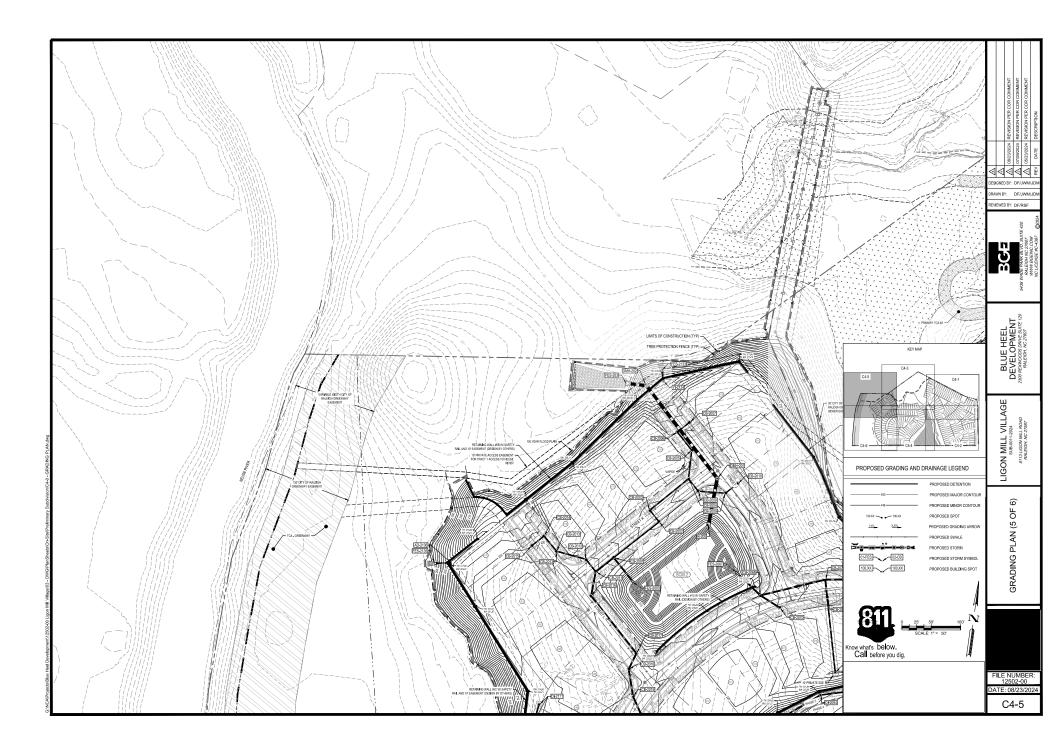


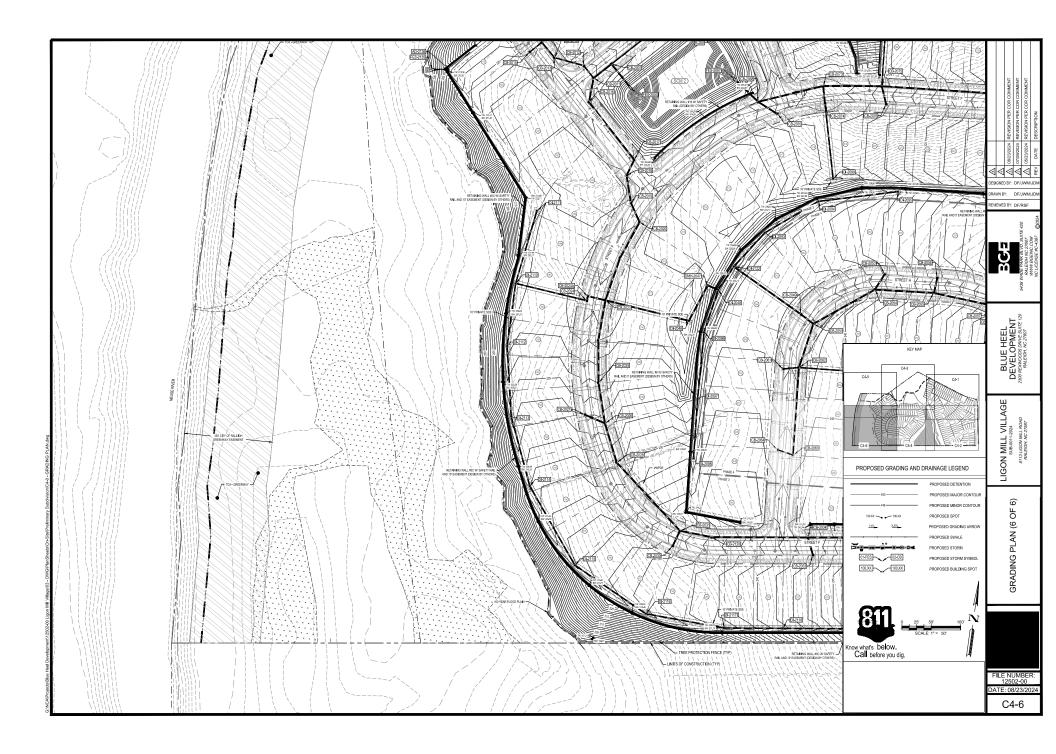


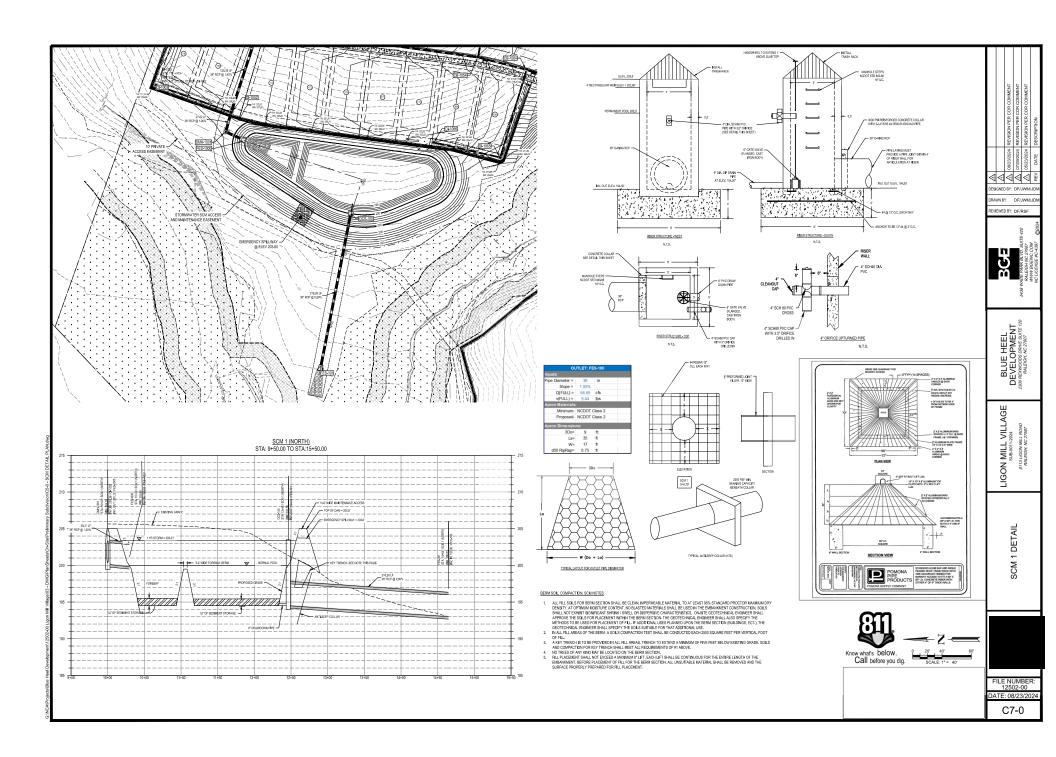


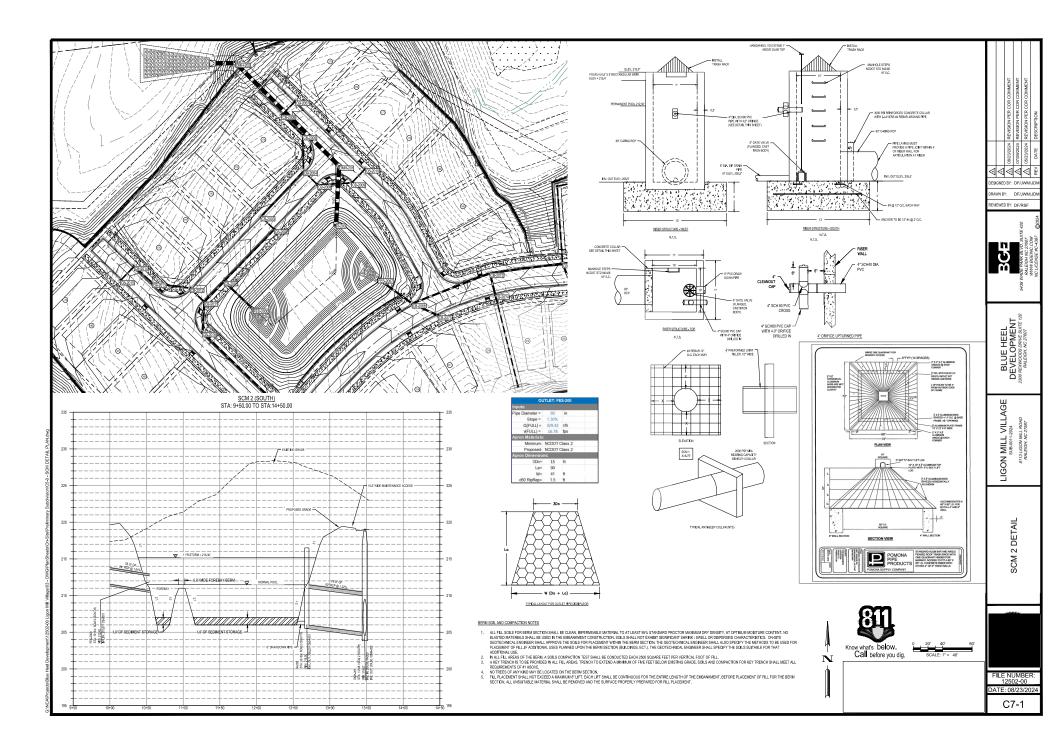


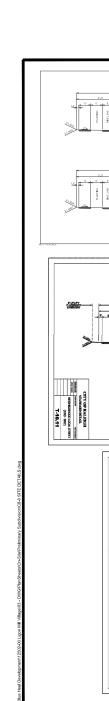


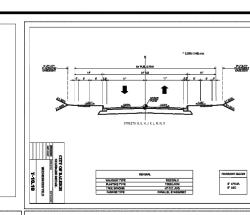












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\*\* 2.08% (1.48) max

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CITY OF RALKIGH STANDARD DETAIL SERVEY NORMS SE'NE

CURE TRANSPIROR TO 2: 8"
VALLEY GUTTER
T-10.26.2

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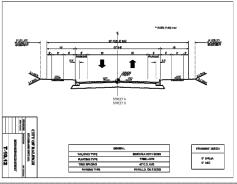
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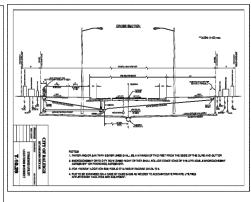
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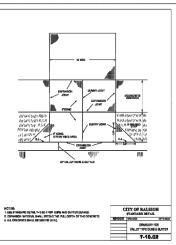
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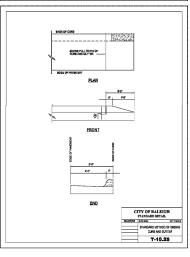
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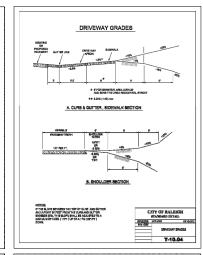
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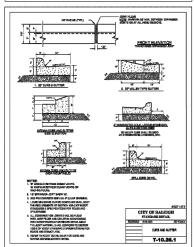














12502-00 DATE: 08/23/2024

DESIGNED BY: DF/JWM/JD

DRAWN BY: DF/JWM/JI

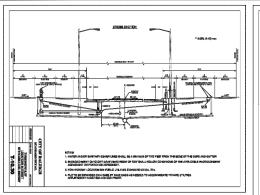
REVIEWED BY: DF/RSF

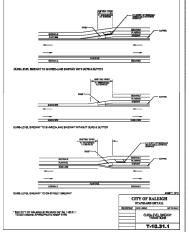
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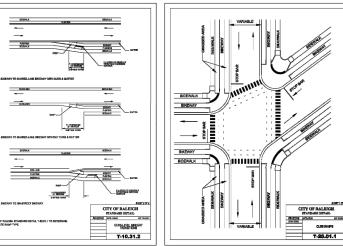
BLUE HEEL DEVELOPMENT 2300 REWINCODS DRIVE SUITE 120 RALEIGH, NC 27807

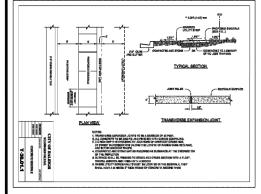
LIGON MILL VILLAGE SUB-0011-2024 8113 LOOM MILL ROAD RALEIGH, NC 27587

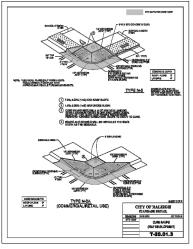
SITE DETAILS (1 OF 2)

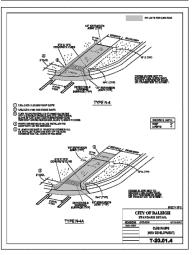


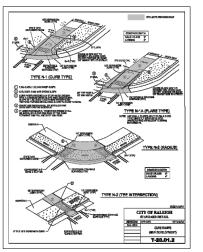


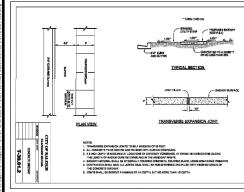














FILE NUMBEI 12502-00 DATE: 08/23/202

44444 DESIGNED BY: DF/JWM/JI

DRAWN BY: DF/JWM/JI

REVIEWED BY: DF/RSF

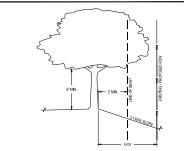
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BLUE HEEL DEVELOPMENT 2300 REWINCODS DRIVE SUITE 120 RALEIGH, NC 27807

LIGON MILL VILLAGE SUB-0011-2024 8113 LOOM MILL ROAD RALEIGH, NC 27587

SITE DETAILS (2 OF 2)

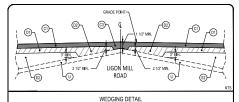
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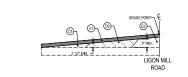


ROADWAY DETAILS - CURB TRANSITIONS

- IN ORDER TO PLANT ANY VEGETATION, INCLUDING ANY TREES, SHRUBS, OR UNDERBRUSH, WITHIN EXISTING OR PROPOSED NCDOT RIGHT OF WAY, AN APPROVED NCDOT PLANTING PERMIT IS REQUIRED. THIS PERMIT IS USED BY THE NCDOT ROADSIDI ENVIRONMENTAL UNIT.
- THE APPROVED INCOOT DRIVEWAY PERMIT DOES NOT COVER ANY PLANTING WITHIN STATE RIGHT OF WAY. A NODOT PLANTING PERMIT IS A SEPARATE PERMITTING PROCESS AND WILL NEED TO BE APPLIED FOR AND OSTAINED PRIOR TO ANY PLANTING WITH THE NOOT RIGHT OF WAY.
- A COPY OF THE APPROVED INCOOT PLANTING PERMIT MUST BE PROVIDED PRIOR TO ISSUANCE OF ANY COS, BOND RELEASE, AND / OR STREET ACCEPTANCE.
- NO TIDES SUALL BE DI ANTEN ON A SLODE CREATER THAN 3-1
- AREA OF INTERSECTION SIGHT DISTANCE TO BE KEPT CLEAR. TREES TO BE PLANTED MINIMUM OF 2:40 BEHIND THE LINE OF SIGHT LINE AN / OR RIGHT OF WAY LINE, BEING MEASURED FROM FACE OF TRUNK. NOT TO SC

PLANTING WITHIN NCDOT EXISTING / PROPOSED RIGHT OF WAY DETAIL





WEDGING DETAIL FOR RESURFACING

# TYPICAL PAVEMENT SCHEDULE

- G1 PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S0.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD.
- (C) PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE SR.5C, AT AN AVERAGE RATE OF 188 LBS, PER SQ, YARD IN EAC OF TWO LAYERS
- (G) PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE \$9.5C, AT AN AVERAGE RATE OF 112 LBS. PER \$0, YARD PER 1" DEPTH. TO BE PLACED IN LAYERS NOT TO EXCEED 1.5" IN DEPTH
- (D1) PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE H9.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YARD
- (D) PROP, VARIOUS DEPTH ASPHALT CONCRETE INTERMEDIATE CURSE, TYPE 19:00 AT AN AVERAGE RATE OF 114 LBS PER SQ YARD PER 1" DEPTH. TO BE PLACED IN LAYERS NOT LESS THAN 2.5" IN DEPTH OR GREATER THAN 4" IN DEPTH
- (E) PROP. APPROX. 6.0" ASPINAT CONCRETE BASE COLURSE, TYPE 623.00, INSTALLED N.2-3" LIFTS AT AN AVERAGE RATE OF 342 LBS PER SQ. YARD PER LIFT (6" INSTALLED LINDER CURRS AND GUTTER).
- PROP. VARIOUS DEPTH ASPHALT CONTRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YARD PER 1
  DEPTH TO BE PLACED IN LAYERS NOT LESS THAN 3' IN DEPTH OR GREATER THAN 5.5' IN DEPTH
- (R1) 2'-6" CONCRETE CURB AND GUTTER
- (R2) 1'-6" MOUNTABLE CURB AND GUTTER
- (R5) 5" MONOLITHIC CONCRETE ISLAND KEYED IN (NCDOT STD. 852.01)
- S 4" CONCRETE SIDEWALK (6" AT DRIVEWAYS)
- T) COMPACTED EARTH MATERIAL (100% COMPACTION / VERIFY SUB-GRADE STABILITY)
- W MILL EXISTING PAVEMENT (1.5")

# NOTES

- PAVEMENT EDGE SLOPES ARE 1:1 UNLESS SHOWN OTHERWISE
  WEDGING MAY BE REQUIRED TO ADJUST CROSS SLOPES IN ORDER TO OBTAIN POSITIVE DRAINAGE.
  PATCHING AND LEVELING MAY BE REQUIRED BY PRIOR TO RESURFACING THE ROADWAY.

THE FOLLOWING STANDARDS AND THE LATEST REVISION THERETO ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE ARE CONSIDERED A PART OF THESE PLANS, NODO'S TANDARDS SHALL BE USED, CITY OF RALEIGH LAND DEVELOPMENT STANDARDS MAY BE USED IT THERE IS NOT MAY APPLICABLE PROTOS TRANDARDS MAY BE

# NCDOT:

STD# TITLE:

200.02...... METHOD OF CLEARING - METHOD II

20072. METHOD OF CLEANIG- NETHOD II
30011. METHOD OF PER INSTALLOR OF PER

1145.01...... BARRICADES TYPE II 1150.01...... FLAGGING DEVICES

1180.01. PAVEMENT MARKERS
1606.01. PAVEMENT MARKERS
1606.01. SPECIAL SECUMENT CONTROL FENCE
1632.03. ROCK INLET SEDIMENT TRAP TYPE C
1633.02. TEMPORARY ROCK SILT CHECK TYPE B

 $\underline{\mathsf{GENERAL}}_{\mathsf{FNSILIRE}}$  POSITIVE DRAINAGE. IF NEEDED COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH NCDOT PRIOR TO CONSTRUCTION.

IN ROLLING AND HILLY TERRANS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

SAWCUTS:

THE CONTRACTOR SHALL SANCUIT EXISTING ASPHALT ANDOR COMCRETE SURFACES PRIOR TO REMOVAL UNLESS OTHERWISE DIRECTED BY
THE SIGNERS. SANCUIT WOTH SHALL BE: FOOT IMMULAY FROM THE EXISTING EDGE OF PAVELENT. SANCUIT PAVELENT SHALL BE
REPLACED AN EAST AS ADMITIONAL PAVELENT REQUIRED TO THE OFFICE OF PROPOSED USE AND OTTERS.

# MINIMUM PAVEMENT DESIGN CRITERIA:

MINIMUM PRVEMICH LESDING LATHERING.

TO REALS OF PROSED PARIENT WITH INDES OF FEET ON LESS. THE FOLLOWING PAVEMENT DESIGN SHALL BE USED, A FULL WIDTH OFFICEN OF 17 9 90.5 SHALL, BE FLACED THROUGHOUT THE WORSHED AREA.

FOR AREAS OF WINDOWS CONCENTER SHAPPLOS COURSE INCLUSIVE OF OVERLAY)

FIRST CHILD FOR CONCENTRATIONS CONCENTER CHILD FOR COURSE OF OVERLAY)

FIRST CHILD FOR CONCENTRATION OF CONCENTRATION OF THE PROPERTY OF THE PARIENT OF THE PROPERTY OF THE PARIENT OF

5" B25.0C BITUMINOUS CONCRETE BASE COURSE

EXISTING SANITARY SEWER AND WATER LINE:
THE CONTROLTOR SHALL ISE LORGE WERN DRANGE ADOLD SHITTARY SEWERS AND WATER LINES. SHOULD THE CONTROLTOR COMMADE
BUTTING SENIOR OF MERITE LINES. IS SHALL INCREMENTED YER PLACE. THE LINE AT HIS DEPOSES WITH DUCTLE FROM PIPE. THE CONTROLTOR
SHALL REPLACE SHAFTARY SEWER ANDOR INVESTILES WITH AMMINIMATION FOR SECTION OF DUCTLE FROM PIPE WHEN DRAINING PIPE
COLORS SHITTAN TO THE OF SHOULDES. VESTILALLY OR HORIZONIZE.)

ANTENANCE ROW WITHIN WORK LIMITS / MILL AND PAVE LIMITS WILL BE CONVERTED.
TO PUBLIC RIGHT OF WAY, AREAS LABELED AS PROPOSED RIGHT OF WAY AND CONSTRUCTION EASEMENTS WILL BE OBTAINED PRIOR TO

SIDE SLOPES:
UNIT OF PROPOSED SLOPES ARE NOTCATED IN THE PLANS, DETAILS AND STANDARD GRAWINGS. THE MAXIMUM SLOPE SHALL NOT EXCEED A 31 PORGOVIAL TO VERTICAL UNLESS DESIGNATED BY THE ENGINEER. A CUT SLOPE OF 21 MAXIMUM WILL BE USED ONLY AS GRECTED BY THE ENGINEER.

EROSION CONTROL:

THE CONTROLTO SHALL LIMITIAN EROSION CONTROL DENCES IN ACCORDANCE WITH THE APPROPRIATE CITY AND STATE EROSION AND SECREDIC CONTROL CORDANACES. THE CONTRACTOR SHALL PREVENT STANDING WATER DUE TO CONSTRUCTION. DISTURBED AREAS SHALL BE SEEDED AND MILLORED WITHIN YEARY OF DISTURBANCE.

SUBSURFACE PLANS:

NO SUBSURFACE PLANS ARE AVAILABLE ON THIS PROJECT. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION TO DETERMINE SUBSURFACE OWN INVESTIGATION TO DETERMINE SUBSURFACE OWN INVESTIGATION TO DETERMINE SUBSURFACE CONTRACTOR IS TO PROTECT ALL UTILITIES.

MAIL BOXES:
THE CONTINUED BY MAIL RELICATE ALL MAL BOXES AS REQUIRED BY SECTION 107-12 OF THE INCOOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. COORDINATE THIS WORK WITH THE U.S. POSTAL SERVICE.

FENCES:
THE CONTRACTOR SHALL REMOVE AND RESET FENCES AS NOTED ON THE PLANS AND/OR AS DIRECTED BY THE ENGINEER.

PROPOSED ELEVATIONS:
THE CONTRACTOR SHALL SET AND ADJUST PROPOSED ELEVATIONS AS NECESSARY TO ENSURE PROPER LONGITUDINAL GRADE FOR DRAINAGE. THE CONTRACTOR SHALL RETAIN EXISTING PAVEMENT, UNLESS OTHERWISE NOTED.

N ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

UTILITIES ARE ILLUSTRATED FOR INFORMATION PURPOSES ONLY. THE CLIENT AND ENGINEER WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF UTILITY LOCATIONS, SIZES DEPTHS, OR FOR COMPLETENESS OF UTILITY INFORMATION,

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTEY AND MEET WITH ALL UTILITY OWNERS, THE CITY UTILITY COORDINATOR AND CITY INSPECTIOR WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY CONTRACTOR. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HID. OTHER CHAPTER YEARS OF HIS AGENTS. THE CONTRACTOR SHALL HID. OTHER SHALL BE HID OFFICE AND ANY CONTRACTOR SHALL HID. OTHER SHALL BY WORK OF HIS AGENTS. THE CONTRACTOR SHALL BY ANY OWNERS OF MICE HIS CONTRACTORS SHALLOW, DESCRIBE WITH ON THE CHAPTER SHALLOW, DESCRIBE WITH ONLY OFFI ANY OWNERS OF HIS OFFI OFFI ANY OWNERS OF HIS OFFI OFFI OFFI OFFI OWNERS OFFI OFFI OWNERS OWNERS OWNERS OWNERS.

AS MEDIED, THE CONTRACTOR SHALL AQUISTRELOCATE THE SANTIARY SEMER AND WATER LINES ONLY, ALL OTHER AQUISTRENTSER COCKIDIONS WILL BE FERFORMED BY THE VARIOUS UPPORTED BY A CONTRACTOR SHALL CONTRA

- FOR UTILITY LOCATES CALL NORTH CAROLINA ONE-CALL @ 1-800-632-4949.
- FOR LOCATES OF UTILITIES NOT MEMBERS OF NORTH CAROLINA ONE-CALL CONTACT PROJECT MANAGER & UTILITY COORDINATOR.

THE CONTRACTOR SHALL ADJUST ALL WATER VALVES, WATER METER BOXES AND WATER VALUES TO FINISHED GRADE WATER METERS LOCATED IN SIDEWALKS OR CONCRETE DRIVEWAY SHALL BE INSTALLED WITHIN CONCRETE BOXES.

ANY GAS LINE THAT WILL NEED TO BE ADJUSTED OR RELOCATED WILL HAVE TO BE AGREED TO BY THE NATURAL GAS PROVIDER, A REPRESENTATIVE OF THE PROVIDER MUST BE PRESENT JUST PRIOR TO AND DURING CONSTRUCTION NEAR EXISTING GAS LINES, THE CONTROLLOR SHALL CONTACT THE NATURAL GAS PROVIDER AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION ANY AGREED RELOCATION OF A GAS LINE WILL BE BASED ON AN AGREED SCHEDULE BETWEEN THE NATURAL GAS PROVIDER AND CONTRACTOR.

INTRACTOR SHALL COORDINATE TELEPHONE AND CABLE LINE RELOCATION WITH UTILITY COMPAN

Call before you dig.

Know what's below.

FILE NUMBE 12502-00 DATE: 08/23/202

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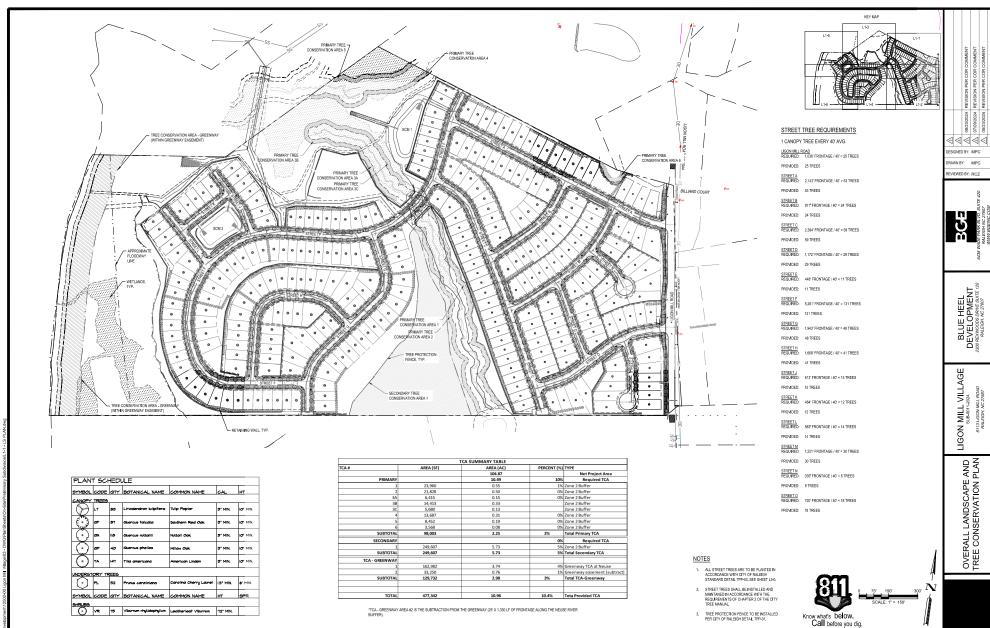
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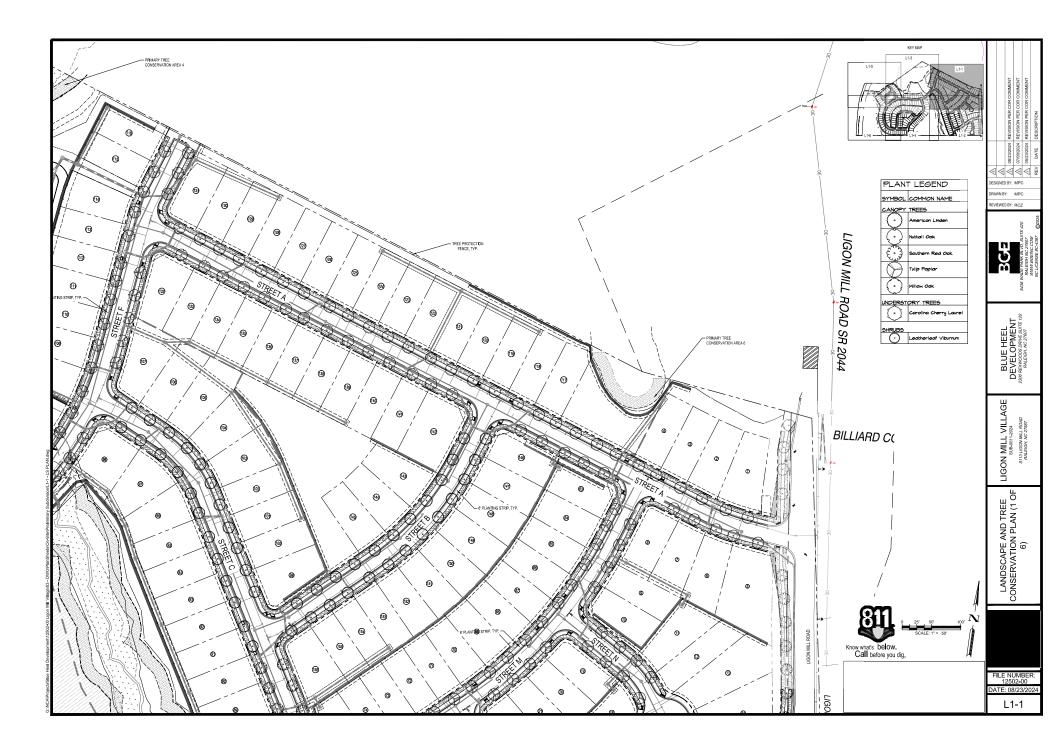
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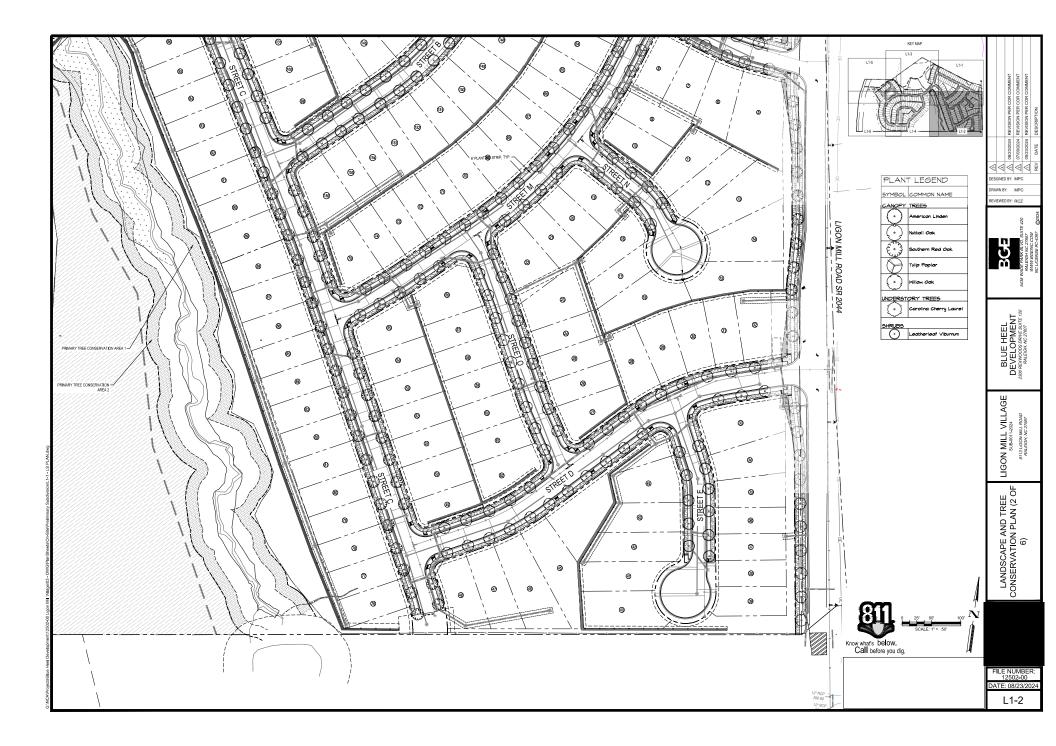
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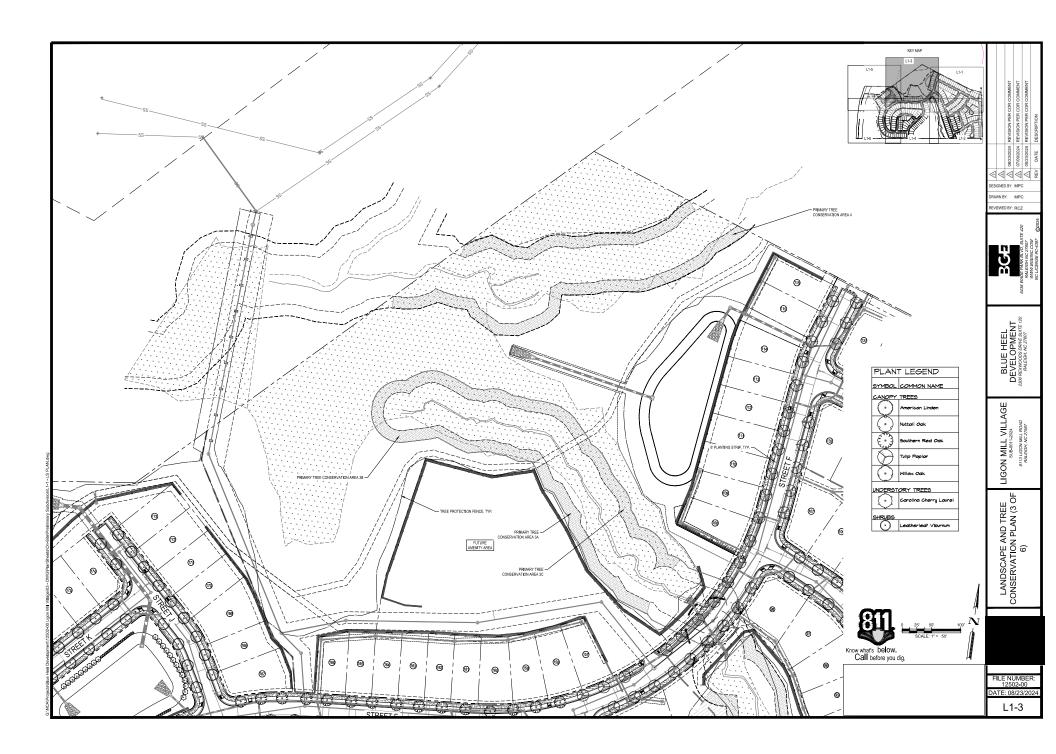
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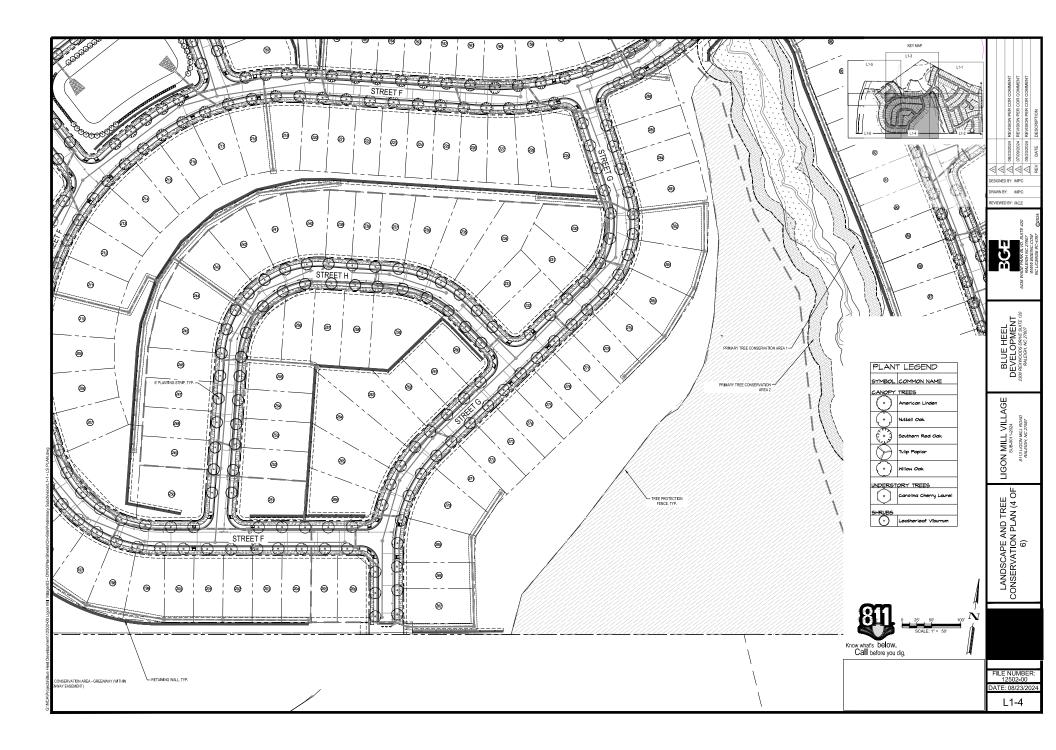


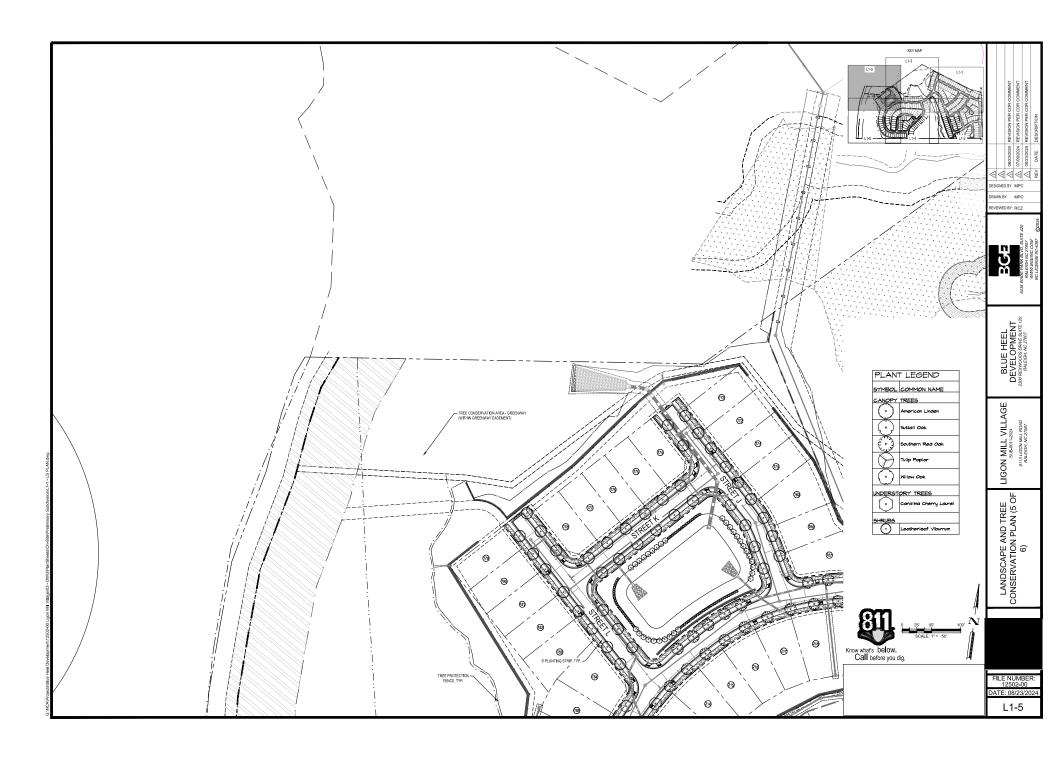
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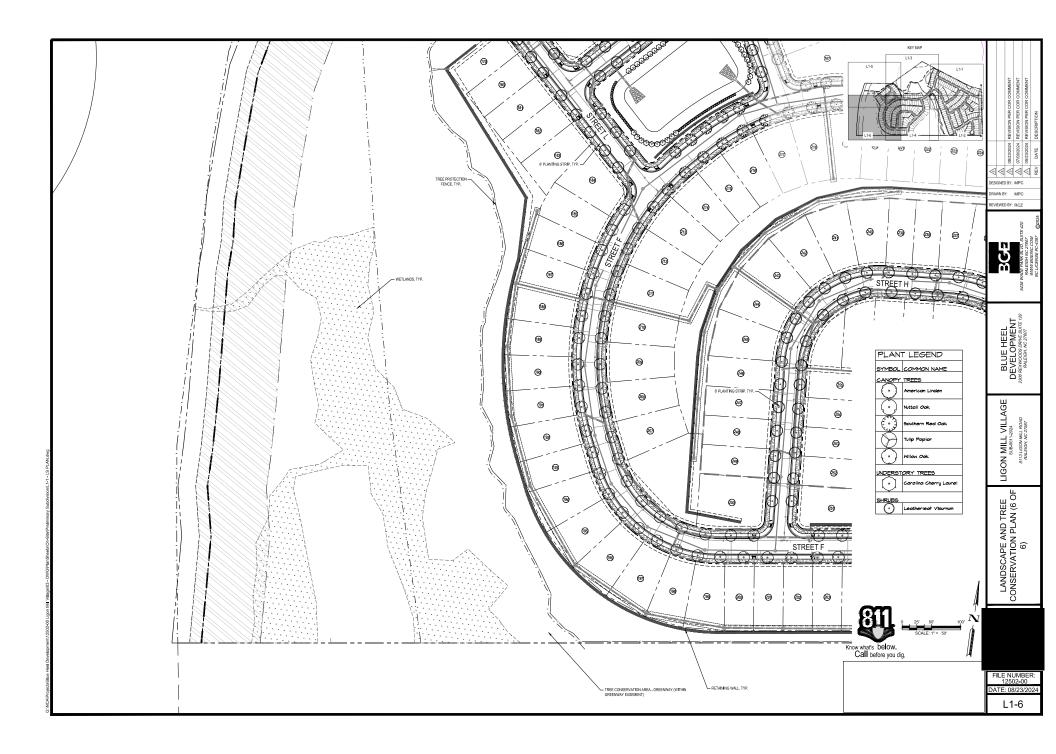


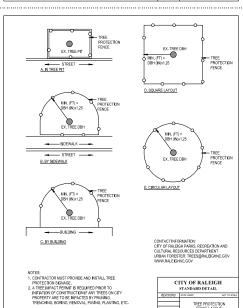




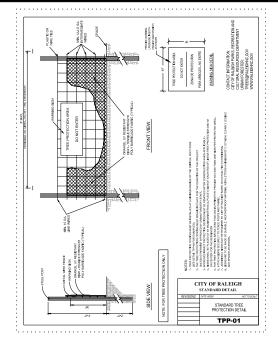








TPP-02



# GENERAL NOTES:

- PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITY LIKES ADJACENT TO WORK AREAS, CONTRACTOR SHALL PROPECT ALL UTILITY LIKES IN AND ADJACENT TO THE WORK MEAD LOURNE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPIVAL AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE APPLIETURANCES, WHICH COLDER AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR, OR ANY OF THER RESULPORTIFICATION.
- 2. 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 SMALL BE ESTABLISHED IN ALL UNPAYED AREAS ON SITE OR OFF-SITE FOR ANY DISTURBED AREA. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABLIZATION OF THE CHIRE SITE. HIS MAY REQUIRE WATERING, MOWING, RARING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRACING AND ANY ADDITIONAL FILL REQUIRED TO ACHEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
- ANY PLANT MATERIAL WHICH IS DISEASED, INFESTED, DISTRESSED, DEAD, OR OTHERWISE REJECTED, PRIOR TO SUBSTANTIAL COMPLETON, 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, SCIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ACROSS THE SITE. AND LAS TESTED, TO
  CONFINI PROPER SOLL CONDITION AND NUTRENT LOAD FOR THE ESTABLISHMENT OF THE SPECIATED PLANT
  MATERIALS. FUNDACEPTRALE HOW PROPEDUATE SOLL MITHERIST ARE DECOMERD, CONTRACTOR SHALL
  NOTEY THE LANDSCAPE ARCHITECT AND THE OWNERS AGENT, REFER TO PLANTING MIX NOTES.
- 10. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
- 11. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOCIOING IN STAGES FOR SOIL STABLIZATION AS AREAS ARE COMPLETED AFTER GRADING. IN AREAS WHERE SEED IS USED FOR TEMPORARY STABLIZATION. THE TEMPORARY ORASS SHALL BE REMOVED PRIOR TO LAYING SOID.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.



4444 DESIGNED BY: MPC

DRAWN BY: MPC REVIEWED BY: RCZ

BLUE HEEL
DEVELOPMENT
2300 REXINOCOS DRIVE SUITE 120
RALEIGH, NO 27807

LIGON MILL VILLAGE SUB-0011-2024 8113 LIGON MILL RALEIGH, NC 2

> DETAILS LANDSCAPE

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