



Administrative Approval Action

Case File / Name: SUB-0011-2024
DSL - 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:

SITE PERMITTING REVIEW - 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 is 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 blasting, 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

2. 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).
7. 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).

LEGAL DOCUMENTS - 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.

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement Required |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 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.
3. 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.

BUILDING PERMITS - 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

4. 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).
8. 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).
9. 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.

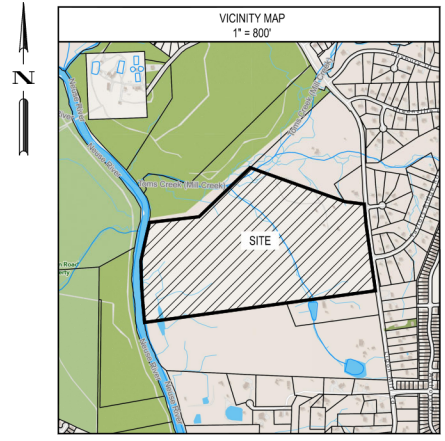
The following are required prior to issuance of building occupancy permit:

General

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

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



SHEET LIST TABLE with columns for SHEET NUMBER and SHEET TITLE. Lists sheets C01 through C100 including general notes, site plans, and infrastructure details.

REVISION PER COMMENT table with columns for revision number, date, and description. Lists revisions 01 through 04.

- SOLID WASTE INSPECTION STATEMENT
1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. CARTS THAT ARE NOT STORED WITHIN THE GARAGE REFORM 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 PERIOD.
4. ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

SITE DATA FOR LIGON MILL table with columns for DISTRICT, ZONING, AREA, and PERCENTAGE. Includes data for residential lots, common areas, and parking.

GENERAL NOTES table with columns for ITEM, DESCRIPTION, and PROVIDED. Lists 20 general notes regarding construction standards, setbacks, and utility requirements.

Preliminary Subdivision Application form with sections for GENERAL INFORMATION, APPLICANT INFORMATION, and DEVELOPER INFORMATION. Includes fields for project name, address, and contact details.

APPLICATION form with sections for DEVELOPMENT TYPE, STAFF COMMENTS, and APPLICANT SIGNATURE BLOCK. Includes a signature line for the applicant and a date field.

BLOCK PERIMETER NOTE: BLOCK PERIMETER NOTE: BE EXTENDED ACCORDING TO SECTION 83.2 A.1.6 VC DUE TO TOMS CREEK THAT RUNS ALONG THE NORTHERN PROPERTY LINE. THE DRAINAGE AREA FOR TOMS CREEK AT THIS POINT IS 4.65 SQUARE MILES.

INFRASTRUCTURE RESOURCES QUANTITY TABLE with columns for PHASE NUMBER, PRIVATE SEWER (LF), PUBLIC WATER (LF), and PUBLIC FORCE MAIN (LF). Lists quantities for various infrastructure elements.

ZONING CONDITIONS (REZ-0029-2023)

- 1. OVERALL RESIDENTIAL DENSITY SHALL NOT EXCEED EXISTING UNITS PER ACRE AND SHALL NOT EXCEED A MAXIMUM OF 45 DWELLING UNITS ON THE PROPERTY.
2. DENSITY DOES NOT EXCEED DENSITY CONSTRAINT.
3. AT LEAST 25 ACRES SHALL REMAIN A NATURAL AREA AND/OR OPEN SPACE AND SHALL NOT BE DEVELOPED EXCEPT FOR GREENWAY, UTILTY AND EROSION/WEATHER MANAGEMENT PURPOSES...
4. NO APARTMENT BUILDINGS ARE PROPOSED IN THIS PLAN.
5. ALL BUILDINGS SHALL BE SET BACK AT LEAST TWENTY (20) FEET FROM THE FRONT-DRIVEWAY OF LIGON MILL ROAD.
6. BUILDING SET BACKS SHALL BE MAINTAINED.
7. ON OR BEFORE THE EXPIRY OF THE FIRST CERTIFICATE OF OCCUPANCY, DEVELOPER SHALL MAKE A \$60,000 CONTRIBUTION TO THE CITY OF RALEIGH RECREATION DEPARTMENT TO HELP FUND A NEW FIVE STATION AND/OR FIVE EQUIPMENT TO BECOME THE SUBSEQUENT COMPLETION.

SOLID WASTE SERVICES (SWS) APPROVAL
The City of Raleigh requires that all new residential subdivisions provide for the collection and disposal of solid waste services. The developer must provide for the collection and disposal of solid waste services in accordance with the City of Raleigh's Solid Waste Manual.



Know what's below. Call before you dig.

PROJECT OWNER AND CONSULTANT INFORMATION
DEVELOPER: BLUE HELL DEVELOPMENT
ENGINEER: BGE, INC
SURVEYOR: MAERSTAN, PLLC
LANDSCAPE ARCHITECT: BGE, INC

DEVELOPER: BLUE HELL DEVELOPMENT
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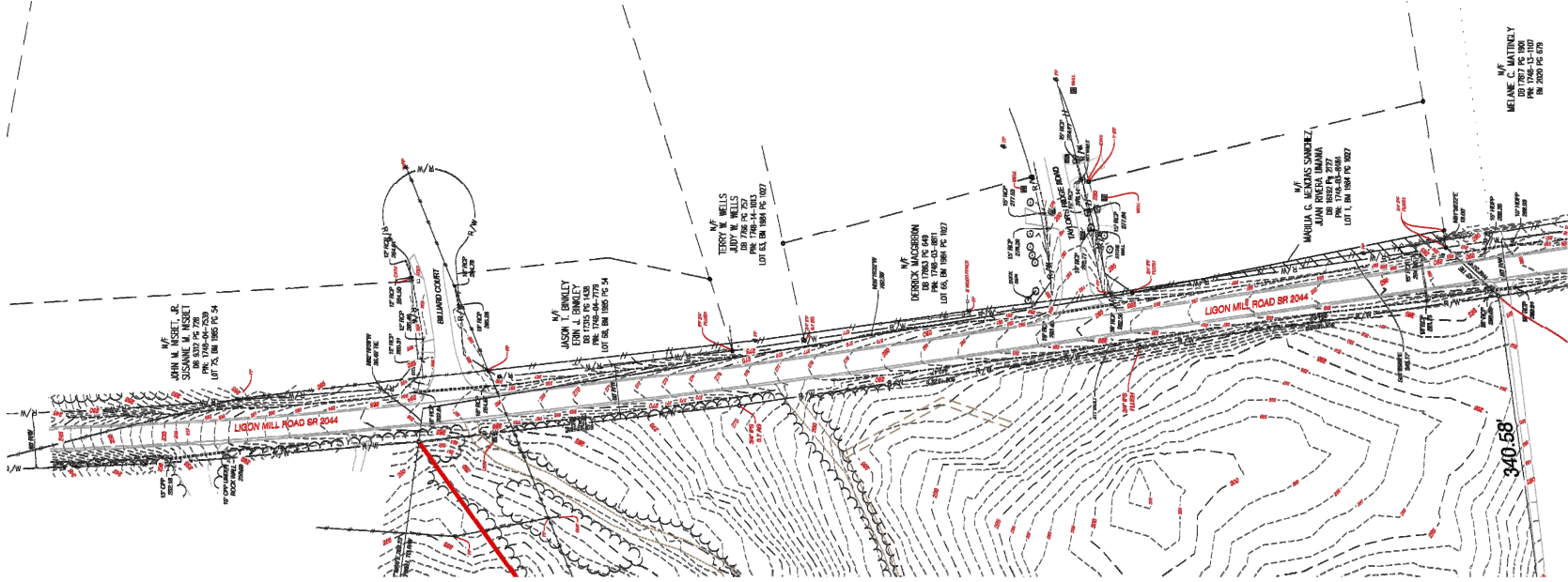
FILE NUMBER: 12502-00
DATE: 08/23/2024
C0-0

LIGON MILL VILLAGE
SUB-0011-2024
8113 LIGON MILL ROAD
RALEIGH, NC 27607

BLUE HELL DEVELOPMENT
2006 REWOODS DRIVE, SUITE 100
RALEIGH, NC 27607

CONTRACTOR: BOB ZUMWALT, P.L.A.

DATE: 08/23/2024
C0-0



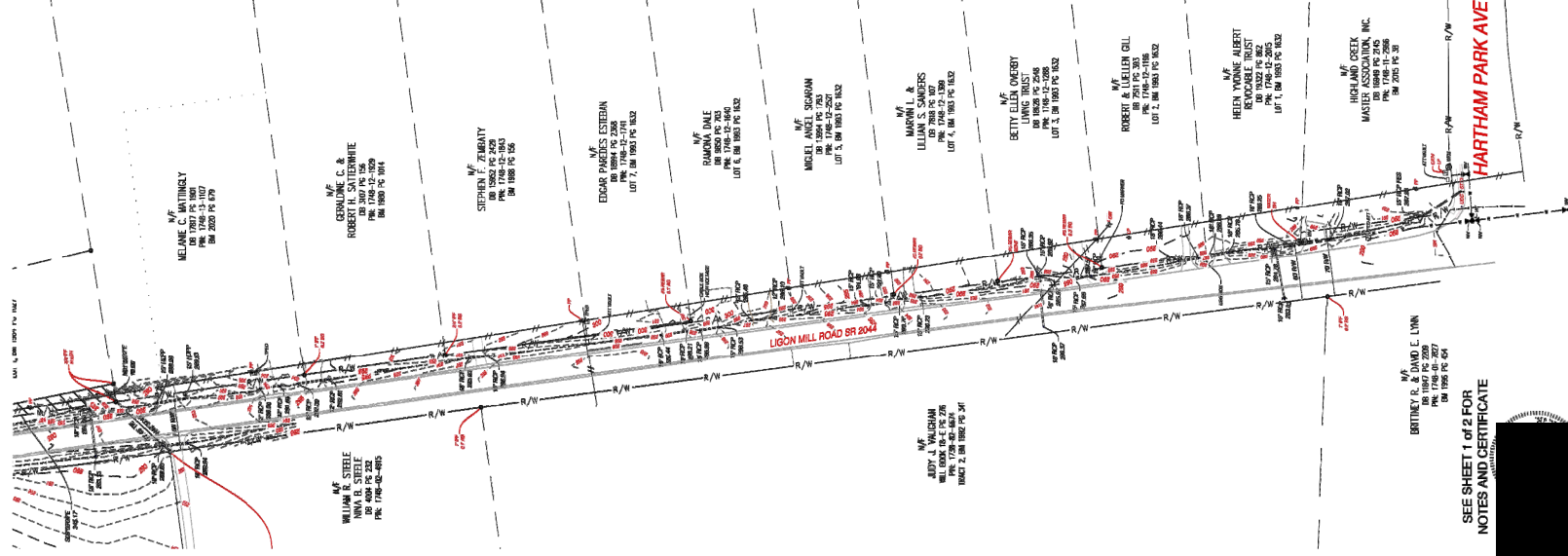
LIGON MILL ROAD 1" = 60'



SURVEY PREPARED FOR: BLUE HILL DEVELOPMENT, LLC.

EXISTING CONDITIONS SURVEY:
 8113 LIGON MILL ROAD
 WAKE FOREST TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA

| | |
|--------------|--------------------------------------|
| DATE: | 01.24.24 |
| DRAWN BY: | REC/PPW |
| CHECKED BY: | SC/AC |
| PROJECT NO.: | 21801 |
| FILE NAME: | 8113 LIGON MILL.P1-P2-FINAL-01-24-24 |
| SHEET NO.: | 2 of 2 |



LIGON MILL ROAD 1" = 60'



SURVEY PREPARED FOR: BLUE HILL DEVELOPMENT, LLC.

EXISTING CONDITIONS SURVEY:
 8113 LIGON MILL ROAD
 WAKE FOREST TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA

| | |
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| DATE: | 01.24.24 |
| DRAWN BY: | REC/PPW |
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| PROJECT NO.: | 21801 |
| FILE NAME: | 8113 LIGON MILL.P1-P2-FINAL-01-24-24 |
| SHEET NO.: | 2 of 2 |



| | |
|--------------|--------------------------------------|
| DATE: | 01.24.24 |
| DRAWN BY: | REC/PPW |
| CHECKED BY: | SC/AC |
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| FILE NAME: | 8113 LIGON MILL.P1-P2-FINAL-01-24-24 |
| SHEET NO.: | 2 of 2 |

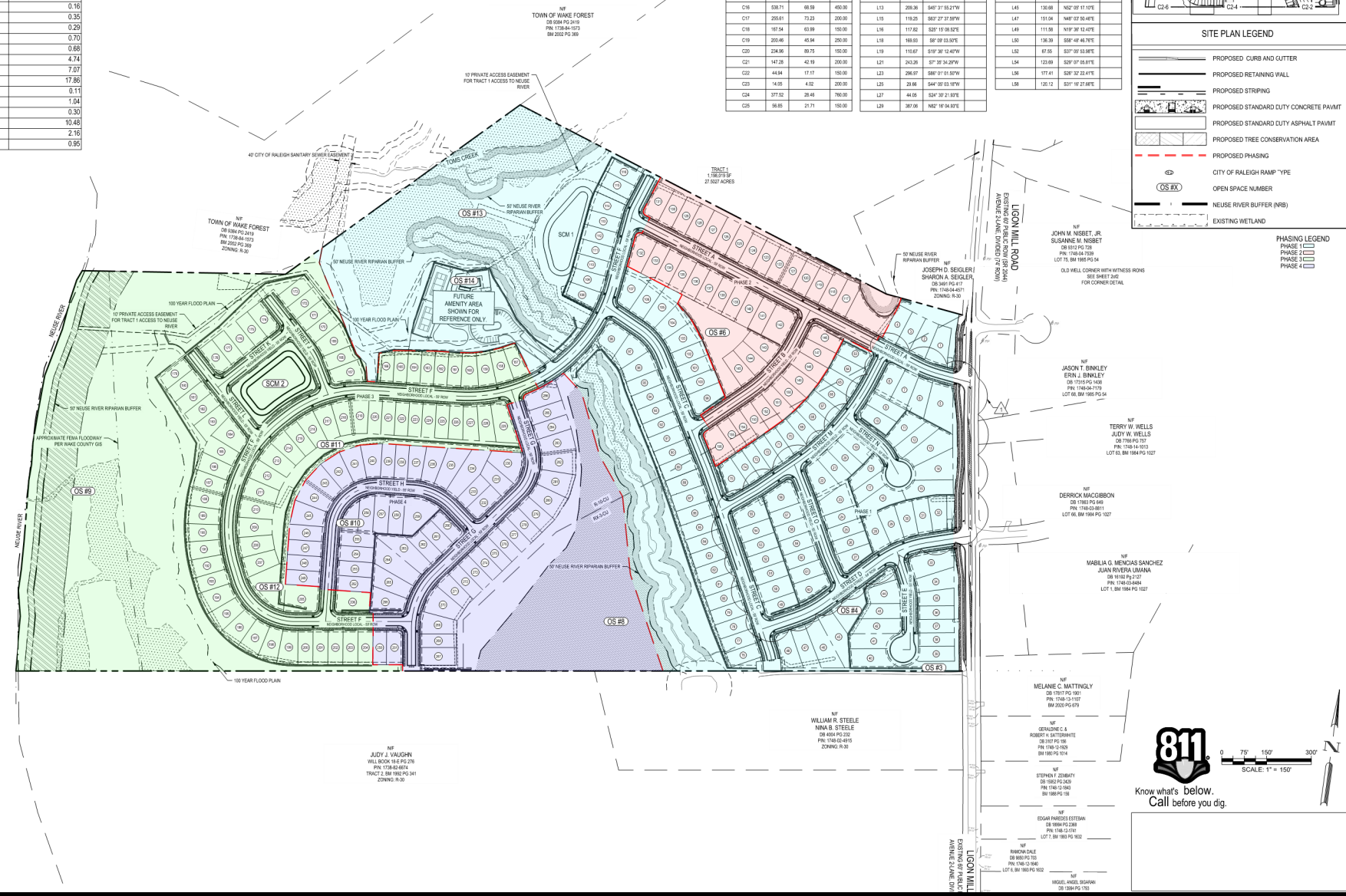
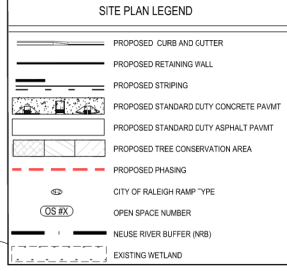
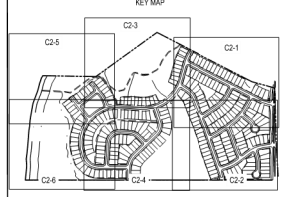
SUMMARY:
 157
 45 LOT SINGLE FAMILY
 119
 OPEN LOTS
 15
 TOTAL
 301

| OPEN SPACE TABLE | |
|-------------------|-----------|
| OPEN SPACE NUMBER | AREA (AC) |
| OS #1 | 0.26 |
| OS #2 | 0.16 |
| OS #3 | 0.35 |
| OS #4 | 0.29 |
| OS #5 | 0.70 |
| OS #6 | 0.68 |
| OS #7 | 4.74 |
| OS #8 | 7.07 |
| OS #9 | 17.86 |
| OS #10 | 0.11 |
| OS #11 | 1.04 |
| OS #12 | 0.30 |
| OS #13 | 10.48 |
| OS #14 | 2.16 |
| SCM 2 | 0.95 |

| STREET LINE AND CURVE DATA TABLE | | | |
|----------------------------------|--------|-----------------|--------|
| LINE # / CURVE # | LENGTH | BEARING / DELTA | POICUS |
| C1 | 226.95 | 26.44 | 475.90 |
| C2 | 52.86 | 5.41 | 206.00 |
| C3 | 42.87 | 3.07 | 066.00 |
| C4 | 119.30 | 34.16 | 200.00 |
| C5 | 183.22 | 27.99 | 375.00 |
| C6 | 117.34 | 17.93 | 375.00 |
| C7 | 44.77 | 17.10 | 193.00 |
| C8 | 31.44 | 12.01 | 193.00 |
| C9 | 66.20 | 76.42 | 200.00 |
| C10 | 262.71 | 41.89 | 400.00 |
| C11 | 539.71 | 66.59 | 400.00 |
| C12 | 258.61 | 73.23 | 200.00 |
| C13 | 187.54 | 63.99 | 193.00 |
| C14 | 200.46 | 45.94 | 200.00 |
| C15 | 234.95 | 89.75 | 193.00 |
| C16 | 147.28 | 42.19 | 200.00 |
| C17 | 44.94 | 17.17 | 193.00 |
| C18 | 74.93 | 4.02 | 200.00 |
| C19 | 377.62 | 26.46 | 760.00 |
| C20 | 56.85 | 21.71 | 193.00 |

| STREET LINE AND CURVE DATA TABLE | | | |
|----------------------------------|--------|-----------------|--------|
| LINE # / CURVE # | LENGTH | BEARING / DELTA | POICUS |
| C21 | 1.90 | 2.38 | 200.00 |
| C22 | 16.53 | 4.73 | 200.00 |
| C23 | 671.14 | 577.23 | 47.60E |
| C24 | 227.62 | N49°03'50.48"E | |
| C25 | 111.58 | N19°38'12.42"E | |
| C26 | 609.87 | N02°32'22.41"W | |
| C27 | 122.68 | N29°38'38.67"W | |
| C28 | 207.41 | N29°38'38.67"W | |
| C29 | 137.34 | N67°39'25.69"W | |
| C30 | 144.24 | S27°13'52.99"W | |
| C31 | 206.36 | S44°31'55.21"W | |
| C32 | 119.28 | S82°27'37.93"W | |
| C33 | 117.82 | S29°19'08.92"E | |
| C34 | 183.03 | S19°03'03.50"E | |
| C35 | 110.67 | S19°38'12.42"W | |
| C36 | 243.28 | S17°38'34.29"W | |
| C37 | 266.97 | S88°01'01.59"W | |
| C38 | 21.86 | S44°07'03.19"W | |
| C39 | 44.68 | S24°38'21.29"E | |
| C40 | 387.98 | N81°16'34.93"E | |

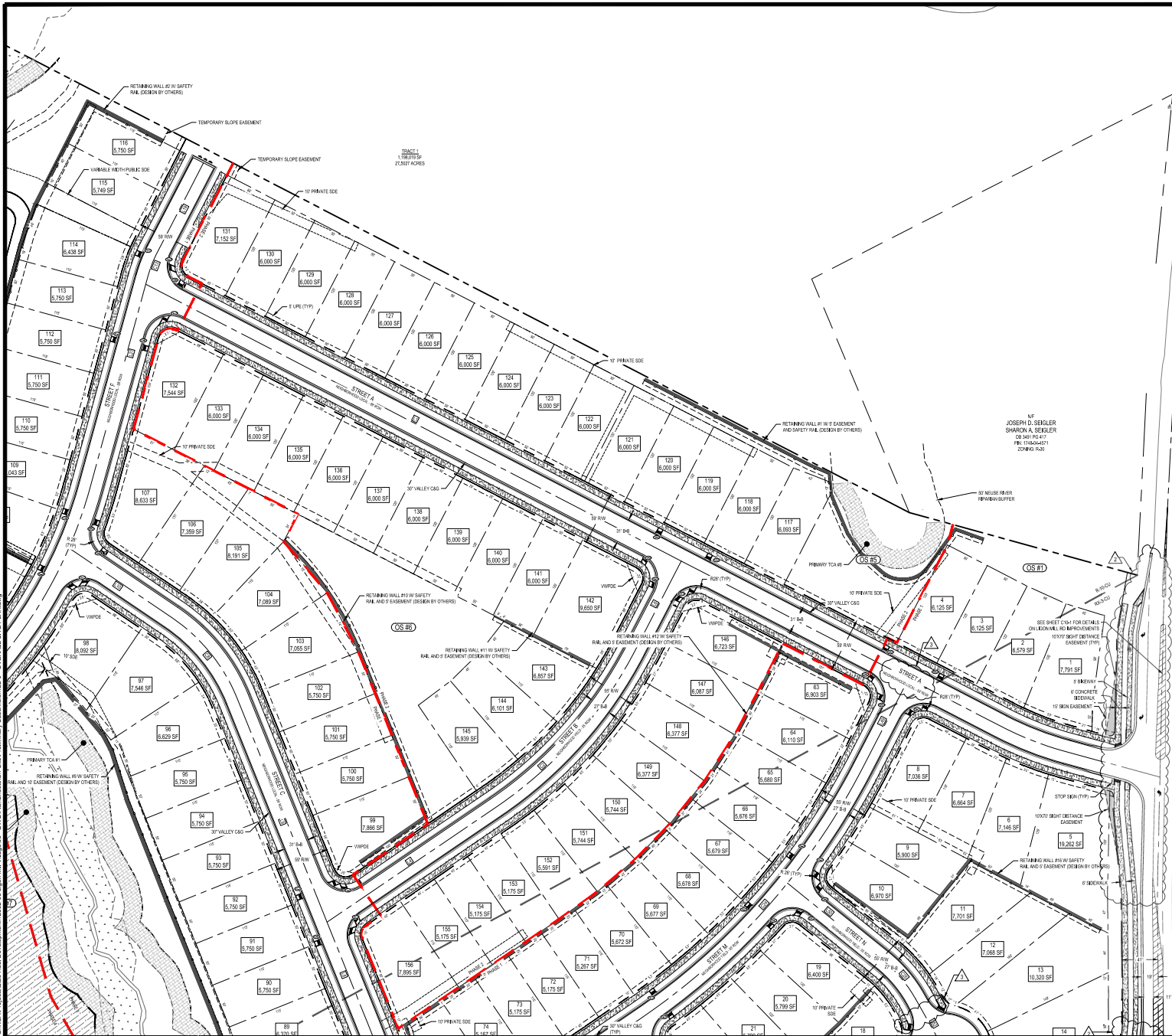
| STREET LINE AND CURVE DATA TABLE | | | |
|----------------------------------|--------|-----------------|--------|
| LINE # / CURVE # | LENGTH | BEARING / DELTA | POICUS |
| L30 | 116.17 | S25°41'32.92"E | 200.00 |
| L31 | 389.36 | S39°12'34.90"W | |
| L32 | 123.05 | S7°47'55.07"E | |
| L33 | 312.61 | N7°43'57.07"W | |
| L34 | 106.59 | N81°01'51.92"E | |
| L35 | 121.42 | S81°47'24.24"E | |
| L36 | 118.13 | N29°48'01.53"W | |
| L37 | 222.40 | N49°54'56.92"W | |
| L38 | 319.00 | S49°03'53.99"W | |
| L39 | 237.70 | S49°54'46.92"E | |
| L40 | 130.86 | N62°08'17.12"E | |
| L41 | 151.94 | N49°03'50.48"E | |
| L42 | 111.58 | N19°38'12.42"E | |
| L43 | 136.39 | S88°48'46.76"E | |
| L44 | 67.65 | S37°05'53.84"E | |
| L45 | 128.69 | S29°07'08.87"E | |
| L46 | 117.41 | S29°32'22.41"E | |
| L47 | 120.12 | S31°19'27.84"E | |



| | | | |
|---|--------------------------|-------|-------------|
| 08/23/2024 | REVISION PER COR COMMENT | DATE | DESCRIPTION |
| 07/09/2024 | REVISION PER COR COMMENT | DATE | DESCRIPTION |
| 06/23/2024 | REVISION PER COR COMMENT | DATE | DESCRIPTION |
| DESIGNED BY: | DF/JWM/JDM | DATE | |
| DRAWN BY: | DF/JWM/JDM | DATE | |
| REVIEWED BY: | DF/RSF | DATE | |
| BCE | | | |
| 5439 WALDE PARK BLVD., SUITE 420 RALEIGH, NC 27607 NC LICENSE #C-4397 | | | |
| BLUE HEEL DEVELOPMENT | | | |
| 2308 REYNOLDS DRIVE SUITE 120 RALEIGH, NC 27607 | | | |
| LIGON MILL VILLAGE | | | |
| 8713 LIGON AVE. ROAD RALEIGH, NC 27587 | | | |
| OVERALL SITE PLAN | | | |
| FILE NUMBER: | 12502-00 | DATE: | 08/23/2024 |
| C2-0 | | | |

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NP ESMERALDA MARTINEZ ZUNIGA
 SB 1847 PG 181
 BY TRACSCOTT
 LOT 12, BM 1845 PG 1403
 BM 1847 PG 1206

NP DONALD R. CARRICK
 SB 1022 PG 132
 PW 1704 PG 143
 LOT 26, BM 1845 PG 1403

NP JOSEPH D. SEIGLER
 SB 441 PG 117
 PW 1704 PG 143
 ZONING R-2

KEY MAP

SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED STANDARD DUTY CONCRETE PAVT
- PROPOSED STANDARD DUTY ASPHALT PAVT
- PROPOSED THREE CONSERVATION AREA
- PROPOSED PHASING
- CITY OF RALEIGH RAMP TYPE
- OPEN SPACE NUMBER
- NEUSE RIVER BUFFER (NRB)
- EXISTING WETLAND
- PRIMARY TCA

ABBREVIATION LEGEND

- PB PERIMETER BUFFER
- NRB NEUSE RIVER BUFFER
- OS OPEN SPACE
- SDE STORM DRAINAGE EASEMENT
- VWPDE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- LPE UTILITY PLACEMENT EASEMENT

811

Know what's below.
Call before you dig.

| | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | | | | | | | | |
| REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT | REVISION PER COR COMMENT |
| 02/23/2024 | 07/26/2024 | 02/23/2024 | 02/23/2024 | 02/23/2024 | 02/23/2024 | 02/23/2024 | 02/23/2024 | 02/23/2024 | 02/23/2024 |
| DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM |
| DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM |
| DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM | DF/JWM/JDM |
| DATE | DATE | DATE | DATE | DATE | DATE | DATE | DATE | DATE | DATE |
| DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |

BLUE HILL DEVELOPMENT
2009 REVAWOODS DRIVE SUITE 120
RALEIGH, NC 27607

LIGON MILL VILLAGE
SUB-0411-0024
8712 LIGON MILL ROAD
RALEIGH, NC 27607

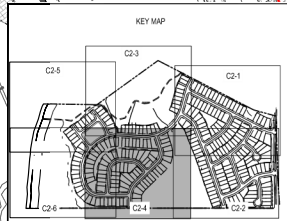
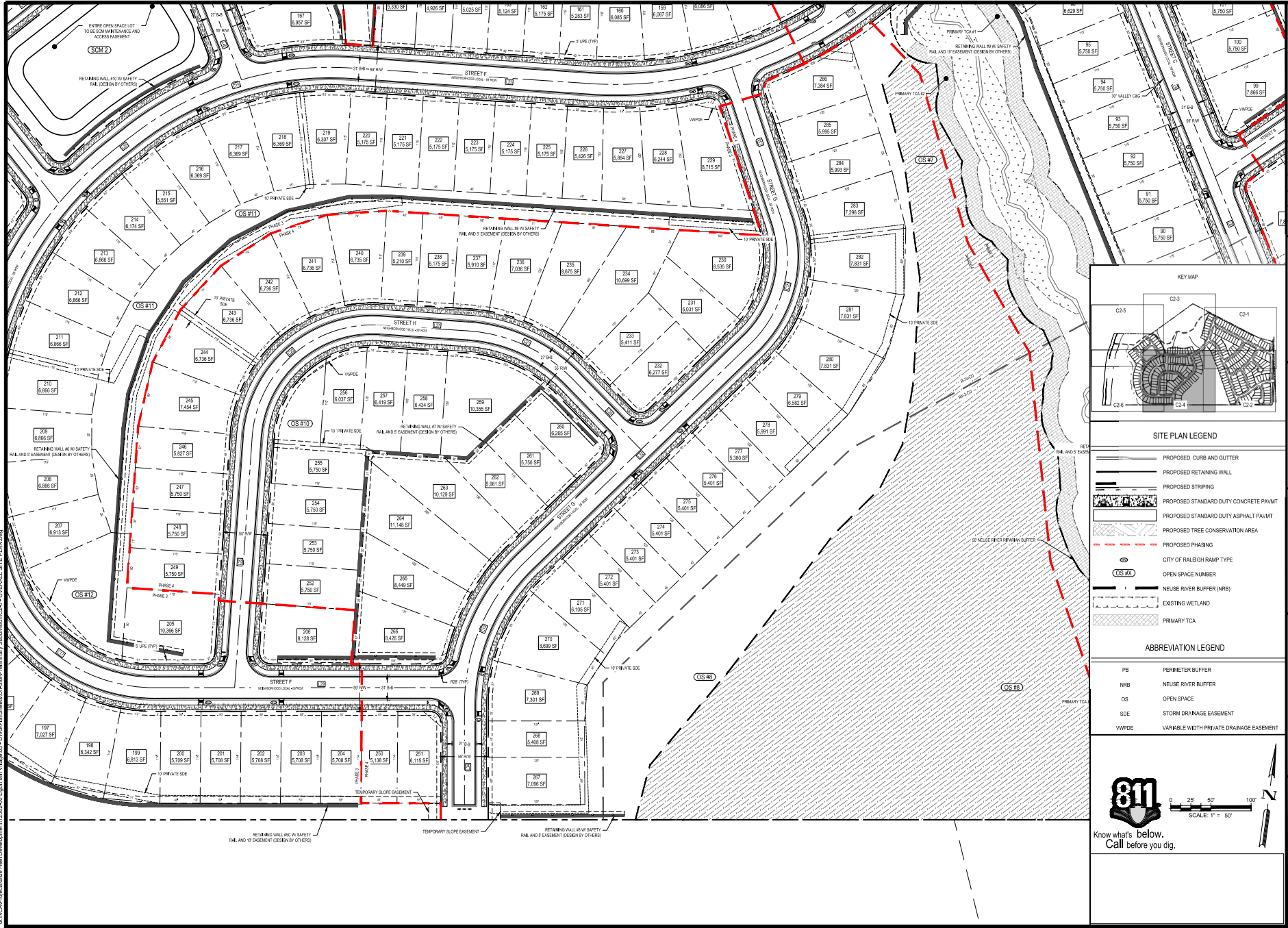
SITE PLAN (1 OF 6)

FILE NUMBER:
12502-00
DATE: 08/23/2024
C2-1

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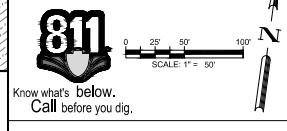


SITE PLAN LEGEND

| | |
|--|---------------------------------------|
| | PROPOSED CURB AND GUTTER |
| | PROPOSED RETAINING WALL |
| | PROPOSED STRIPING |
| | PROPOSED STANDARD DUTY CONCRETE PAVMT |
| | PROPOSED STANDARD DUTY ASPHALT PAVMT |
| | PROPOSED TREE CONSERVATION AREA |
| | PROPOSED PHASING |
| | CITY OF RALEIGH RAMP TYPE |
| | OPEN SPACE NUMBER |
| | NEUSE RIVER BUFFER (NRB) |
| | EXISTING WETLAND |
| | PRIMARY TCA |

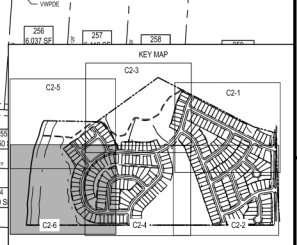
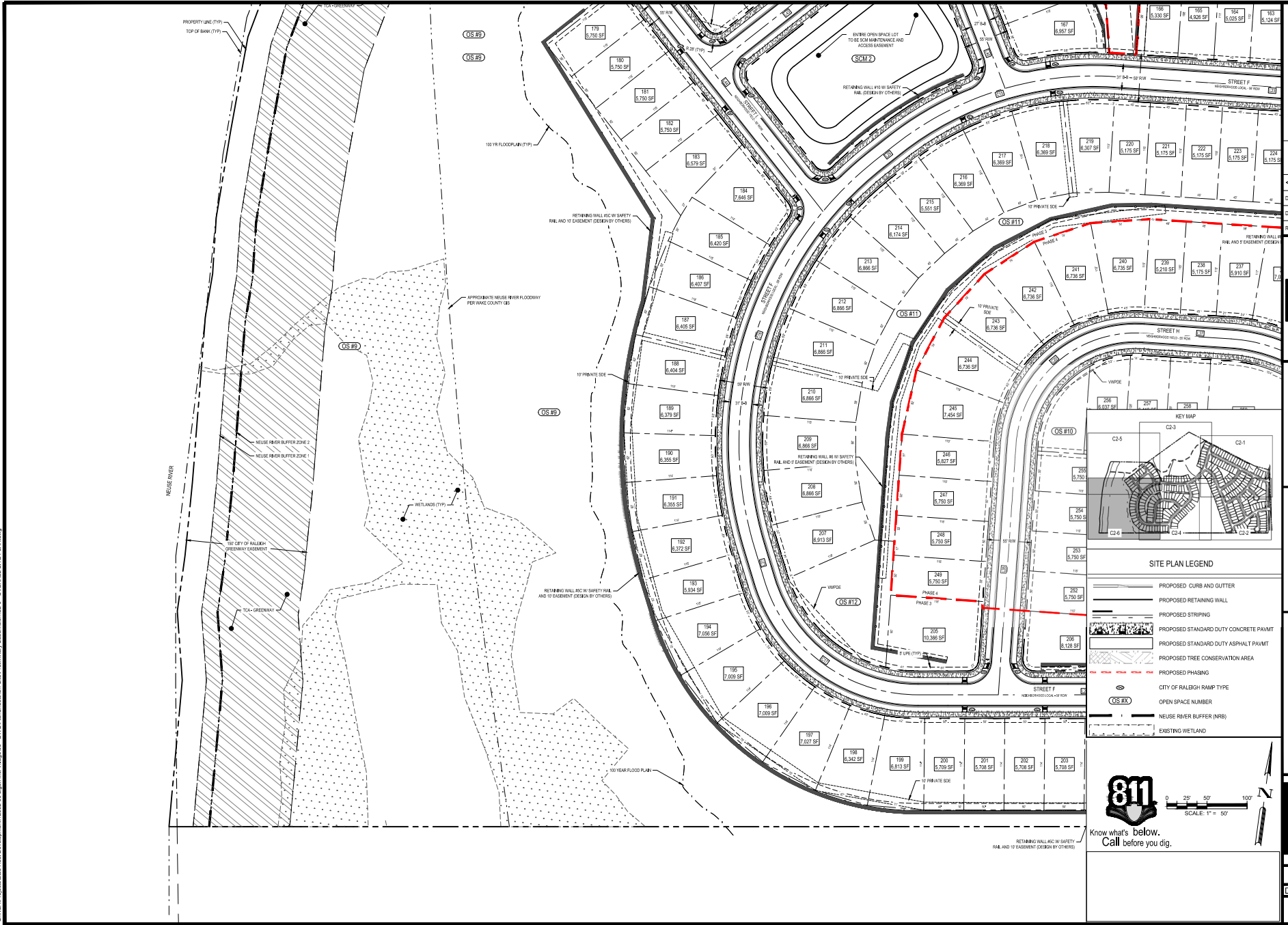
ABBREVIATION LEGEND

| | |
|-------|--|
| PB | PERIMETER BUFFER |
| NRB | NEUSE RIVER BUFFER |
| OS | OPEN SPACE |
| SDE | STORM DRAINAGE EASEMENT |
| VWPDE | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT |



| | |
|---|---|
| DESIGNED BY: DF/UM/JDM | REVISION PER COR COMMENT |
| DRAWN BY: DF/UM/JDM | REVISION PER COR COMMENT |
| REVIEWED BY: DF/RSF | REVISION PER COR COMMENT |
| DATE: 08/23/2024 | DATE: 08/23/2024 |
| PROJECT: BLUE HILL VILLAGE DEVELOPMENT | PROJECT: BLUE HILL VILLAGE DEVELOPMENT |
| LOCATION: 87 LAGON MILL ROAD, RALEIGH, NC 27607 | LOCATION: 87 LAGON MILL ROAD, RALEIGH, NC 27607 |
| FILE NUMBER: 12502-00 | FILE NUMBER: 12502-00 |
| DATE: 08/23/2024 | DATE: 08/23/2024 |
| C2-4 | C2-4 |

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SITE PLAN LEGEND

| | |
|--|--------------------------------------|
| | PROPOSED CURB AND GUTTER |
| | PROPOSED RETAINING WALL |
| | PROPOSED STRIPING |
| | PROPOSED STANDARD DUTY CONCRETE PAVT |
| | PROPOSED STANDARD DUTY ASPHALT PAVT |
| | PROPOSED TREE CONSERVATION AREA |
| | PROPOSED PHASING |
| | CITY OF RALEIGH RAMP TYPE |
| | OPEN SPACE NUMBER |
| | NEUSE RIVER BUFFER (NRB) |
| | EXISTING WETLAND |

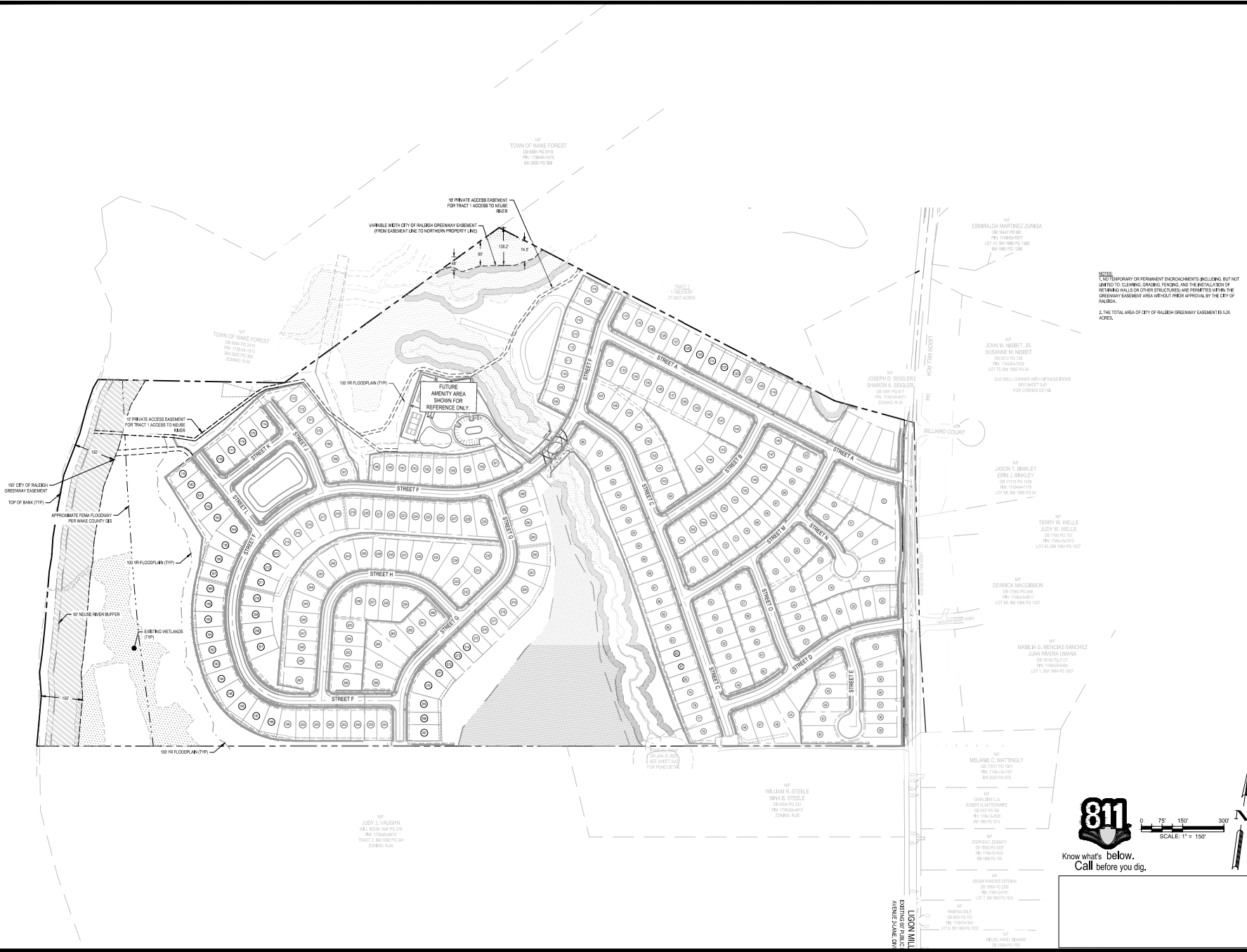
811 Know what's below. Call before you dig.

SCALE: 1" = 50'

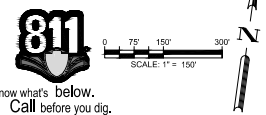
North arrow pointing up.

| | | |
|--|--------------------------|-------------|
| DATE | DESCRIPTION | |
| 02/23/2024 | REVISION PER COR COMMENT | |
| 07/26/2024 | REVISION PER COR COMMENT | |
| 02/23/2024 | REVISION PER COR COMMENT | |
| REV | DATE | DESCRIPTION |
| DESIGNED BY: DF/JVM/JDM | DRAWN BY: DF/JVM/JDM | |
| REVIEWED BY: DF/RSF | | |
| <p>BCF</p> <p>3438 WALNUT PARK BLVD, SUITE 420 RALEIGH, NC 27607 NC LICENSE #C-4397 ©2024</p> | | |
| <p>BLUE HELL DEVELOPMENT</p> <p>2309 REAWOODS DRIVE, SUITE 120 RALEIGH, NC 27607</p> | | |
| <p>LIGON MILL VILLAGE</p> <p>8114 LAGON AVE. ROAD RALEIGH, NC 27607</p> | | |
| <p>SITE PLAN (6 OF 6)</p> | | |
| <p>FILE NUMBER: 12502-00</p> <p>DATE: 08/23/2024</p> <p>C2-6</p> | | |

C:\NCA\Projects\Blue Heel Development\2502-00_Ligon Mill Village\04 - CIVIC Plans\Sheek-De-Bar-Preliminary Subdivisions\252 GREENWAY EASEMENTS.dwg

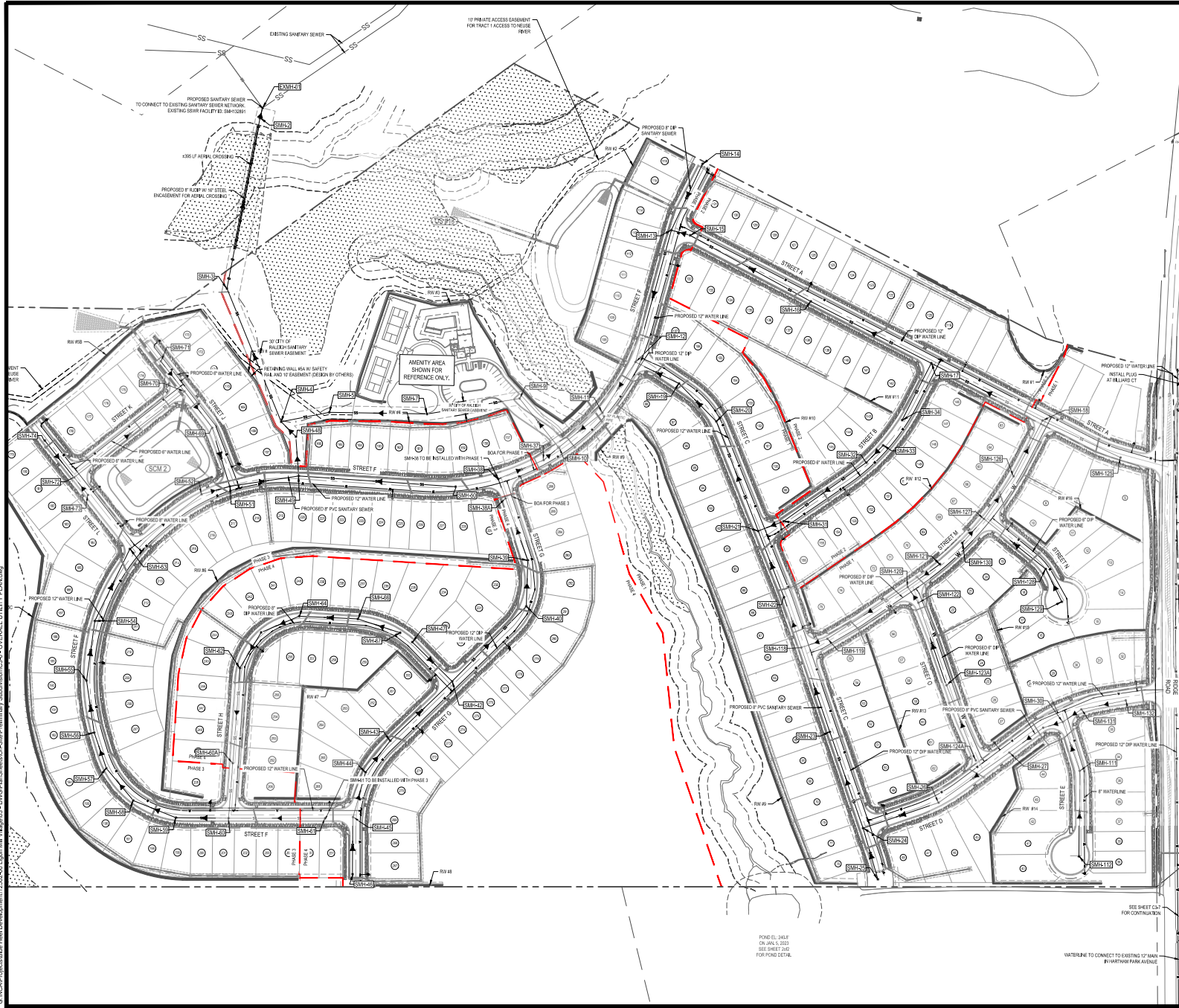


NOTES:
 1. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING BUT NOT LIMITED TO SIGNAGE, GRADING, FENCING AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 2. THE TOTAL AREA OF CITY OF RALEIGH GREENWAY EASEMENTS IS 3.6 ACRES.

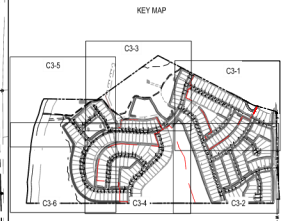


| | | | | |
|---|--------------------------|-----|------|-------------|
| 06/23/2024 | REVISION PER COR COMMENT | REV | DATE | DESCRIPTION |
| 07/09/2024 | REVISION PER COR COMMENT | REV | DATE | DESCRIPTION |
| 06/23/2024 | REVISION PER COR COMMENT | REV | DATE | DESCRIPTION |
| DESIGNED BY: DF/JMM/JDM | | | | |
| DRAWN BY: DF/JMM/JDM | | | | |
| REVIEWED BY: DF/RSF | | | | |
| 5418 WALNUT HAVEN BLVD, SUITE 420 RALEIGH, NC 27607 NC LICENSE #C-4397 | | | | |
| BLUE HEEL DEVELOPMENT 2309 REARWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | | | | |
| LIGON MILL VILLAGE SUB-0011-0024 8713 LIGON MILL ROAD RALEIGH, NC 27587 | | | | |
| CITY OF RALEIGH GREENWAY EASEMENT PLAN | | | | |
| FILE NUMBER: 12502-00 | | | | |
| DATE: 07/09/2024 | | | | |
| C2-7 | | | | |

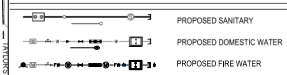
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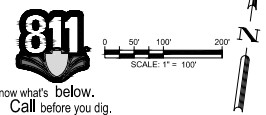
NOTE
MANHOLE #18 AND #19 TO BE INSTALLED WITH PHASE 1. IF PHASE 2 DOES NOT MOVE FORWARD CONCURRENTLY WITH PHASE 1, A 30' SEWER EASEMENT WILL NEED TO BE DEDICATED ON THE PHASE 1 PLAN FOR THE SEWER WITH-IN PHASE 2.



PROPOSED UTILITY LEGEND



NOTE:
1. ALL WATER LINES TO BE 12" DP.
2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.
3. IF UTILITY CONSTRUCTION IS COMPLETED AND TESTED AT ONCE, TEMPORARY BLOW-OFFS SHOWN WILL NOT BE NECESSARY.



Know what's below.
Call before you dig.

| | | |
|------------|-----|------------------------|
| DATE | REV | DESCRIPTION |
| 02/23/2024 | 01 | REVIEW PER COR COMMENT |
| 07/26/2024 | 02 | REVIEW PER COR COMMENT |
| 02/23/2024 | 03 | REVIEW PER COR COMMENT |

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

BCE
5439 WALDEN PARK BLVD, SUITE 430
RALEIGH, NC 27607
NC LICENSE #C-4387 © 2024

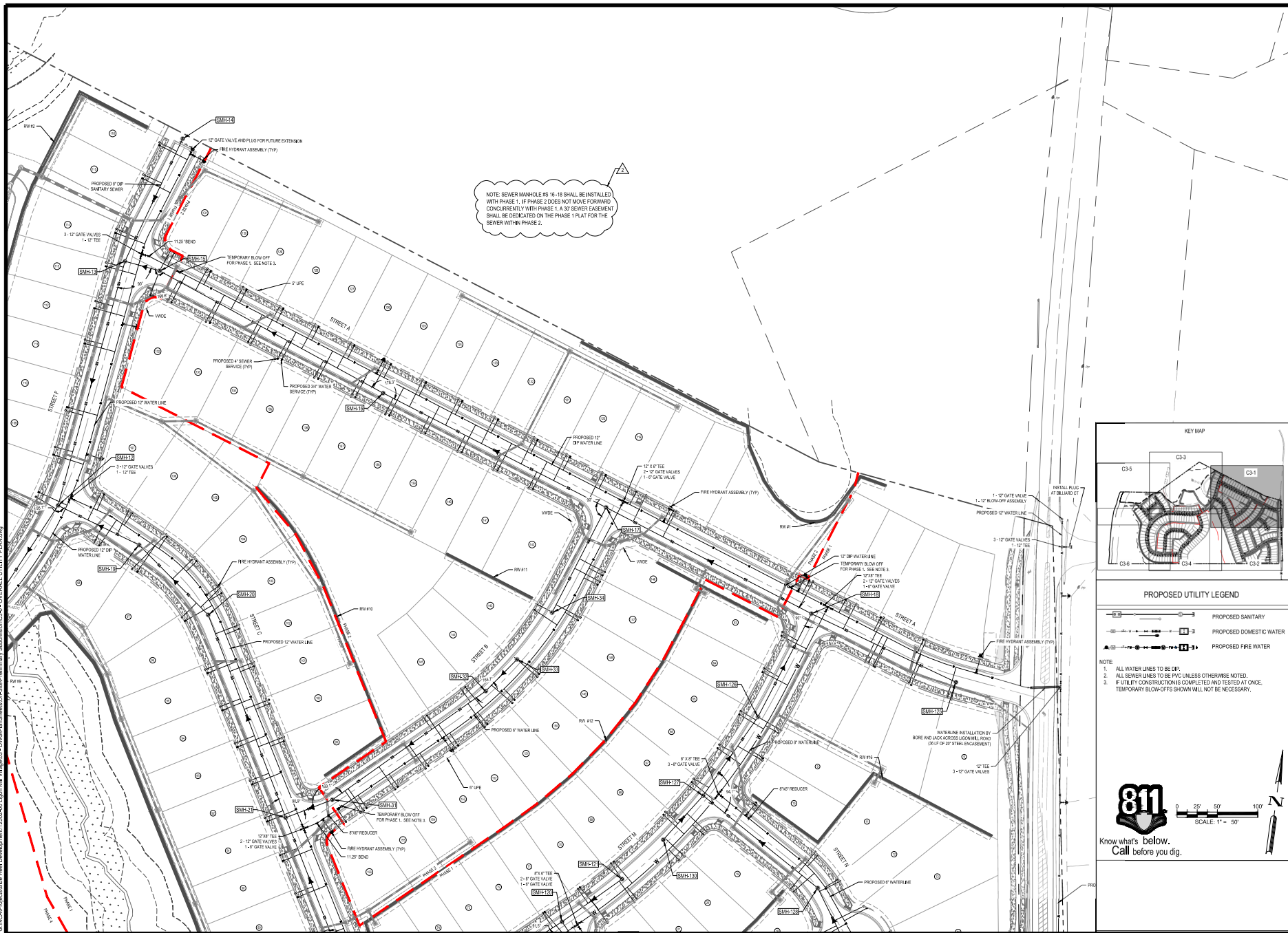
BLUE HEEL DEVELOPMENT
2309 REARWOOD DRIVE, SUITE 130
RALEIGH, NC 27607

LIGON MILL VILLAGE
538-011-0024
8713 LAGON AVE. ROAD
RALEIGH, NC 27587

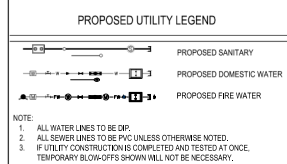
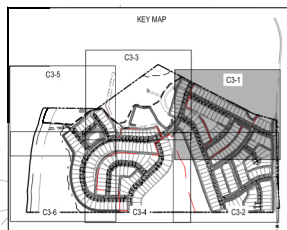
OVERALL UTILITY PLAN

FILE NUMBER: 12502-00
DATE: 08/23/2024
C3-0

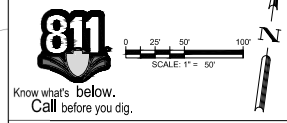
C:\NCA\Projects\Blue Hill Development\2502-00 - CIVIL\Plan Sheets\Civil\Development - Substation\C3-2 - OVERALL UTILITY PLAN.dwg



NOTE: SEWER MANHOLE #S 16-19 SHALL BE INSTALLED CONCURRENTLY WITH PHASE 1. IF PHASE 2 DOES NOT MOVE FORWARD CONCURRENTLY WITH PHASE 1, A 30' SEWER EASEMENT SHALL BE OCCUPIED ON THE PHASE 1 LOT FOR THE SEWER WITHIN PHASE 2.

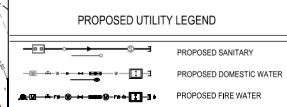
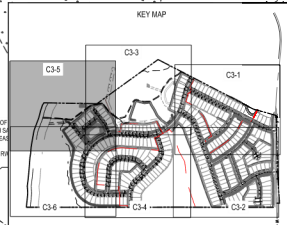


NOTE:
 1. ALL WATER LINES TO BE DWP.
 2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.
 3. IF UTILITY CONSTRUCTION IS COMPLETED AND TESTED AT ONCE, TEMPORARY BLOW-OFFS SHOWN WILL NOT BE NECESSARY.

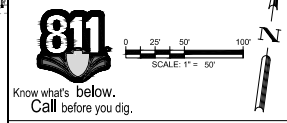


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| 07/26/2024 | REVISION PER COR COMMENT |
| 02/23/2024 | REVISION PER COR COMMENT |
| REV | DATE |
| DESIGNED BY: DF/JWM/JDM | |
| DRAWN BY: DF/JWM/JDM | |
| REVIEWED BY: DF/RSF | |
| | |
| BLUE HILL DEVELOPMENT 2309 REVAWOODS DRIVE SUITE 100 RALEIGH, NC 27607 | |
| LIGON MILL VILLAGE SUB-0011-0024 8713 LIGON AVE. ROAD RALEIGH, NC 27607 | |
| UTILITY PLAN (1 OF 6) | |
| FILE NUMBER: 12502-00 | |
| DATE: 08/23/2024 | |
| C3-1 | |

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NOTE:
 1. ALL WATER LINES TO BE DWP.
 2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.
 3. IF UTILITY CONSTRUCTION IS COMPLETED AND TESTED AT ONCE, TEMPORARY BLOW-OFFS SHOWN WILL NOT BE NECESSARY.



| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 08/23/2024 | REVISION PER COR COMMENT |
| 2 | 07/26/2024 | REVISION PER COR COMMENT |
| 3 | 06/20/2024 | REVISION PER COR COMMENT |

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

818 WALDEN PARK BLVD, SUITE 420
 RALEIGH, NC 27607
 NC LICENSE #C-4397 © 2024



BLUE HILL VILLAGE DEVELOPMENT
 2309 REWOODS DRIVE, SUITE 100
 RALEIGH, NC 27607

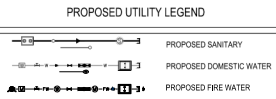
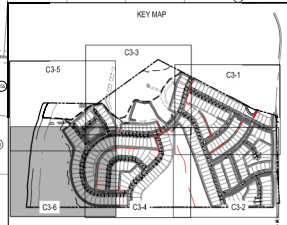
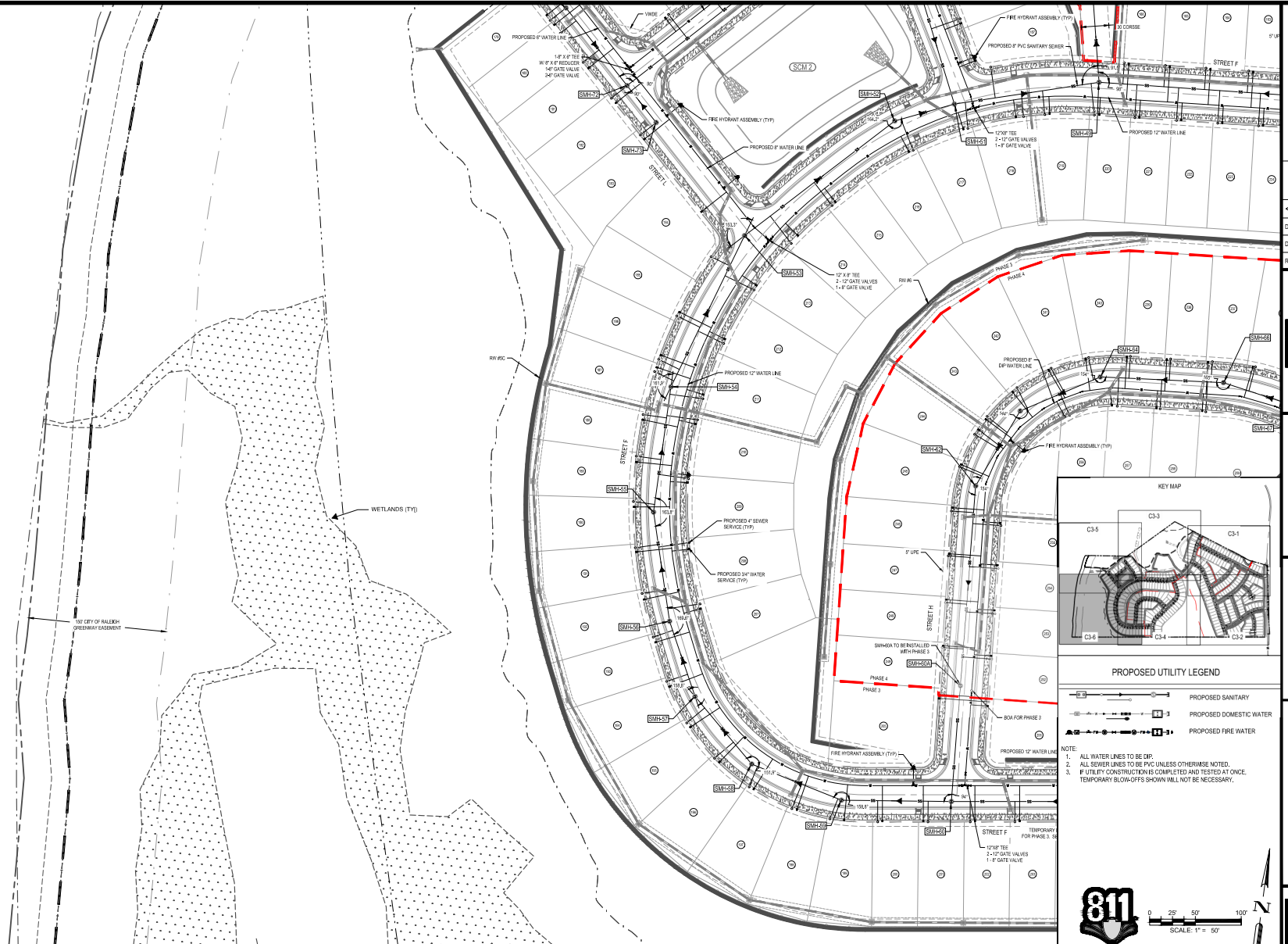
LIGON MILL VILLAGE
 SUB-0011-0004
 8713 LAGON AVE. ROAD
 RALEIGH, NC 27607

UTILITY PLAN (5 OF 6)

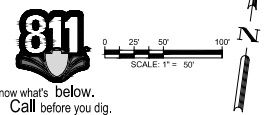


FILE NUMBER:
 12502-00
 DATE: 08/23/2024
C3-5

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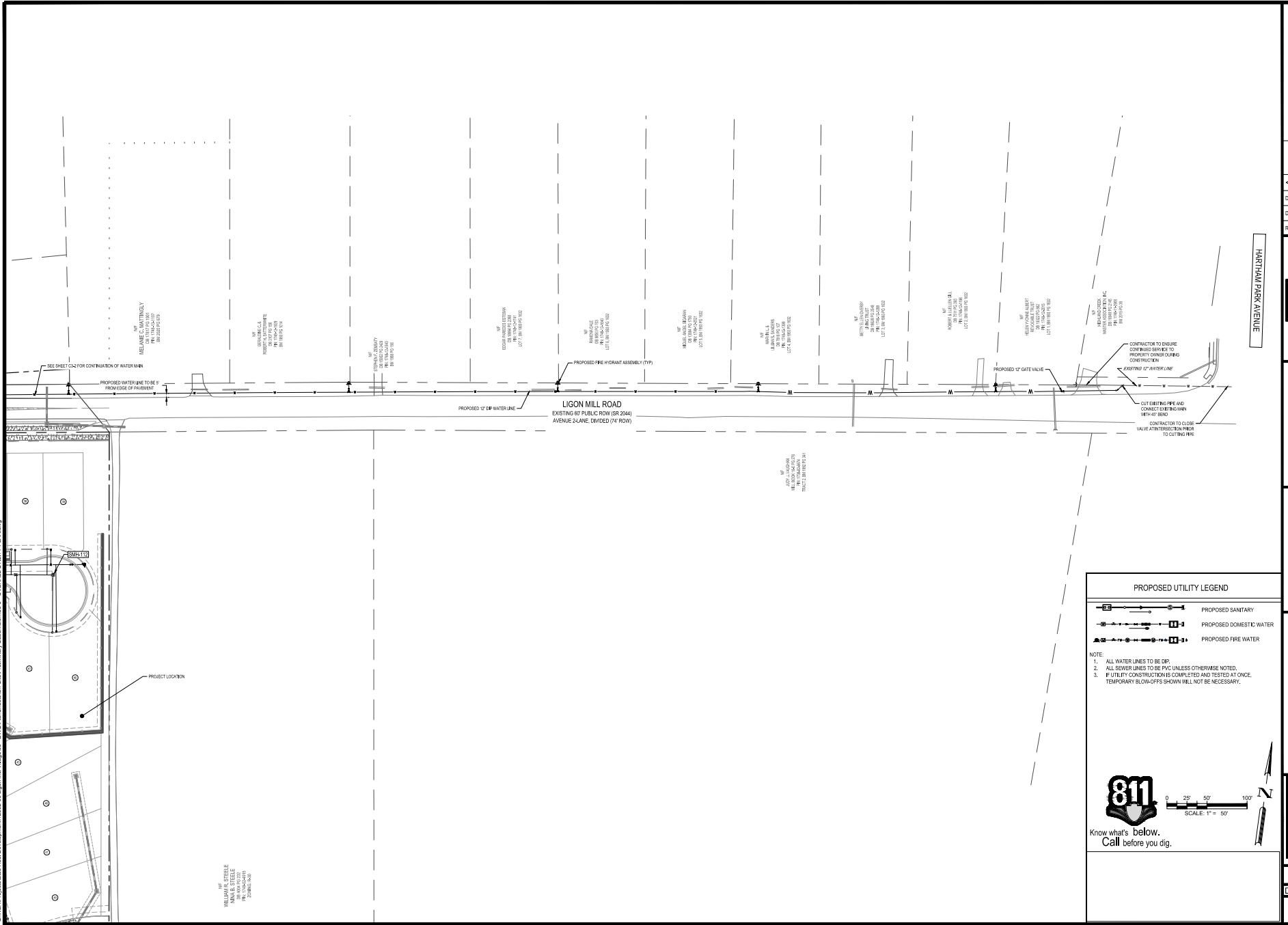


NOTE:
 1. ALL WATER LINES TO BE DWP.
 2. ALL SEWER LINES TO BE PVC UNLESS OTHERWISE NOTED.
 3. IF UTILITY CONSTRUCTION IS COMPLETED AND TESTED AT ONCE, TEMPORARY BLOW-OFFS SHOWN WILL NOT BE NECESSARY.



| | | | |
|--|--------------------------|------|-------------|
| DESIGNED BY: DF/JWM/JDM | REVIEWED PER COR COMMENT | DATE | DESCRIPTION |
| DRAWN BY: DF/JWM/JDM | REVIEWED PER COR COMMENT | | |
| REVIEWED BY: DF/RSF | REVIEWED PER COR COMMENT | | |
|  | | | |
| BLUE HILL VILLAGE DEVELOPMENT 2300 REARWOODS DRIVE SUITE 130 RALEIGH, NC 27607 | | | |
| LIGON MILL VILLAGE SUB-011-0024 813 LAGON AVE. ROAD RALEIGH, NC 27587 | | | |
| UTILITY PLAN (6 OF 6) | | | |
| FILE NUMBER: 12502-00 | | | |
| DATE: 08/23/2024 | | | |
| C3-6 | | | |

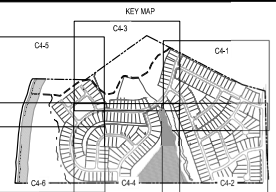
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| | | |
|---|--|---|
| | | 5439 VALLEY PARK BLVD, SUITE 420 RALEIGH, NC 27607 NC LICENSE #C-4397 © 2024 |
| DESIGNED BY: DF/JWM/JDM DRAWN BY: DF/JWM/JDM REVIEWED BY: DF/RSF | REVISION PER COR COMMENT 06/23/2024 REVISION PER COR COMMENT 07/08/2024 REVISION PER COR COMMENT 06/23/2024 REVISION PER COR COMMENT 06/23/2024 | DATE REV REV REV REV |
| BLUE HEEL DEVELOPMENT 2309 REAWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | | LIGON MILL VILLAGE SUB-0011-0024 8713 LIGON MILL ROAD RALEIGH, NC 27607 |
| OFFSITE UTILITY PLAN | | FILE NUMBER: 12502-00 DATE: 08/23/2024 C3-7 |

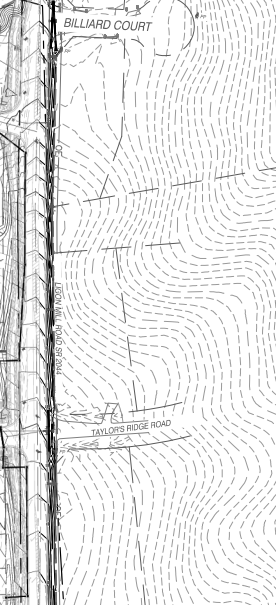
RETAINING WALL SUMMARY TABLE

| Wall # | Length (ft) | Avg Height (ft) |
|--------|-------------|-----------------|
| 1 | 502 | 12 |
| 2 | 710 | 17 |
| 3 | 686 | 23 |
| 4 | 573 | 14 |
| 5A | 320 | 19 |
| 5B | 610 | 15 |
| 5C | 1,526 | 16 |
| 6 | 1,205 | 10 |
| 7 | 709 | 10 |
| 8 | 197 | 10 |
| 9 | 1,411 | 16 |
| 10 | 360 | 10 |
| 11 | 118 | 7 |
| 12A | 600 | 15 |
| 12B | 155 | 5 |
| 12C | 93 | 6 |
| 13A | 378 | 14 |
| 13B | 205 | 7 |
| 14 | 616 | 12 |
| 15A | 375 | 7 |
| 15B | 323 | 6 |
| 16 | 364 | 6 |



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 |



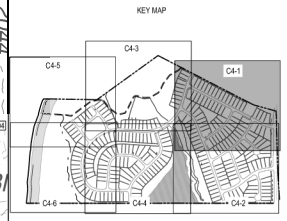
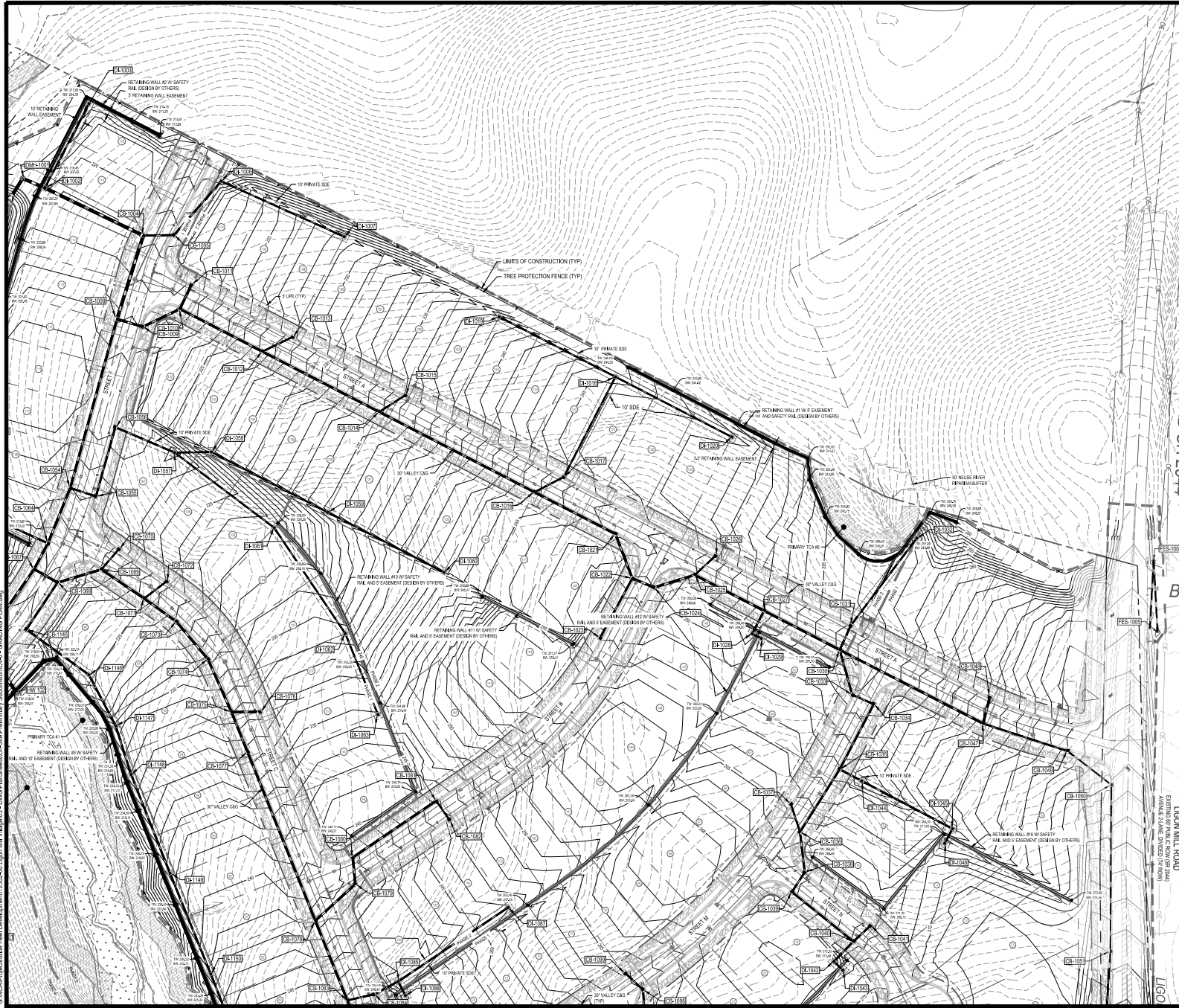
811
Know what's below.
Call before you dig.

SCALE: 1" = 100'

| | | | |
|---|--------------------------|-----|------|
| 08/23/2024 | REVISION PER COR COMMENT | REV | DATE |
| 07/09/2024 | REVISION PER COR COMMENT | REV | DATE |
| 06/23/2024 | REVISION PER COR COMMENT | REV | DATE |
| DESIGNED BY: DFL/JWM/JDM | | | |
| DRAWN BY: DFL/JWM/JDM | | | |
| REVIEWED BY: DFL/RSF | | | |
| | | | |
| 8418 WALZ PARK BLVD, SUITE 200 RALEIGH, NC 27607 NC LICENSE #C-4387 ©2024 | | | |
| BLUE HEEL DEVELOPMENT | | | |
| 2009 REYNOLDS DRIVE, SUITE 100 RALEIGH, NC 27607 | | | |
| LIGON MILL VILLAGE | | | |
| 8111 LAGON MILL ROAD RALEIGH, NC 27607 | | | |
| OVERALL GRADING PLAN | | | |
| FILE NUMBER: 12502-00 | | | |
| DATE: 08/23/2024 | | | |
| C4-0 | | | |

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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



811 Know what's below. Call before you dig.

| | | | |
|-------------------------|-------------------------|------------------|--------------------------|
| DESIGNED BY: DF/JWM/JDM | REVIEWED BY: DF/JWM/JDM | DATE: 02/23/2024 | REVISION PER COR COMMENT |
| DRAWN BY: DF/JWM/JDM | REVIEWED BY: DF/JRSF | DATE: 07/26/2024 | REVISION PER COR COMMENT |
| REVIEWED BY: DF/JRSF | REVIEWED BY: DF/JRSF | DATE: 02/23/2024 | REVISION PER COR COMMENT |
| REVIEWED BY: DF/JRSF | REVIEWED BY: DF/JRSF | DATE: 02/23/2024 | REVISION PER COR COMMENT |
| REVIEWED BY: DF/JRSF | REVIEWED BY: DF/JRSF | DATE: 02/23/2024 | REVISION PER COR COMMENT |

5439 WALDEN PARK BLVD, SUITE 200

 RALEIGH, NC 27607

 NC LICENSE #C-4397 © 2024

BLUE HILL DEVELOPMENT

 2009 REARWOODS DRIVE, SUITE 100

 RALEIGH, NC 27607

LIGON MILL VILLAGE

 811 LIGON MILL ROAD

 RALEIGH, NC 27607

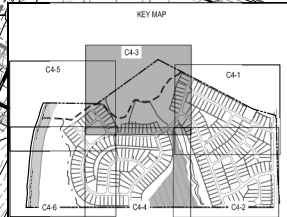
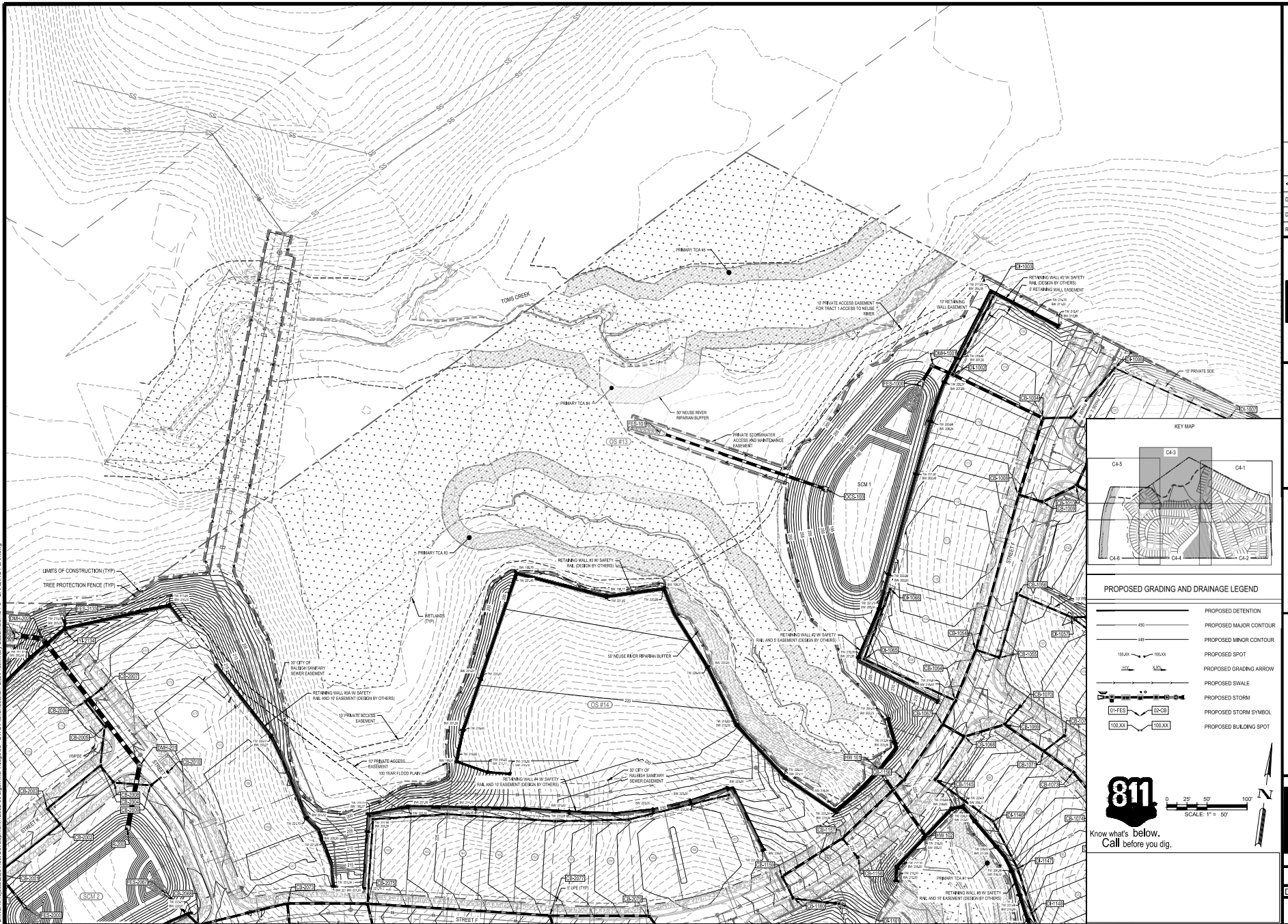
GRADING PLAN (1 OF 6)

FILE NUMBER: 12502-00

 DATE: 08/23/2024

 C4-1

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PROPOSED GRADING AND DRAINAGE LEGEND

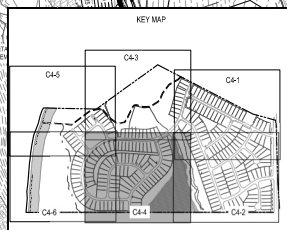
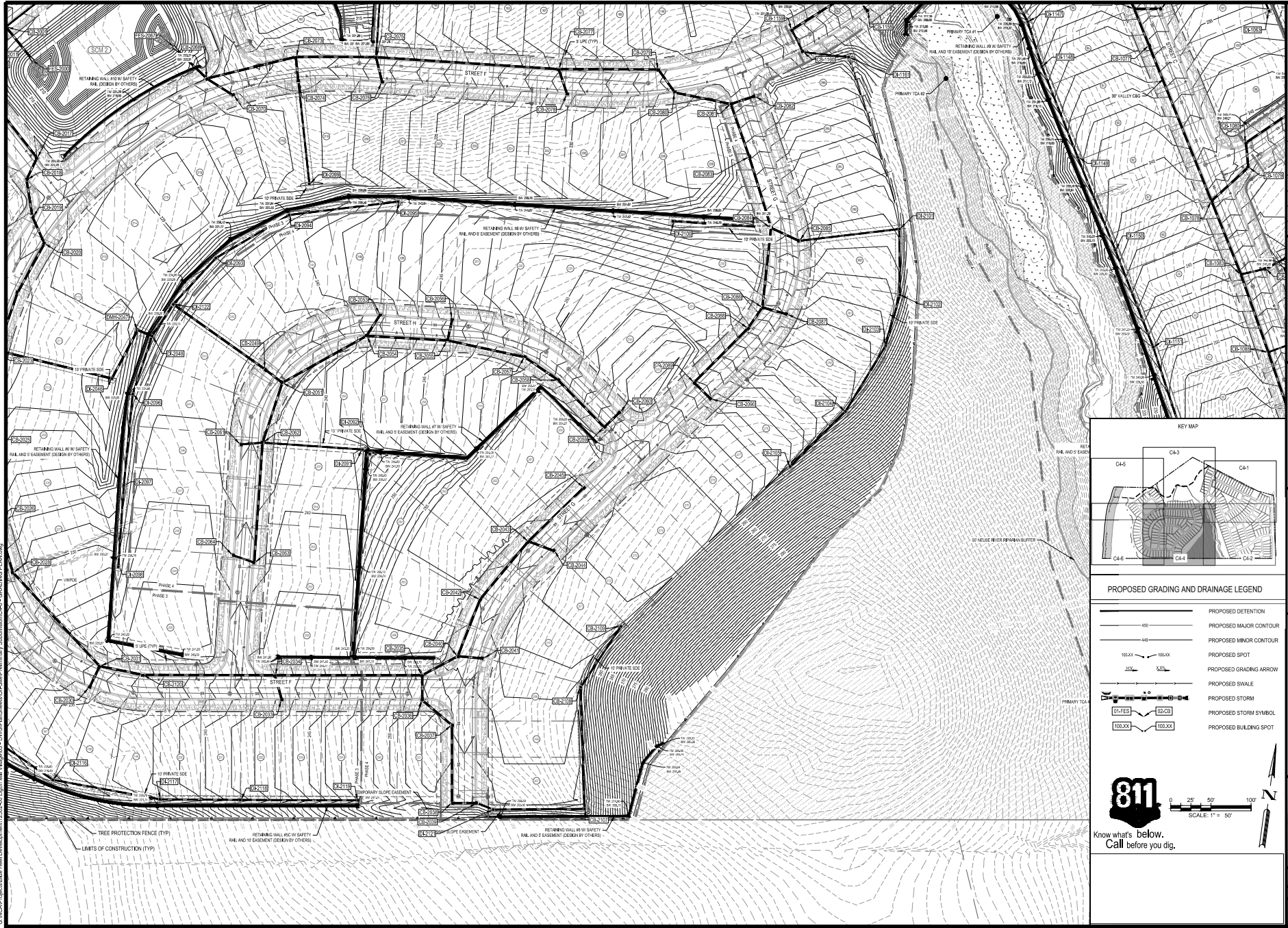
- PROPOSED DETENTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT
- PROPOSED GRADING ARROW
- PROPOSED SWALE
- PROPOSED STORM
- PROPOSED STORM SYMBOL
- PROPOSED BUILDING SPOT



Know what's below.
Call before you dig.

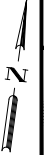
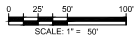
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| DESIGNED BY: DF/JWM/JDM | REVISION PER CDCR COMMENT |
| DRAWN BY: DF/JWM/JDM | REVISION PER CDCR COMMENT |
| REVIEWED BY: DF/RSF | REVISION PER CDCR COMMENT |
| REV | DATE |
| BCF | |
| BLUE HILL VILLAGE DEVELOPMENT 2009 REARWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | |
| LIGON MILL VILLAGE 508-011-0024 87 LAGON AVE. ROAD RALEIGH, NC 27607 | |
| GRADING PLAN (3 OF 6) | |
| FILE NUMBER: 12502-00 | DATE: 08/23/2024 |
| C4-3 | |

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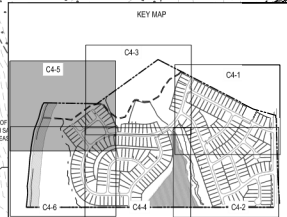
PROPOSED GRADING AND DRAINAGE LEGEND

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



| | | | | |
|--|---|--|--|--|
| | | BLUE HILL VILLAGE DEVELOPMENT 2300 REVAWOODS DRIVE, SUITE 200 RALEIGH, NC 27607 | GRADING PLAN (4 OF 6) | |
| DESIGNED BY: DF/AMM/JDM DRAWN BY: DF/AMM/JDM REVIEWED BY: DF/RSF | 06/23/2024 REVISION PER COR COMMENT 07/09/2024 REVISION PER COR COMMENT 06/23/2024 REVISION PER COR COMMENT | 8418 WALDEN PARK BLVD, SUITE 400 RALEIGH, NC 27607 NC LICENSE #C-4387 | 813 LAGON AVE. ROAD RALEIGH, NC 27607 | FILE NUMBER: 12502-00 DATE: 08/23/2024 |
| REVISION PER COR COMMENT REVISION PER COR COMMENT REVISION PER COR COMMENT | DATE REV DATE | DESCRIPTION | C4-4 | |

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PROPOSED GRADING AND DRAINAGE LEGEND

- PROPOSED DETENTION
- PROPOSED MAJOR CONTOUR
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811
Know what's below.
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| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 02/25/2024 | REVISION PER COR COMMENT |
| 2 | 07/26/2024 | REVISION PER COR COMMENT |
| 3 | 02/23/2024 | REVISION PER COR COMMENT |

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



BLUE HILL DEVELOPMENT
 2009 REARWOODS DRIVE SUITE 100
 RALEIGH, NC 27607

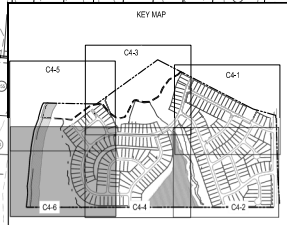
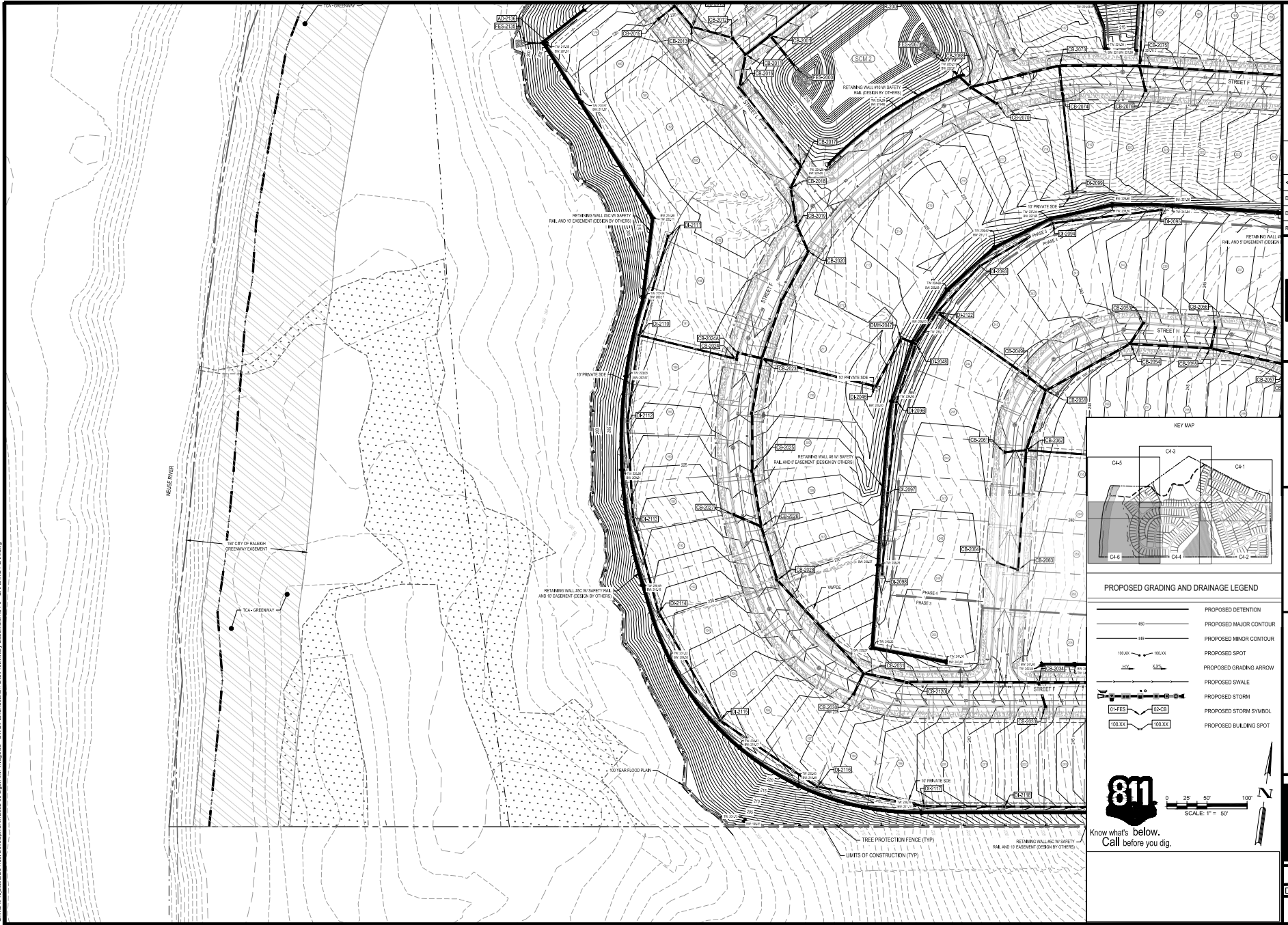
LIGON MILL VILLAGE
 811 LIGON MILL ROAD
 RALEIGH, NC 27607

GRADING PLAN (5 OF 6)

FILE NUMBER:
12502-00
 DATE: 08/23/2024

C4-5

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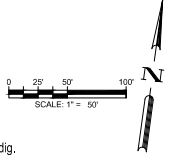


PROPOSED GRADING AND DRAINAGE LEGEND

- PROPOSED DETENTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT
- PROPOSED GRADING ARROW
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- PROPOSED STORM
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- PROPOSED BUILDING SPOT



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| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 08/23/2024 | REVISION PER CDC COMMENT |
| 2 | 07/26/2024 | REVISION PER CDC COMMENT |
| 3 | 06/20/2024 | REVISION PER CDC COMMENT |

DESIGNED BY: DF/JVM/JDM
DRAWN BY: DF/JVM/JDM

REVIEWED BY: DF/RSF



8439 WALDEN PARK BLVD, SUITE 400
RALEIGH, NC 27607
NC LICENSE #C-4397 ©2024

BLUE HILL DEVELOPMENT
2009 REARWOODS DRIVE SUITE 100
RALEIGH, NC 27607

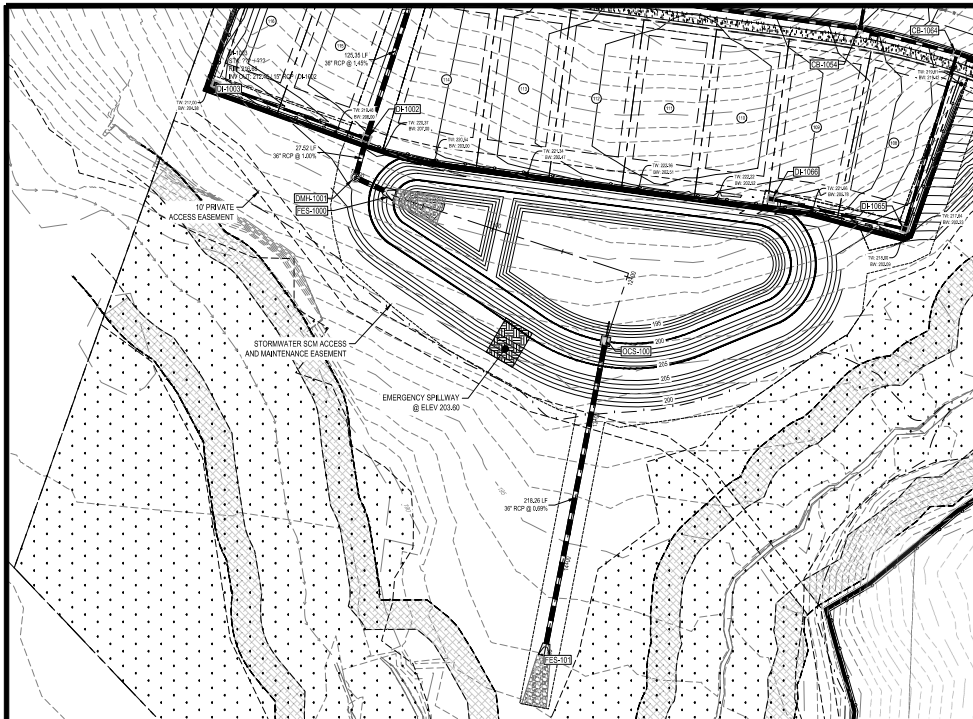
LIGON MILL VILLAGE
818-0011-004
8713 LAGON AVE. ROAD
RALEIGH, NC 27607

GRADING PLAN (6 OF 6)

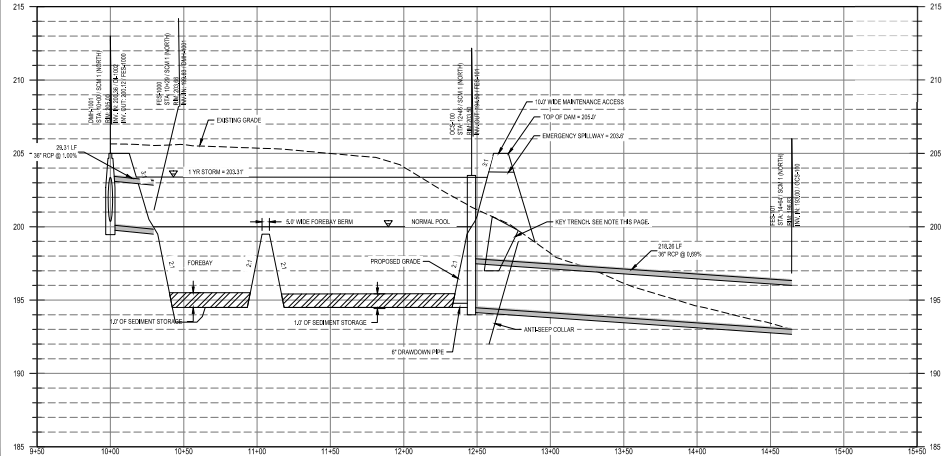
FILE NUMBER:
12502-00
DATE: 08/23/2024

C4-6

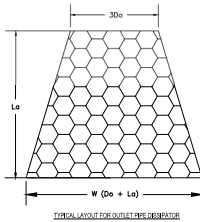
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SCM 1 (NORTH)
STA 9+50.00 TO STA 15+50.00

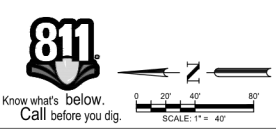
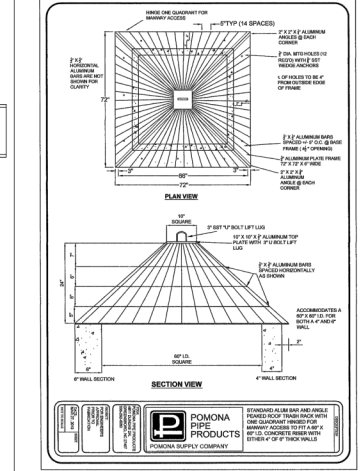
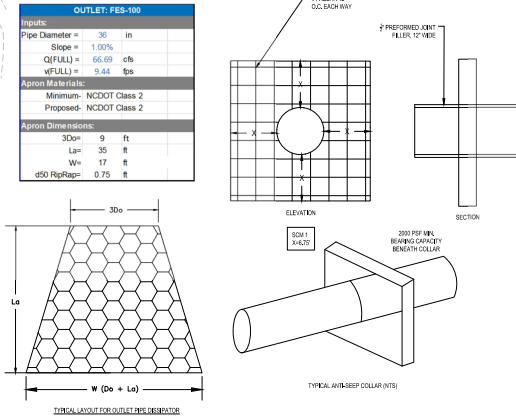
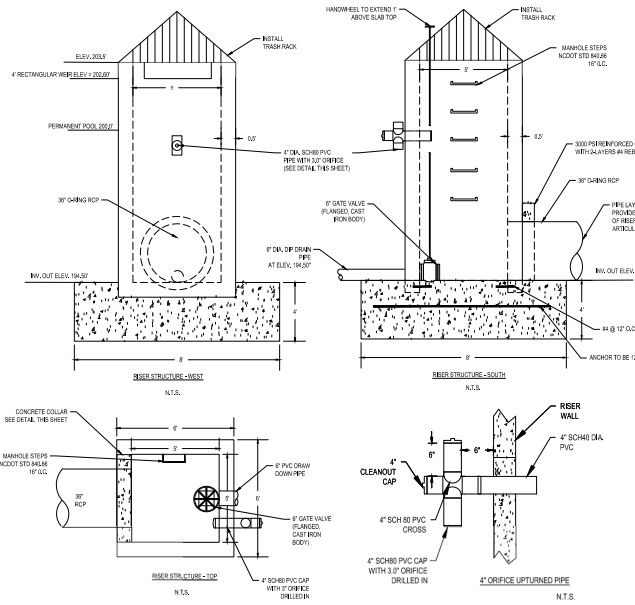



| OUTLET: PES-100 | |
|-------------------|---------------|
| Inputs: | |
| Pipe Diameter = | 36 in |
| Slope = | 1.00% |
| Q(FULL) = | 66.69 cfs |
| V(FULL) = | 6.48 fps |
| Apron Materials: | |
| Minimum: | NCDOT Class 2 |
| Proposed: | NCDOT Class 2 |
| Apron Dimensions: | |
| 300+ | 9 ft |
| Lap: | 3/8 in |
| W: | 17 ft |
| d50 Rebar: | 0.75 ft |



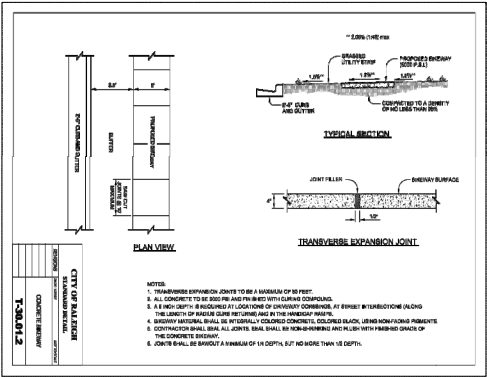
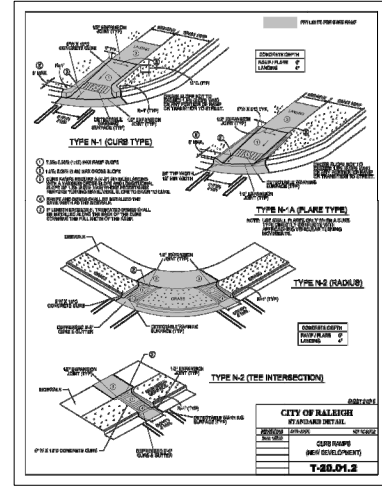
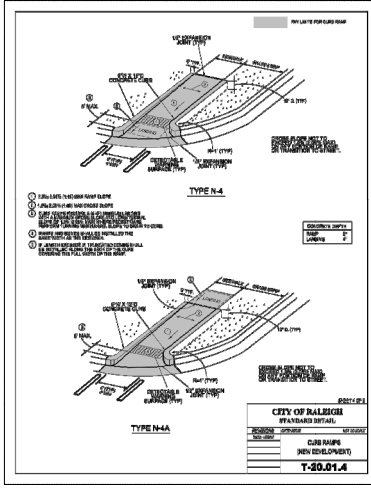
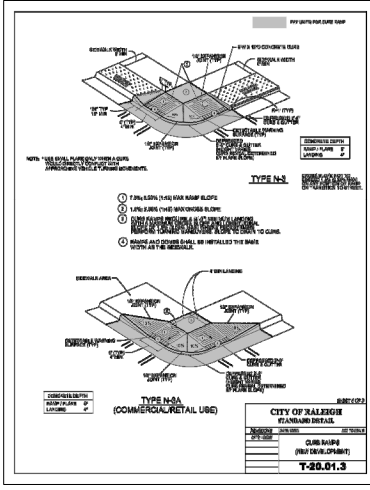
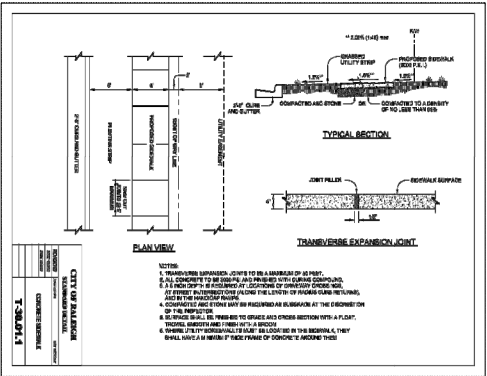
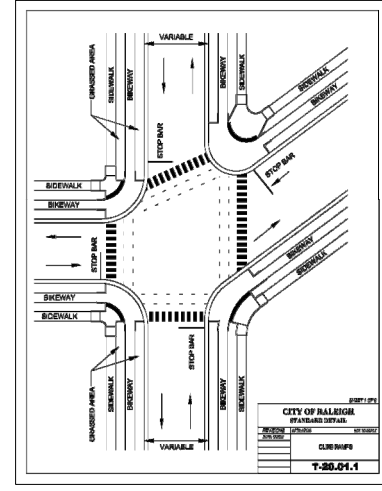
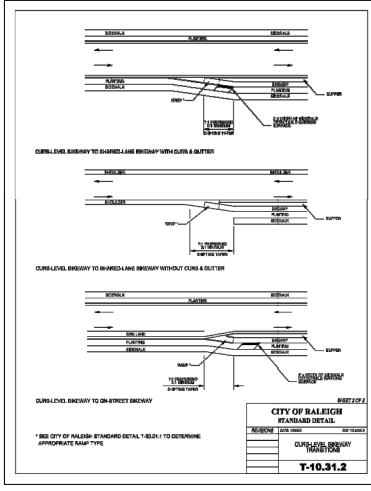
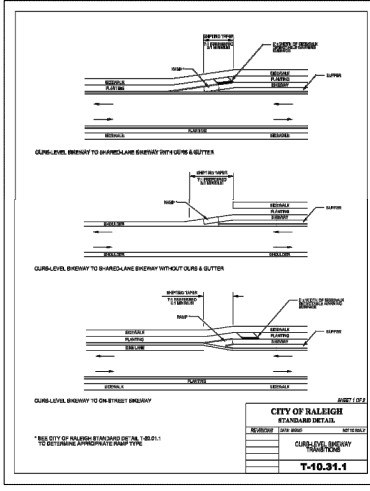
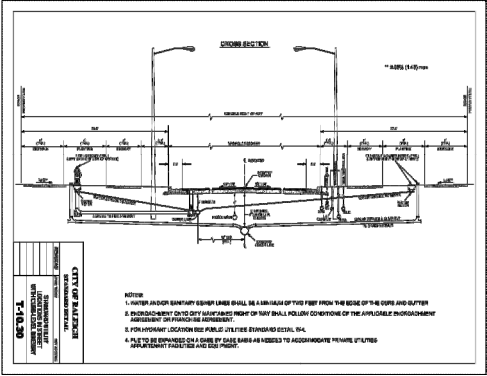
BERM SOIL COMPACTION SCM NOTES

- 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 DISPERSE CHARACTERISTICS. CONSULT 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, ETC.). 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.



| | | |
|--|------------|------------------------|
| REVISION | DATE | DESCRIPTION |
| 02/23/2024 | | REVIEW PER COR COMMENT |
| 07/26/2024 | | REVIEW PER COR COMMENT |
| 02/23/2024 | | REVIEW PER COR COMMENT |
| 02/23/2024 | | REVIEW PER COR COMMENT |
| DESIGNED BY: | DF/JVM/JDM | |
| DRAWN BY: | DF/JVM/JDM | |
| REVIEWED BY: | DF/RSF | |
|  | | |
| BLUE HILL VILLAGE DEVELOPMENT 2009 REARWOODS DRIVE SUITE 120 RALEIGH, NC 27607 | | |
| LIGON MILL VILLAGE SUB-0011-0024 8713 LAGON AVE. ROAD RALEIGH, NC 27607 | | |
| SCM 1 DETAIL | | |
| FILE NUMBER: 12502-00 DATE: 08/23/2024 C7-0 | | |

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| DESIGNED BY: DF/JWM/JDM | REVISION PER COR COMMENT | DATE | DESCRIPTION |
| DRAWN BY: DF/JWM/JDM | 06/23/2024 | | |
| REVIEWED BY: DF/RSF | 07/09/2024 | | |
| | 08/23/2024 | | |

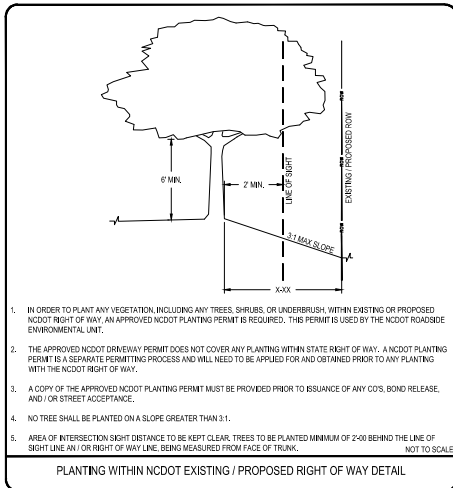
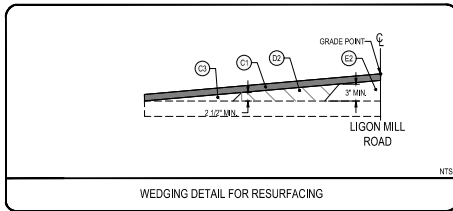
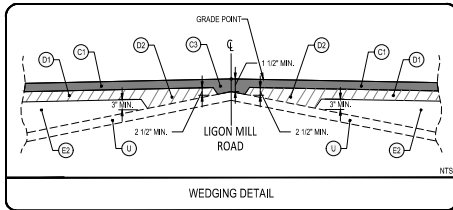
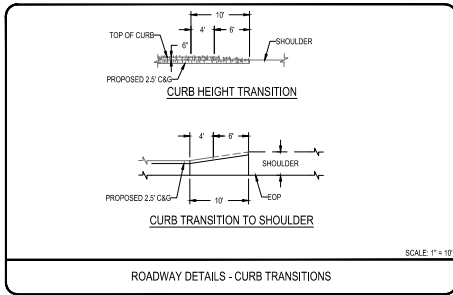
BLUE HILL VILLAGE DEVELOPMENT
2300 REARWOODS DRIVE SUITE 130
RALEIGH, NC 27607

LIGON MILL VILLAGE
SUB-0411-0024
873 LIGON MILL ROAD
RALEIGH, NC 27607

SITE DETAILS (2 OF 2)

811
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FILE NUMBER: 12502-00
DATE: 08/23/2024
C8-1



- 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 ROADSIDE ENVIRONMENTAL UNIT.
- THE APPROVED NCDOT DRIVEWAY PERMIT DOES NOT COVER ANY PLANTING WITHIN STATE RIGHT OF WAY. A NCDOT PLANTING PERMIT IS A SEPARATE PERMITTING PROCESS AND WILL NEED TO BE APPLIED FOR AND OBTAINED PRIOR TO ANY PLANTING WITHIN THE NCDOT RIGHT OF WAY.
- A COPY OF THE APPROVED NCDOT PLANTING PERMIT MUST BE PROVIDED PRIOR TO ISSUANCE OF ANY CDS, BOND RELEASE, AND / OR STREET ACCEPTANCE.
- NO TREE SHALL BE PLANTED ON A SLOPE GREATER THAN 3:1.
- AREA OF INTERSECTION SIGHT DISTANCE TO BE KEPT CLEAR. TREES TO BE PLANTED MINIMUM OF 2'-00" BEHIND THE LINE OF SIGHT LINE AND / OR RIGHT OF WAY LINE, BEING MEASURED FROM FACE OF TRUNK. NOT TO SCALE

TYPICAL PAVEMENT SCHEDULE

- (1) PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 98.5C, AT AN AVERAGE RATE OF 188 LBS. PER SQ. YARD.
- (2) PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE 98.5C, AT AN AVERAGE RATE OF 188 LBS. PER SQ. YARD IN EACH OF TWO LAYERS
- (3) PROP. APPROX. 3.0" ASPHALT CONCRETE SURFACE COURSE, TYPE 98.5C, AT AN AVERAGE RATE OF 112 LBS. PER SQ. YARD PER 1" DEPTH. TO BE PLACED IN LAYERS NOT TO EXCEED 1.5" IN DEPTH
- (4) PROP. APPROX. 4.0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 110.0C, AT AN AVERAGE RATE OF 468 LBS. PER SQ. YARD
- (5) PROP. VARIOUS DEPTH ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 110.0C AT AN AVERAGE RATE OF 114 LBS PER SQ YARD PER 1" DEPTH. TO BE PLACED IN LAYERS NOT LESS THAN 2.0" IN DEPTH OR GREATER THAN 4" IN DEPTH
- (6) PROP. APPROX. 8.0" ASPHALT CONCRETE BASE COURSE, TYPE 825.0C, INSTALLED IN 2 - 3" LIFTS AT AN AVERAGE RATE OF 342 LBS PER SQ. YARD PER LIFT IF INSTALLED UNDER CURBS AND GUTTERS.
- (7) PROP. VARIOUS DEPTH ASPHALT CONCRETE BASE COURSE, TYPE 825.0C, 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
- (8) 2" CONCRETE CURB AND GUTTER
- (9) 1.5" MOUNTABLE CURB AND GUTTER
- (10) 6" MOUNTABLE CONCRETE ISLAND - KEYED IN (NCDOT STD. 852.01)
- (11) 4" CONCRETE SIDEWALK (8" AT DRIVEWAYS)
- (12) COMPACTED EARTH MATERIAL (100% COMPACTION / VERIFY SUB-GRADE STABILITY)
- (13) EXISTING PAVEMENT
- (14) 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 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. NCDOT STANDARDS SHALL BE USED. CITY OF RALEIGH LAND DEVELOPMENT STANDARDS MAY BE USED IF THERE IS NOT AN APPLICABLE NCDOT STANDARD.

NCDOT:

| STD # | TITLE |
|---------|---------------------------------------|
| 2002.02 | METHOD OF CLEANING - METHOD B |
| 3003.01 | METHOD OF PIPE INSTALLATION |
| 3402.01 | BRICK CATCH BASIN - 12" THRU 54" PIPE |
| 3402.22 | FRAMES AND WIDE SLOT SAG GRATES |
| 3402.23 | TRAFFIC BEARING COATED DROP-INLET |
| 3402.54 | MANHOLE FRAME AND COVER |
| 3402.55 | PIPE COLLAR |
| 352.02 | CONCRETE MOUNTABLE MEDIAN |
| 1107.07 | WORK ZONE ADVANCE WARNING SIGNS |
| 1107.08 | TEMPORARY LINE CLOSURES |
| 1119.02 | PORTABLE WORK ZONE SIGNS |
| 1139.01 | CRUM |
| 1145.01 | BARRETTES TYPE II |
| 1159.01 | FLAGGING DEVICES |
| 1269.01 | PAVEMENT MARKERS |
| 1906.01 | SPECIAL SEDIMENT CONTROL FENCE |
| 1932.01 | ROCK INLET SEDIMENT TRAP TYPE C |
| 1932.02 | TEMPORARY ROCK SILT CHECK TYPE B |

GENERAL:

ENSURE 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 TERRAINS, SHEETING 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 SAWCUT EXISTING ASPHALT AND/OR CONCRETE SURFACES PRIOR TO REMOVAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SAW CUT WIDTH SHALL BE 1 FOOT MINIMUM FROM THE EXISTING EDGE OF PAVEMENT. SAW CUT PAVEMENT SHALL BE REPLACED AS WELL AS ADDITIONAL PAVEMENT REQUIRED TO TIE IN TO FACE OF PROPOSED CURB AND GUTTER.

MINIMUM PAVEMENT DESIGN CRITERIA:

FOR AREAS OF PROPOSED PAVEMENT WITH WIDTHS OF 8 FEET OR LESS, THE FOLLOWING PAVEMENT DESIGN SHALL BE USED. A FULL WIDTH OVERLAY OF 1.5" S&C SHALL BE PLACED THROUGHOUT THE WIDENED AREA.

- FOR AREAS 8' WIDE OR LESS
 - 3" S&C BITUMINOUS CONCRETE SURFACE COURSE (INCLUDING OVERLAY)
 - 4" H&C BITUMINOUS CONCRETE BINDER COURSE
 - 5" S&C BITUMINOUS CONCRETE BASE COURSE

EXISTING SANITARY SEWER AND WATER LINE:

THE CONTRACTOR SHALL USE CARE WHEN WORKING AROUND SANITARY SEWERS AND WATER LINES. SHOULD THE CONTRACTOR DAMAGE EXISTING SEWER OR WATER LINES, HE SHALL IMMEDIATELY REPLACE THE LINE AT HIS EXPENSE WITH DUCTILE IRON PIPE. THE CONTRACTOR SHALL REPLACE SANITARY SEWER AND/OR WATERLINE, WITH A MINIMUM TEN FOOT SECTION OF DUCTILE IRON PIPE WHEN DRAINAGE PIPE CONES WITHIN TWO FEET OF S&D LINES, VERTICALLY OR HORIZONTALLY.

RIGHT OF WAY NOTE:

MAINTENANCE 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 CONSTRUCTION.

SIDE SLOPES:

LIMITS OF PROPOSED SLOPES ARE INDICATED IN THE PLANS, DETAILS AND STANDARD DRAWINGS. THE MAXIMUM SLOPE SHALL NOT EXCEED A 3:1 (HORIZONTAL TO VERTICAL) UNLESS DESIGNATED BY THE ENGINEER. A CUT SLOPE OF 2:1 MAXIMUM WILL BE USED ONLY AS DIRECTED BY THE ENGINEER.

EROSION CONTROL:

THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROPRIATE CITY AND STATE EROSION AND SEDIMENT CONTROL ORDINANCES. THE CONTRACTOR SHALL PREVENT STANDING WATER DUE TO CONSTRUCTION. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS OF DISTURBANCE.

SUBSURFACE PLANS:

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

MAIL BOXES:

THE CONTRACTOR SHALL RELOCATE ALL MAIL BOXES AS REQUIRED BY SECTION 107.42 OF THE NCDOT 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. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

UTILITIES:

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 NOTIFY AND MEET WITH ALL UTILITY OWNERS. THE CITY UTILITY COORDINATOR AND CITY INSPECTOR WHOSE FACILITIES WILL BE AFFECTED TO DETERMINE UTILITY LOCATIONS. THE CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE CAUSED BY HIS OPERATIONS OR THOSE OF HIS AGENTS. THE CONTRACTOR SHALL HOLD THE CLIENT HARMLESS FOR ANY THIRD-PARTY INCONVENIENCE CREATED BY WORK OF HIS OWN FORCES OR THAT OF HIS AGENTS. ANY DAMAGES INCURRED SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.

AS NEEDED, THE CONTRACTOR SHALL ADJUST/RELOCATE THE SANITARY SEWER AND WATER LINES ONLY. ALL OTHER ADJUSTMENT/RELOCATIONS WILL BE PERFORMED BY THE VARIOUS UTILITY OWNERS. THE CONTRACTOR SHALL COORDINATE AND PROVIDE AGREED SCHEDULES TO THE CLIENT TO WORK WITH UTILITY OWNERS SO AS NOT TO ADVERSELY AFFECT THE PROJECT SCHEDULE. THE CLIENT WILL NOT BE HELD RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE WORK SCHEDULE OF OTHER UTILITY OWNERS.

- * FOR UTILITY LOCATES CALL NORTH CAROLINA ONE-CALL @ 1-800-433-6469.
- * 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 VAULTS TO FINISHED GRADE WATER METERS LOCATED IN SIDEWALKS OR CONCRETE DRIVEWAY SHALL BE INSTALLED WITHIN COMPANY 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 CONTRACTOR 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.

CONTRACTOR SHALL COORDINATE TELEPHONE AND CABLE LINE RELOCATION WITH UTILITY COMPANY.

| NO. | REVISION PER COR. COMMENT | DATE | DESCRIPTION |
|-----|---------------------------|---------------------------|-------------|
| 01 | 02/23/2024 | REVISION PER COR. COMMENT | |
| 02 | 07/26/2024 | REVISION PER COR. COMMENT | |
| 03 | 08/23/2024 | REVISION PER COR. COMMENT | |

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



5419 WALTON PARK BLVD, SUITE 420
RALEIGH, NC 27607
NC LICENSE #C-4397

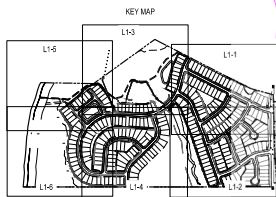
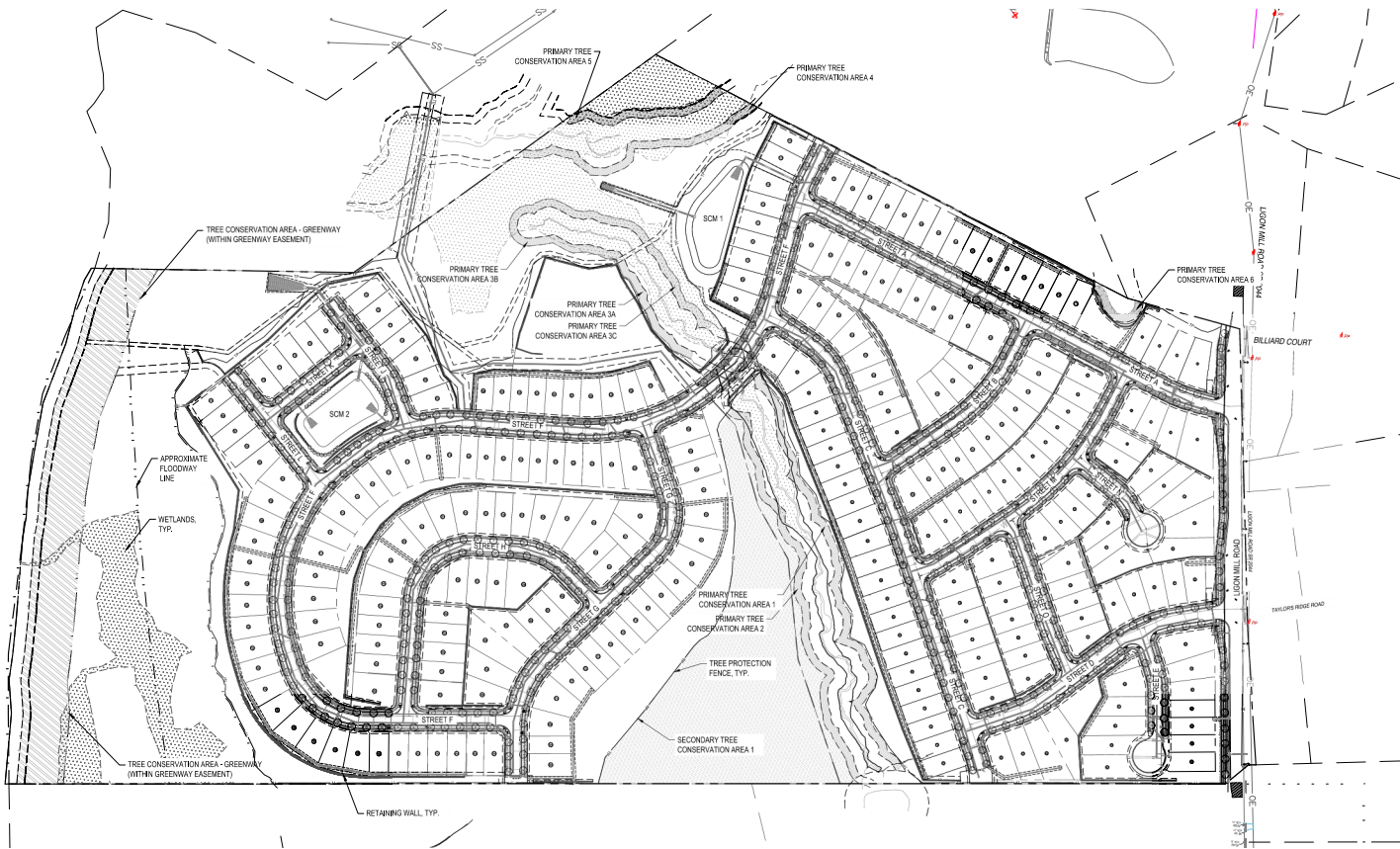
BLUE HILL DEVELOPMENT
2309 REARWOODS DRIVE, SUITE 130
RALEIGH, NC 27607

LIGON MILL VILLAGE
500-9011-0024
8713 LIGON MILL ROAD
RALEIGH, NC 27607



Know what's below.
Call before you dig.

FILE NUMBER:
12502-00
DATE: 08/23/2024



STREET TREE REQUIREMENTS

1 CANOPY TREE EVERY 40' AVG.

LIGON MILL ROAD
REQUIRED: 1,036' FRONTAGE / 40' = 25 TREES
PROVIDED: 25 TREES

STREET A
REQUIRED: 2,143' FRONTAGE / 40' = 53 TREES
PROVIDED: 53 TREES

STREET B
REQUIRED: 871' FRONTAGE / 40' = 21 TREES
PROVIDED: 24 TREES

STREET C
REQUIRED: 2,384' FRONTAGE / 40' = 59 TREES
PROVIDED: 59 TREES

STREET D
REQUIRED: 1,172' FRONTAGE / 40' = 29 TREES
PROVIDED: 29 TREES

STREET E
REQUIRED: 448' FRONTAGE / 40' = 11 TREES
PROVIDED: 11 TREES

STREET F
REQUIRED: 5,261' FRONTAGE / 40' = 131 TREES
PROVIDED: 131 TREES

STREET G
REQUIRED: 1,943' FRONTAGE / 40' = 48 TREES
PROVIDED: 48 TREES

STREET H
REQUIRED: 1,666' FRONTAGE / 40' = 41 TREES
PROVIDED: 41 TREES

STREET I
REQUIRED: 613' FRONTAGE / 40' = 15 TREES
PROVIDED: 15 TREES

STREET J
REQUIRED: 484' FRONTAGE / 40' = 12 TREES
PROVIDED: 12 TREES

STREET K
REQUIRED: 583' FRONTAGE / 40' = 14 TREES
PROVIDED: 14 TREES

STREET L
REQUIRED: 1,221' FRONTAGE / 40' = 30 TREES
PROVIDED: 30 TREES

STREET M
REQUIRED: 338' FRONTAGE / 40' = 8 TREES
PROVIDED: 8 TREES

STREET O
REQUIRED: 720' FRONTAGE / 40' = 18 TREES
PROVIDED: 18 TREES

PLANT SCHEDULE

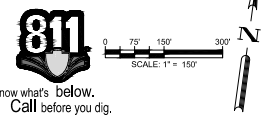
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CAL. | HT |
|-------------------------|------|-----|-------------------------|------------------------|-----------|----------|
| CANOPY TREES | | | | | | |
| | LT | 85 | Liriodendron tulipifera | Tulip Poplar | 3" MIN. | 10' MIN. |
| | OP | 87 | Quercus falcata | Southern Red Oak | 3" MIN. | 10' MIN. |
| | ON | 116 | Quercus nuttallii | Nuttall Oak | 3" MIN. | 10' MIN. |
| | OP | 40 | Quercus phellos | Yellow Oak | 3" MIN. | 10' MIN. |
| | TA | 47 | Tilia americana | American Linden | 3" MIN. | 10' MIN. |
| UNDERSTORY TREES | | | | | | |
| | PL | 52 | Prunus caroliniana | Carolina Cherry Laurel | 1.5" MIN. | 6' MIN. |
| SHRUBS | | | | | | |
| | VR | 75 | Viburnum lentiginosum | Leatherleaf Viburnum | 12" MIN. | |

| TCA # | AREA (SF) | AREA (AC) | PERCENT (%) | TYPE |
|-----------------------|----------------|---------------|--------------|------------------------------|
| | | 104.57 | | |
| PRIMARY | | 10.49 | 10% | Required TCA |
| 1 | 23,960 | 0.55 | 1% | Zone 2 Buffer |
| 2 | 21,828 | 0.50 | 0% | Zone 2 Buffer |
| 3A | 6,415 | 0.15 | 0% | Zone 2 Buffer |
| 3B | 14,413 | 0.33 | 0% | Zone 2 Buffer |
| 3C | 5,680 | 0.13 | 0% | Zone 2 Buffer |
| 4 | 13,687 | 0.31 | 0% | Zone 2 Buffer |
| 5 | 8,452 | 0.19 | 0% | Zone 2 Buffer |
| 6 | 3,568 | 0.08 | 0% | Zone 2 Buffer |
| SUBTOTAL | 98,003 | 2.25 | 2% | Total Primary TCA |
| SECONDARY | | | 0% | Required TCA |
| 1 | 248,607 | 5.73 | 5% | Zone 2 Buffer |
| SUBTOTAL | 248,607 | 5.73 | 5% | Total Secondary TCA |
| TCA - GREENWAY | | | | |
| 1 | 162,982 | 3.74 | 4% | Greenway TCA at Neuse |
| 2 | 33,250 | 0.76 | 1% | Greenway easement (subtract) |
| SUBTOTAL | 129,732 | 2.98 | 3% | Total TCA-Greenway |
| TOTAL | 477,342 | 10.96 | 10.4% | Total Provided TCA |

*TCA - GREENWAY AREA #2 IS THE SUBTRACTION FROM THE GREENWAY (25' X 1,320' LF OF FRONTAGE ALONG THE NEUSE RIVER BUFFER).

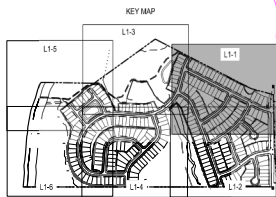
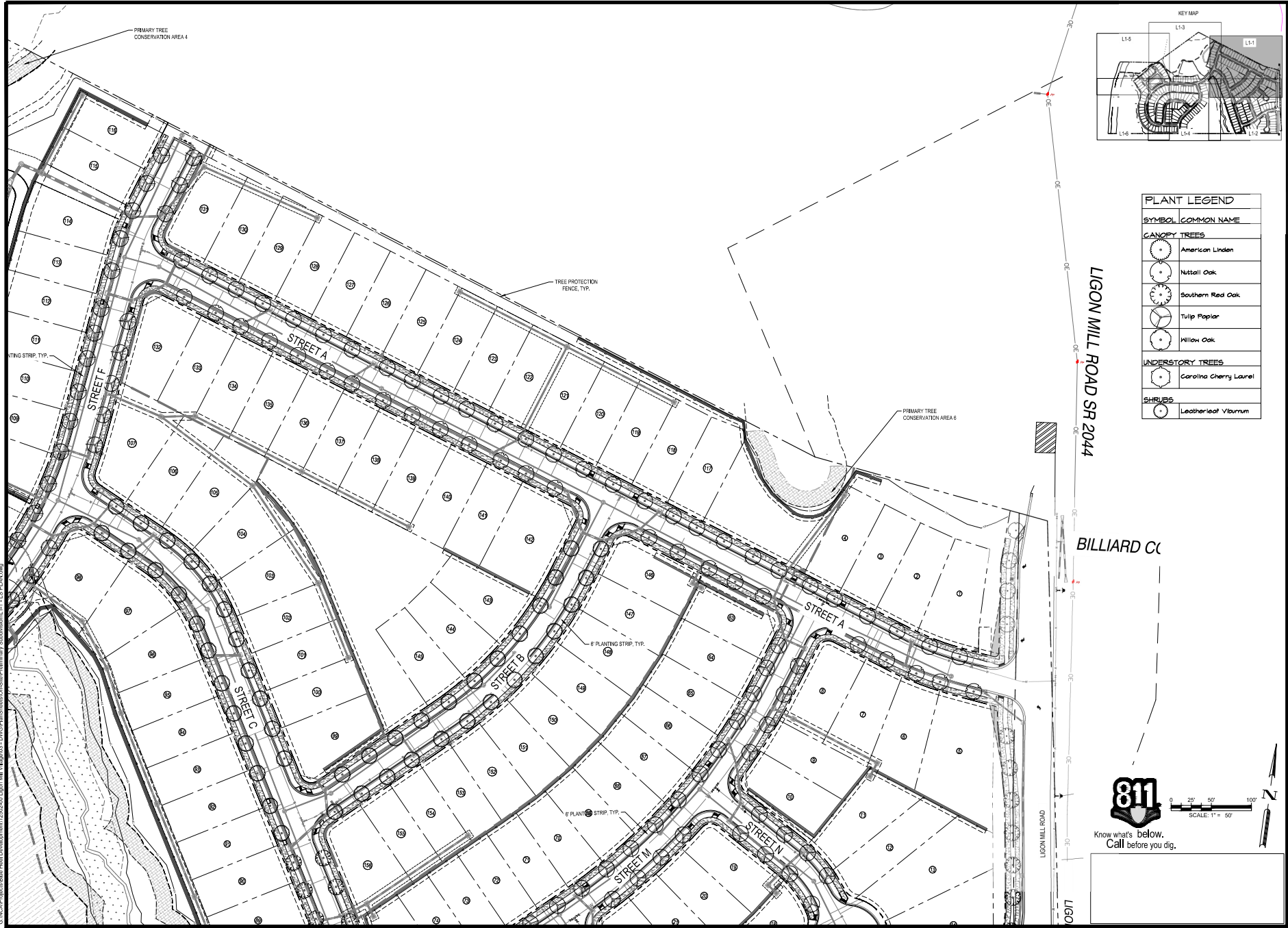
NOTES

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TTP-03, SEE SHEET L3-6.
- 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 TTP-01.



| | | |
|--|--------------------------|-------------|
| 08/23/2024 | REVISION PER COR COMMENT | |
| 07/09/2024 | REVISION PER COR COMMENT | |
| 05/23/2024 | REVISION PER COR COMMENT | |
| REV | DATE | DESCRIPTION |
| DESIGNED BY: MPC | | |
| DRAWN BY: MPC | | |
| REVIEWED BY: RCZ | | |
| | | |
| 5439 WALKER PARK BLVD, SUITE 200 RALEIGH, NC 27607 NC LICENSE #C-4387 ©2024 | | |
| BLUE HILL VILLAGE DEVELOPMENT 2300 REWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | | |
| LIGON MILL VILLAGE SUBPHASE 1-1004 8713 LIGON MILL ROAD RALEIGH, NC 27607 | | |
| OVERALL LANDSCAPE AND TREE CONSERVATION PLAN | | |
| FILE NUMBER: 12502-00 | | |
| DATE: 08/23/2024 | | |
| L1-0 | | |

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PLANT LEGEND

| SYMBOL | COMMON NAME |
|-------------------------|------------------------|
| CANOPY TREES | |
| (Symbol) | American Linden |
| (Symbol) | Nuttall Oak |
| (Symbol) | Southern Red Oak |
| (Symbol) | Tulip Poplar |
| (Symbol) | Willow Oak |
| UNDERSTORY TREES | |
| (Symbol) | Carolina Cherry Laurel |
| SHRUBS | |
| (Symbol) | Leatherleaf Viburnum |

LIGON MILL ROAD SR 2044

BILLIARD CC

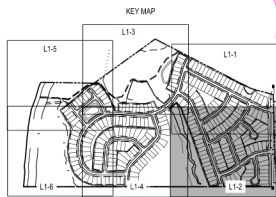
811
Know what's below.
Call before you dig.

SCALE: 1" = 50'

N

| | | |
|---|--------------------------|-------------|
| 08/23/2024 | REVISION PER COR COMMENT | |
| 07/09/2024 | REVISION PER COR COMMENT | |
| 06/20/2024 | REVISION PER COR COMMENT | |
| REV | DATE | DESCRIPTION |
| DESIGNED BY: MPC | | |
| DRAWN BY: MPC | | |
| REVIEWED BY: RCZ | | |
| EGE | | |
| 5439 WALNUT PARK BLVD, SUITE 200 RALEIGH, NC 27607 NC LICENSE #C-4387 © 2024 | | |
| BLUE HILL DEVELOPMENT 2009 REWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | | |
| LIGON MILL VILLAGE SUB-0011-0004 8713 LIGON MILL ROAD RALEIGH, NC 27587 | | |
| LANDSCAPE AND TREE CONSERVATION PLAN (1 OF 6) | | |
| FILE NUMBER: 12502-00 | | |
| DATE: 08/23/2024 | | |
| L1-1 | | |

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| PLANT LEGEND | |
|-------------------------|------------------------|
| SYMBOL | COMMON NAME |
| CANOPY TREES | |
| | American Linden |
| | Nuttall Oak |
| | Southern Red Oak |
| | Tulip Poplar |
| | Willow Oak |
| UNDERSTORY TREES | |
| | Carolina Cherry Laurel |
| SHRUBS | |
| | Leatherleaf Viburnum |

811
Know what's below.
Call before you dig.

SCALE: 1" = 50'

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| DESIGNED BY: MPC | REVISION PER COR COMMENT |
| DRAWN BY: MPC | REVISION PER COR COMMENT |
| REVIEWED BY: RCZ | REVISION PER COR COMMENT |
| DATE | DESCRIPTION |
| REV | DATE |

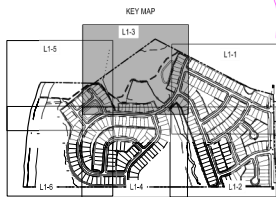
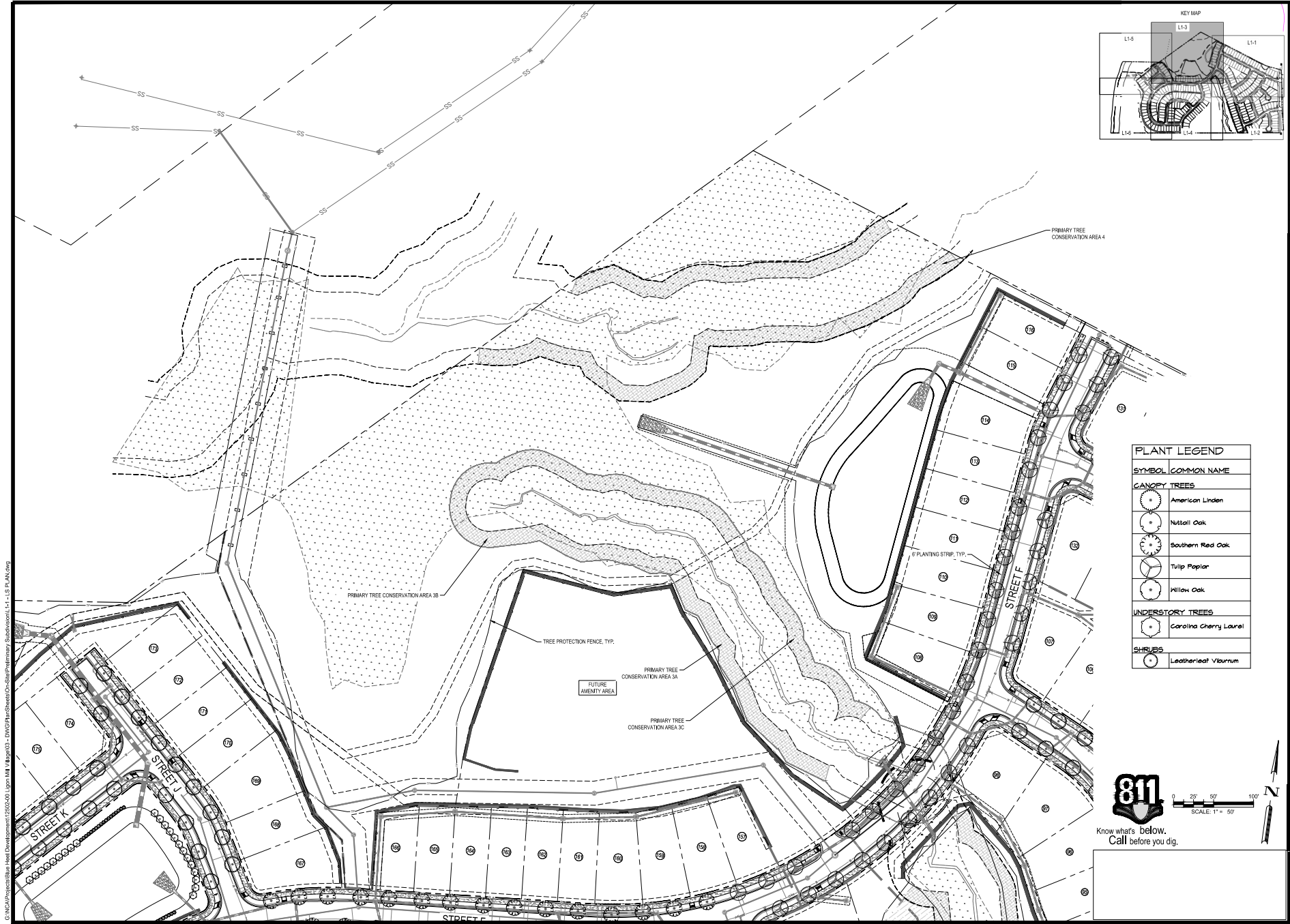
5439 WALKER PARK BLVD, SUITE 200
 RALEIGH, NC 27607
 NC LICENSE #C-4387 ©2024

BLUE HILL DEVELOPMENT
 2000 REWOODS DRIVE, SUITE 100
 RALEIGH, NC 27607

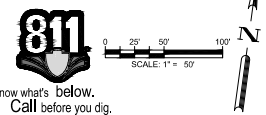
LIGON MILL VILLAGE
 SUBMIT 1/2024
 813 LIGON MILL ROAD
 RALEIGH, NC 27607

LANDSCAPE AND TREE CONSERVATION PLAN (2 OF 6)

FILE NUMBER:
 12502-00
 DATE: 08/23/2024
L1-2

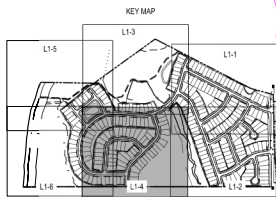
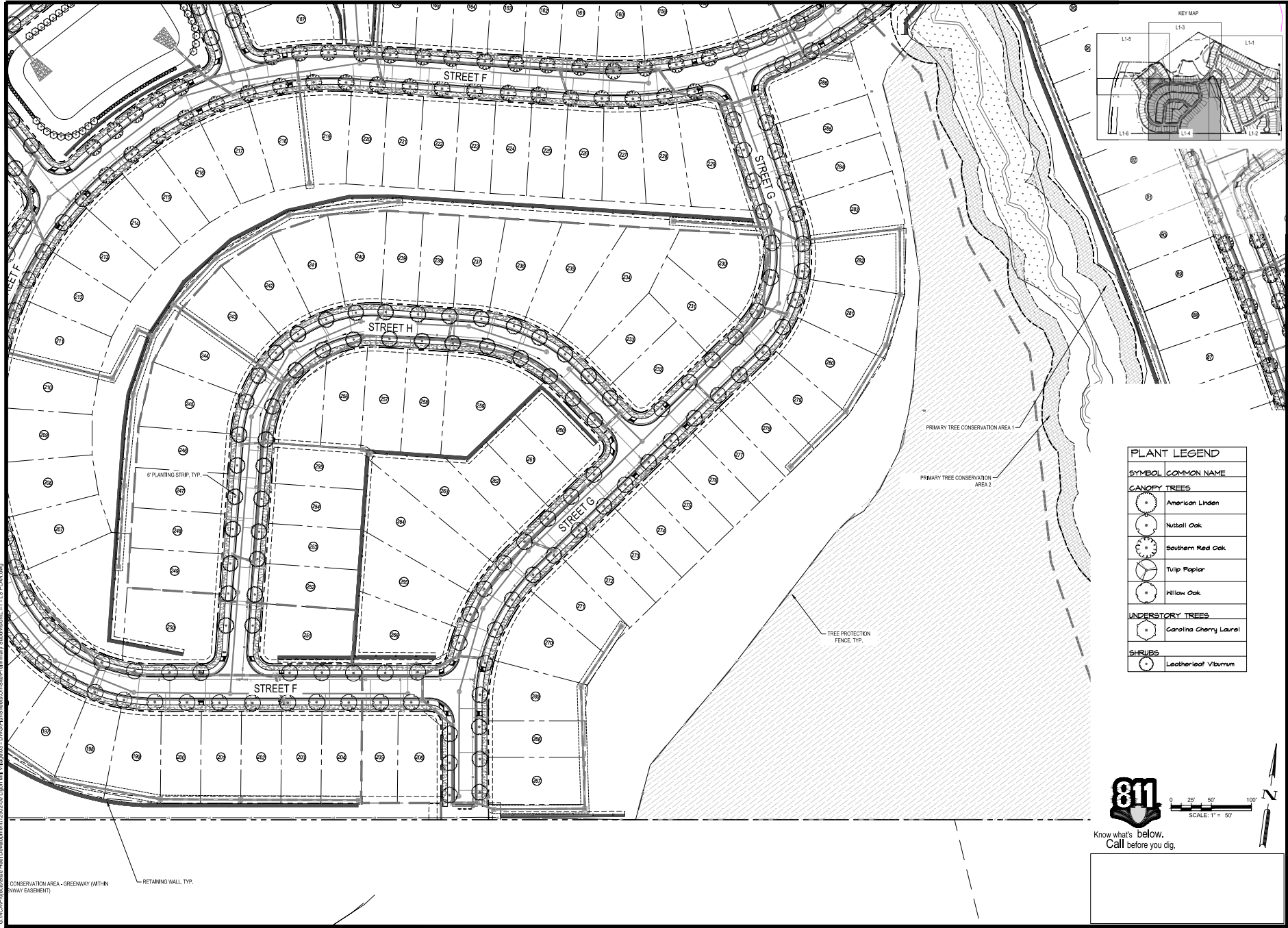


| PLANT LEGEND | |
|-------------------------|------------------------|
| SYMBOL | COMMON NAME |
| CANOPY TREES | |
| | American Linden |
| | Nuttall Oak |
| | Southern Red Oak |
| | Tulip Poplar |
| | Willow Oak |
| UNDERSTORY TREES | |
| | Carolina Cherry Laurel |
| SHRUBS | |
| | Leatherleaf Vibernum |

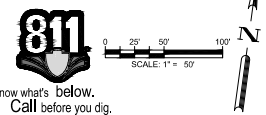


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| DESIGNED BY: MPC | REVISION PER COR COMMENT | DATE |
| DRAWN BY: MPC | REVISION PER COR COMMENT | REV |
| REVIEWED BY: RCZ | REVISION PER COR COMMENT | DATE |
| | | |
| 5439 WALNUT PARK BLVD, SUITE 200 RALEIGH, NC 27607 NC LICENSE #C-4387 © 2024 | | |
| BLUE HILL DEVELOPMENT 2009 REWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | | |
| LIGON MILL VILLAGE SUBMIT 1-2024 8713 LIGON AVE. ROAD RALEIGH, NC 27607 | | |
| LANDSCAPE AND TREE CONSERVATION PLAN (3 OF 6) | | |
| FILE NUMBER: 12502-00 | | |
| DATE: 08/23/2024 | | |
| L1-3 | | |

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| PLANT LEGEND | |
|-------------------------|------------------------|
| SYMBOL | COMMON NAME |
| CANOPY TREES | |
| | American Linden |
| | Nuttall Oak |
| | Southern Red Oak |
| | Tulip Poplar |
| | Willow Oak |
| UNDERSTORY TREES | |
| | Carolina Cherry Laurel |
| SHRUBS | |
| | Leatherleaf Viburnum |



Know what's below.
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| DESIGNED BY: MPC | REVISION PER COR COMMENT |
| DRAWN BY: MPC | REVISION PER COR COMMENT |
| REVIEWED BY: RCZ | REVISION PER COR COMMENT |
| DATE | DATE |
| EGE | |
| 5439 WALNUT PARK BLVD, SUITE 200 RALEIGH, NC 27607 NC LICENSE #C-4387 © 2024 | |
| BLUE HILL DEVELOPMENT | |
| 2009 REVERWOODS DRIVE SUITE 100 RALEIGH, NC 27607 | |
| LIGON MILL VILLAGE | |
| SUBMIT 1/2024 8713 LIGON MILL ROAD RALEIGH, NC 27607 | |
| LANDSCAPE AND TREE CONSERVATION PLAN (4 OF 6) | |
| FILE NUMBER: 12502-00 | DATE: 08/23/2024 |
| L1-4 | |

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CONSERVATION AREA - GREENWAY (WITHIN
RIGHT-OF-WAY EASEMENT)

RETAINING WALL TYP.

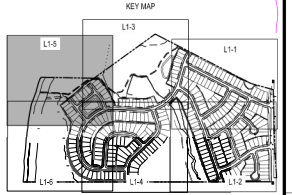
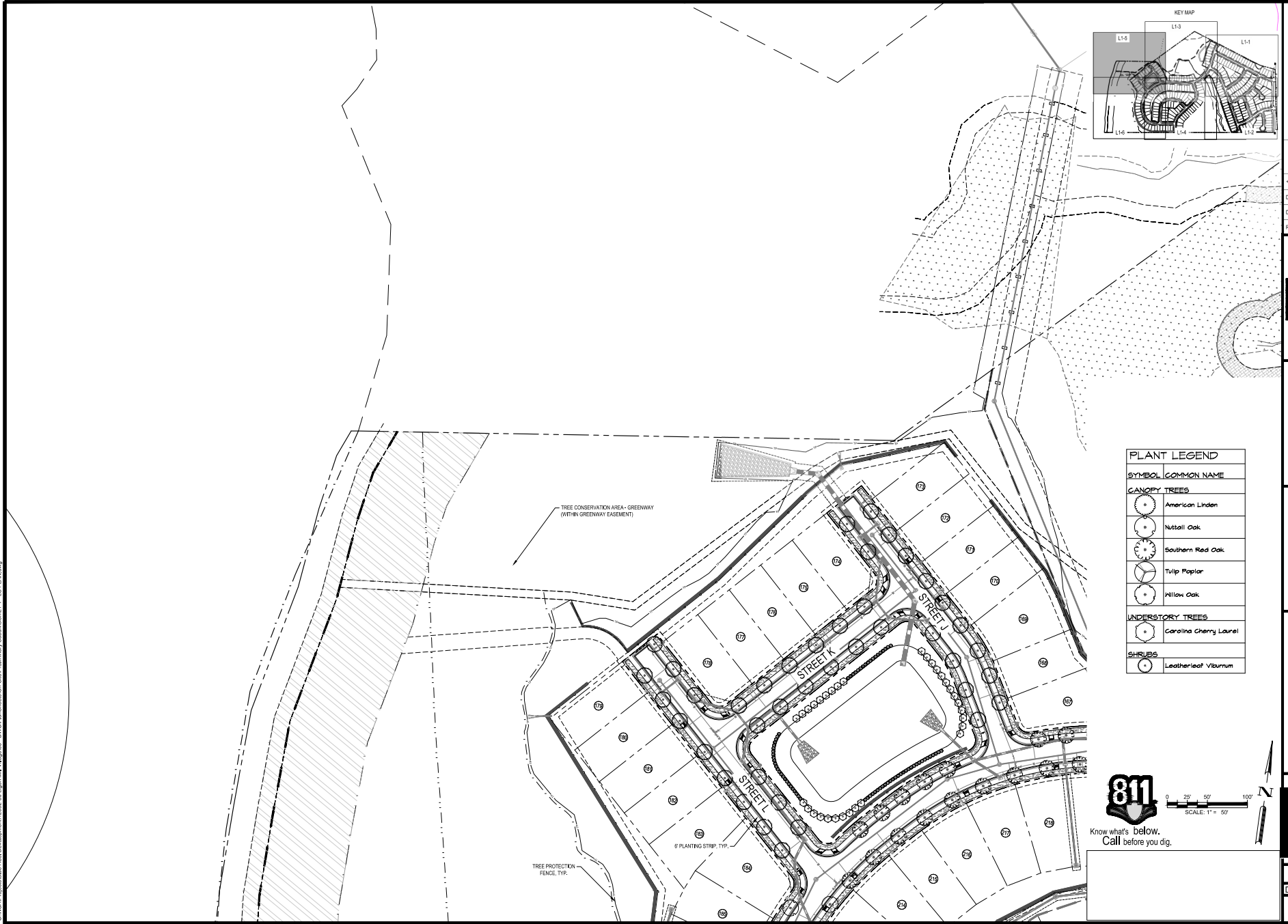
PRIMARY TREE CONSERVATION AREA 1

PRIMARY TREE CONSERVATION AREA 2

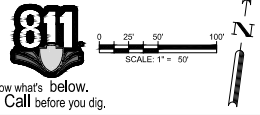
TREE PROTECTION FENCE TYP.

Ø PLANTING STRIP TYP.

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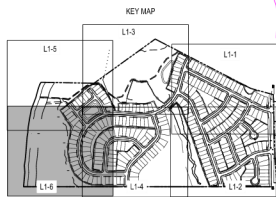
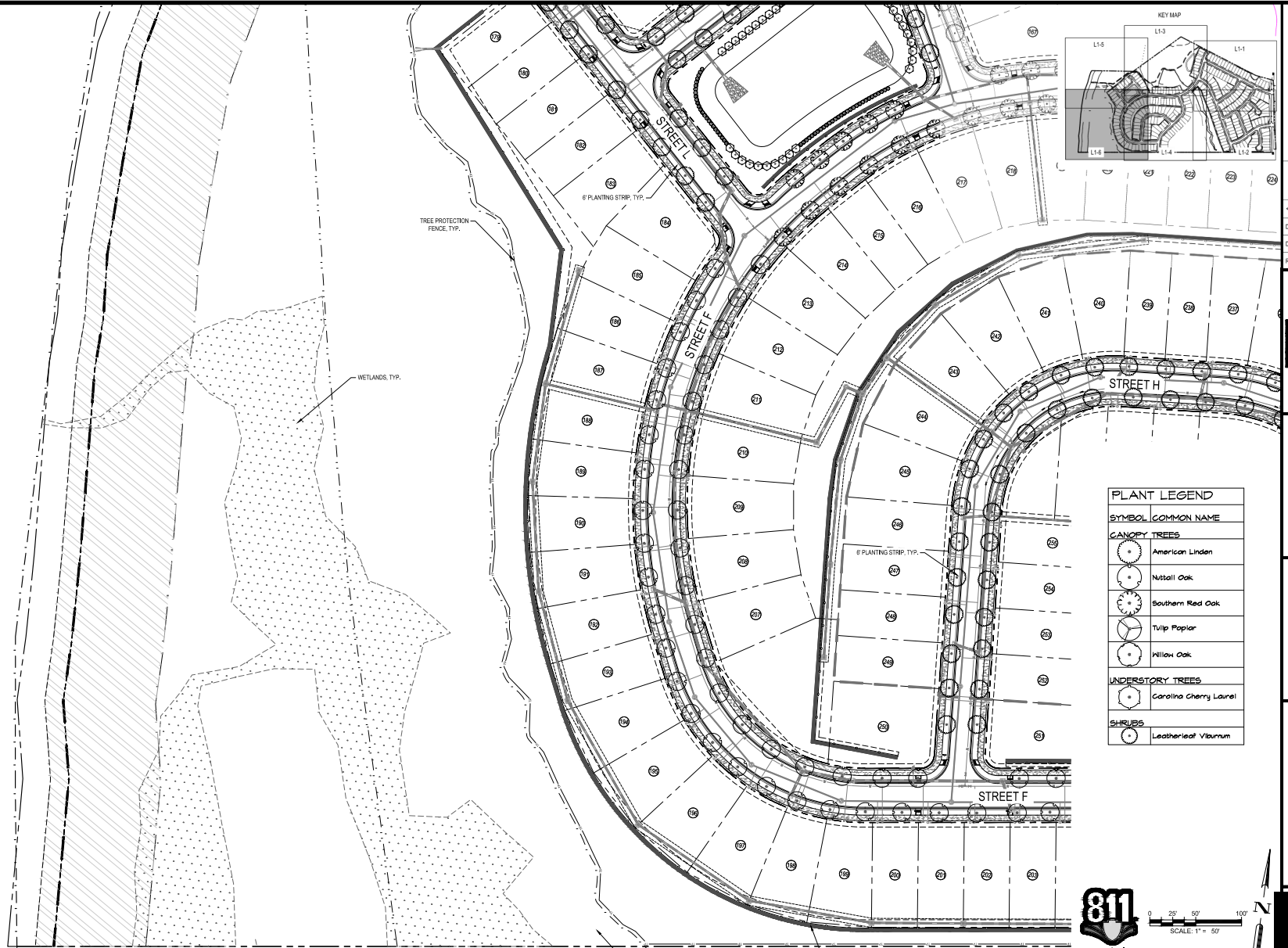


| PLANT LEGEND | |
|-------------------------|------------------------|
| SYMBOL | COMMON NAME |
| CANOPY TREES | |
| | American Linden |
| | Nuttall Oak |
| | Southern Red Oak |
| | Tulip Poplar |
| | Willow Oak |
| UNDERSTORY TREES | |
| | Carolina Cherry Laurel |
| SHRUBS | |
| | Leatherleaf Viburnum |



| | | | |
|--|--------------------------|--------------------------|--------------------------|
| | REVISION PER CDR COMMENT | DATE | DESCRIPTION |
| ▲ | 08/23/2024 | MPC | REVISION PER CDR COMMENT |
| ▲ | 07/09/2024 | MPC | REVISION PER CDR COMMENT |
| ▲ | 06/20/2024 | RCZ | REVISION PER CDR COMMENT |
| DESIGNED BY: MPC | | DRAWN BY: MPC | |
| REVIEWED BY: RCZ | | REVISION PER CDR COMMENT | |
| 5439 WALNUT PARK BLVD, SUITE 200 RALEIGH, NC 27607 NC LICENSE #C-4387 © 2024 | | | |
| BLUE HILL DEVELOPMENT 2300 REWOODS DRIVE, SUITE 100 RALEIGH, NC 27607 | | | |
| LIGON MILL VILLAGE SUBPHASE 02 8113 LIGON MILL ROAD RALEIGH, NC 27607 | | | |
| LANDSCAPE AND TREE CONSERVATION PLAN (5 OF 6) | | | |
| FILE NUMBER: 12502-00 DATE: 08/23/2024 L1-5 | | | |

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| PLANT LEGEND | |
|-------------------------|------------------------|
| SYMBOL | COMMON NAME |
| CANOPY TREES | |
| | American Linden |
| | Nuttall Oak |
| | Southern Red Oak |
| | Tulip Poplar |
| | Willow Oak |
| UNDERSTORY TREES | |
| | Carolina Cherry Laurel |
| SHRUBS | |
| | Leatherleaf Viburnum |

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Know what's below.
Call before you dig.

SCALE: 1" = 50'

| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| 1 | 08/23/2024 | REVISION PER COR COMMENT |
| 2 | 07/09/2024 | REVISION PER COR COMMENT |
| 3 | 06/20/2024 | REVISION PER COR COMMENT |

DESIGNED BY: MPC
DRAWN BY: MPC
REVIEWED BY: RCZ

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BLUE HILL DEVELOPMENT
2009 REWOODS DRIVE, SUITE 100
RALEIGH, NC 27607

LIGON MILL VILLAGE
SUBPHASE 1-1024
8713 LIGON MILL ROAD
RALEIGH, NC 27607

LANDSCAPE AND TREE CONSERVATION PLAN (6 OF 6)

FILE NUMBER:
12502-00
DATE: 08/23/2024

L1-6

