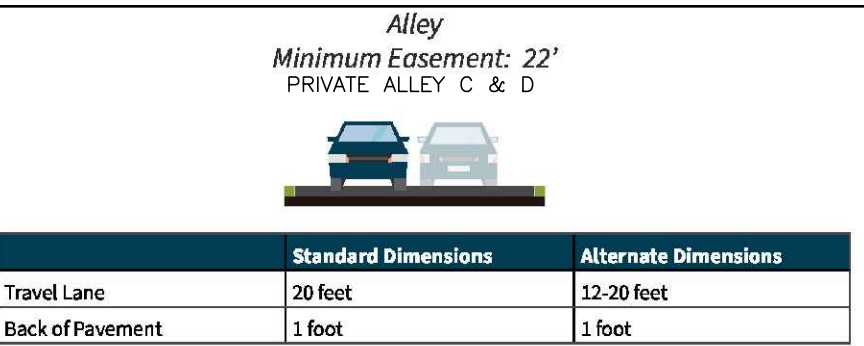
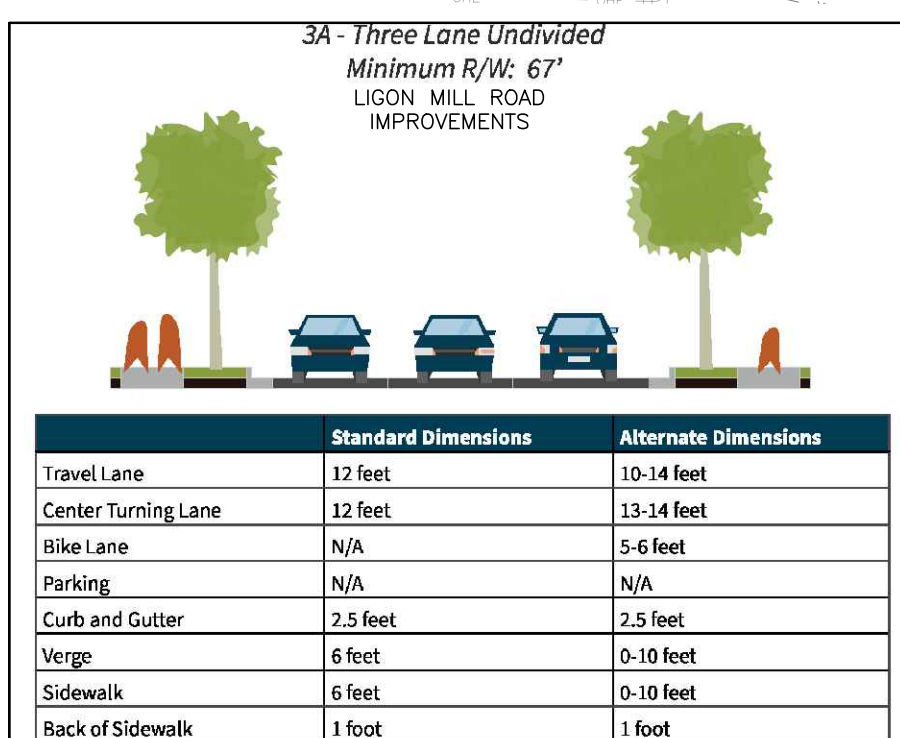
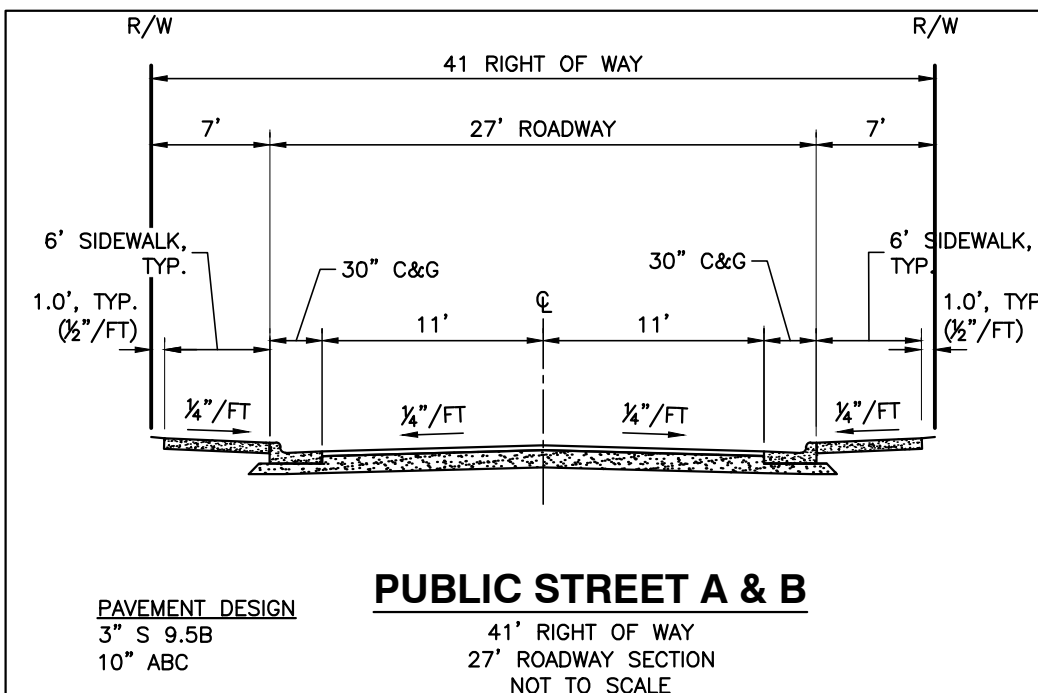


PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)
1	3180	0.07	27	3225	0.07	53	1528	0.04
2	1645	0.04	28	3318	0.08	54	1523	0.03
3	1513	0.03	29	1600	0.04	55	1519	0.03
4	1480	0.03	30	1600	0.04	56	2201	0.05
5	1480	0.03	31	1600	0.04	57	2191	0.05
6	1480	0.03	32	1600	0.04	58	1534	0.04
7	2117	0.05	33	1594	0.04	59	1540	0.04
8	2061	0.05	34	2493	0.06	60	1546	0.04
9	1482	0.03	35	2220	0.05	61	1553	0.04
10	1489	0.03	36	1540	0.04	62	2383	0.05
11	1503	0.03	37	1540	0.04	63	2591	0.06
12	1523	0.03	38	1542	0.04	64	1584	0.04
13	2746	0.06	39	1579	0.04	65	1590	0.04
14	3086	0.07	40	2617	0.06	66	1590	0.04
15	1790	0.04	41	2449	0.06	67	1590	0.04
16	1768	0.04	42	1560	0.04	68	1590	0.04
17	1755	0.04	43	1560	0.04	69	2669	0.06
18	1754	0.04	44	1560	0.04	70	2451	0.06
19	1761	0.04	45	1560	0.04	71	1590	0.04
20	2910	0.07	46	2459	0.06	72	1590	0.04
21	2678	0.06	47	2327	0.05	73	1590	0.04
22	1646	0.04	48	1560	0.04	74	1590	0.04
23	1644	0.04	49	1560	0.04	75	2321	0.05
24	1652	0.04	50	1560	0.04	76	32414	0.74
25	1709	0.04	51	2528	0.06			
26	1895	0.04	52	2463	0.06			

SITE DATA TABLE	
PROJECT NAME:	LIGON MILL ROAD TOWNHOMES
ADDRESS:	9500 LIGON MILL RD WAKE FOREST, NC 27587-7793
PIN:	1739-95-3127
EXISTING ZONING:	GR-3
PROPOSED ZONING:	GR-10(CD)
OVERLAY DISTRICT:	N/A
SITE AREA:	406,790 SF (9.34 AC)
BUILDING SETBACKS:	
FRONT:	8' REDUCED FROM 20' IN GR10
STREET SIDE:	10' REDUCED FROM 20' IN GR10
SIDE SETBACK:	8' IN GR10
REAR (DRIVEWAY):	19' REDUCED FROM 25' IN GR10
BUILDING SEPARATION:	16'
PROPOSED DENSITY:	76 LOTS / 9.34 AC = 8.1 LOTS/AC
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY AND TOWNHOMES
EXISTING GROSS SQUARE FOOTAGE OF BUILDINGS:	3,317 SF
PROPOSED GROSS SQUARE FOOTAGE OF BUILDINGS:	71,990 SF
PROPOSED NUMBER OF UNITS:	76 (INCLUDES EXISTING HOUSE)
PROPOSED NUMBER OF LOTS:	76 (INCLUDES EXISTING HOUSE)
PROPOSED NUMBER OF LOTS PER PHASE:	76 (INCLUDES EXISTING HOUSE)
PROPOSED HEIGHT OF BUILDINGS AND NUMBER OF STORIES:	3 STORES MAX
VEHICLE PARKING:	137 SPACES
REQUIRED (1.8 SF/UNIT):	168 SPACES
PROVIDED:	INCLUDES 14 GUEST SPACES + 2 CBU
BICYCLE PARKING:	
REQUIRED: (2/40 REQ'D SPACES)	4 SPACES
PROVIDED: (137/40)	4 SPACES
FRONTAGE BUILDOUT REQUIRED:	4 SPACES
WATER SUPPLY WATERSHED PROTECTION OVERLAY DISTRICT:	N/A
SPECIAL FLOOD HAZARD AREAS:	N/A
UNIMPROVED OPEN SPACE:	
REQUIRED:	0.91 AC (10%)
PROVIDED:	2.00 AC (22.1%)
IMPROVED PARK SPACE:	
REQUIRED:	0.23 AC (2.5%)
ACTIVE RECREATION:	
REQUIRED:	0.06 AC (25% x 0.23 AC)
PROVIDED:	0.29 AC (25.27%)
TOTAL SPACE PROVIDED:	2.29 AC (25.27%)
TOTAL SPACE PROVIDED:	2.29 AC (25.27%)
IMPERVIOUS AREA:	
EXISTING:	18,842 SF (0.43 AC)
PROPOSED:	275,603 SF (6.33 AC)
INTERNAL PUBLIC STREET DESIGN IS BASED ON A MODIFIED 2 LANE UNDIVIDED STREET SECTION WITH SIDEWALK ON BOTH SIDES AND NO VERGE BETWEEN SIDEWALK AND CURB IN A 41' PUBLIC RIGHT OF WAY.	



**NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF WAKE FOREST, CITY OF RALEIGH, AND NCDOT**

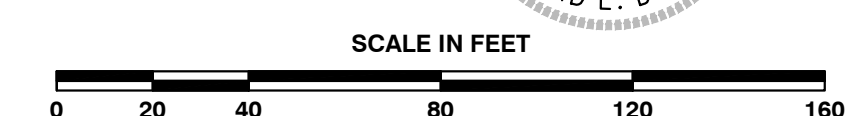
**WETLANDS EXIST ON-SITE**  
**NO FLOODPLAINS EXIST ON-SITE**

**LEGEND**

SDT SIGHT DISTANCE TRIANGLE  
COR CITY OF RALEIGH  
PUE PUBLIC UTILITY EASEMENT



MASTER PLAN APPROVAL BY THE TOWN OF WAKE FOREST TECHNICAL REVIEW COMMITTEE  
PLANNING: \_\_\_\_\_ DATE: \_\_\_\_\_  
ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
Subject to addressing outstanding conditions of approval within the issued comment letter. Plans are not released for construction. Approval is valid for two years from the date above.



**BASS, NIXON & KENNEDY, INC.**  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 950, RALEIGH, NC 27607  
TELEPHONE: (919) 851-4422 FAX: (919) 851-8986  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

**LIGON MILL ROAD TOWNHOMES**  
**SITE MASTER PLAN**  
**9500 LIGON MILL ROAD**  
TOWN OF WAKE FOREST, WAKE COUNTY, NORTH CAROLINA

**SHEET C1.0**

SCALE: 1" = 40'

CHK BY: DLD

DATE: 06-06-2025

JOB NO: 03-24231

SED: 06-06-2025

DRAWN BY: \_\_\_\_\_