

SITE DATA  
TOTAL AREA = 441772 SF 10.14 AC  
AREA IN NEW R/W = 64481 SF 1.48 AC  
NUMBER OF LOTS = 44  
MINIMUM LOT SIZE = 4546 SF 0.10 AC  
AVERAGE LOT SIZE = 8574 SF 0.20 AC

4,122 SF 0.095 AC  
ALTERNATE COMPLIANCE  
SECONDARY  
TREE CONSERVATION  
AREA  
65' PERIMETER YARD

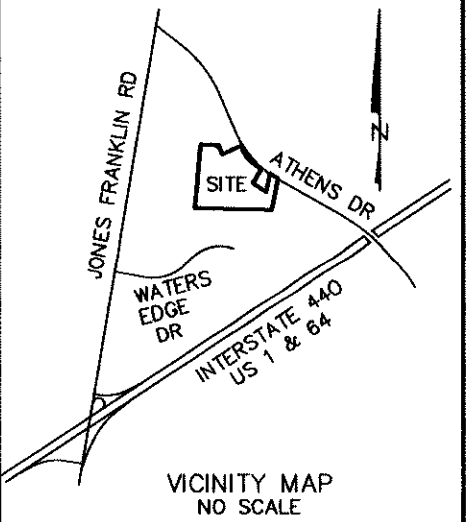
REFERENCES  
DEED BOOK 11778 PG 2452  
DEED BOOK 1654 PG 574  
DEED BOOK 1810 PG 177  
DEED BOOK 2092 PG 230  
BOOK OF MAPS 1972 PG 163  
BOOK OF MAPS 1945 PG 92  
PORTION OF BOUREE CIRCLE CLOSED BY  
RESOLUTION (2008) 589, EFFECTIVE 06/17/08

LEGEND  
● EIP = EXISTING IRON PIPE  
○ IPS = IRON PIPE SET  
CGF = COMBINED GRID FACTOR  
D.E. = DRAINAGE EASEMENT  
[1000] = STREET ADDRESS

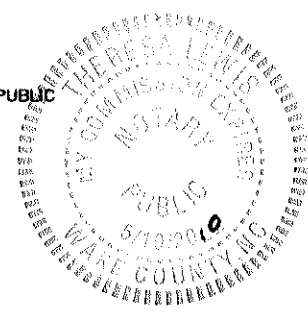
STATE OF North Carolina  
COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED  
BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE  
VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED  
THEREIN AND IN THE CAPACITY INDICATED:  
COLIN MACNAIR, Manager for BGM Investments Co.  
DATE: July 30, 2008  
Theresa Lewis  
printed name: Theresa Lewis NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/10/2010

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE  
SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAN AND  
ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD  
HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED  
IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH  
CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE)  
THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE  
DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE  
LAWFUL CLAIMS OF ALL PERSONS WHOSEVER UNLESS EXCEPTED  
HEREIN AND THAT BY SUBMISSION OF THIS PLAN OR MAP FOR APPROVAL  
THE DEDICATOR(S) SHALL BE DEEMED TO HAVE ACCEPTED THE CITY'S  
STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS, (AS  
THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY  
BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE  
CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON  
ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES,  
ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH  
FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE  
IRREVOCABLE, PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM  
DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE  
IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL  
PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT  
TO CONDITIONS OF SUBSECTIONS (b), (c), (d), AND (f) OF SECTION 1  
AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION  
1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).  
BOOK NO. 11778 PAGE NO. 2452



NOTES  
AREAS ARE BY COORDINATE CALCULATION.  
IRON PIPES SET AT NEW LOT CORNERS.  
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES  
EXPRESSED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD  
ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M.  
COMMUNITY PANEL NO. 3720078300J WITH AN EFFECTIVE  
DATE OF MAY 2, 2006.



BGM INVESTMENT CO.  
By: Colin MacNair  
COLIN MACNAIR, Manager for BGM Investment Co.

NITROGEN LOADING TABLE: (Apportioning Method used for existing impervious surfaces)

TYPE OF LAND COVER	SITE AREA (ACRES)	TN EXPORT COEFF. (LBS/AC/YR)	TN EXPORT BY LAND USE (LBS/YR)	TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE (TCA)	1.06	0.60	0.64	
PERMANENTLY PROTECTED MANAGED OPEN SPACE	4.55	1.20	5.46	
IMPERVIOUS SURFACES	2.90	21.20	62.75	
TOTAL	8.57		68.85	
AVERAGE FOR SITE				8.03

Nitrogen Control Calculations:  
Total TN export by land use = 68.85 lbs/yr  
Total TN export from site = 8.03 lbs/acre/yr  
-> Export is more than 3.60 lbs/acre/yr and more than 6.0 lbs/acre/yr.  
Since export is more than 6.0 lbs/acre/yr, developer to do a combination of on-site BMP's to achieve a 6.0 lbs/acre/yr export. Then, the developer may pay a one time off-site payment to bring the nitrogen down to 3.6 lbs/acre/yr. Bio-retention areas remove 35% of the nitrogen load (13.09 + 8.14 = 21.23 lbs/acre/yr)

TOTAL NUTRIENT OFFSET PAYMENT FOR SITE:  
(5.56 lbs/acre/yr - 3.6 lbs/acre/yr) x 330 \$/lb x 8.57 ac = \$5,543.10  
A PAYMENT OF \$5,543.10 TO BE MADE TO THE NCEEP.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	05°45'27"	309.01'	31.05'	S 23°50'42" E	31.04'
C2	81°40'30"	25.00'	35.64'	N 14°06'49" E	32.70'
C3	88°23'03"	25.00'	38.56'	S 80°51'24" E	34.85'
C4	12°51'35"	45.00'	10.10'	N 43°05'40" W	10.08'
C5	39°08'32"	45.00'	30.74'	N 69°05'43" W	30.15'
C6	38°12'02"	45.00'	30.00'	S 72°14'00" W	29.45'
C7	38°35'22"	45.00'	30.31'	S 33°50'18" W	29.74'
C8	47°05'22"	45.00'	36.98'	S 09°00'04" E	35.95'
C9	37°48'13"	45.00'	29.69'	S 51°26'52" E	29.16'
C10	35°23'25"	45.00'	27.80'	S 88°02'41" E	27.38'
C11	69°04'31"	25.00'	30.14'	N 71°12'08" W	28.35'
C12	83°33'29"	25.00'	36.46'	N 05°06'52" E	33.31'
C13	11°20'04"	297.50'	58.85'	S 41°13'34" W	58.76'
C14	08°40'30"	297.50'	45.04'	S 31°13'18" W	45.00'
C15	08°40'30"	297.50'	45.04'	S 22°32'48" W	45.00'
C16	10°23'47"	297.50'	53.98'	S 13°00'40" W	53.91'
C17	47°16'04"	25.00'	20.62'	N 31°26'49" E	20.04'
C18	45°51'43"	45.00'	36.02'	S 32°08'59" W	35.07'
C19	38°20'56"	45.00'	30.12'	S 09°57'20" E	29.56'
C20	38°20'56"	45.00'	30.12'	S 48°18'15" E	29.56'
C21	38°20'56"	45.00'	30.12'	S 86°39'11" E	29.56'
C22	91°24'01"	45.00'	71.79'	N 28°28'21" E	64.41'
C23	22°13'38"	45.00'	17.46'	N 28°20'29" W	17.35'
C24	47°16'04"	25.00'	20.62'	S 15°49'16" E	20.04'
C25	14°59'13"	252.50'	66.05'	S 15°18'23" W	65.86'
C26	13°47'35"	252.50'	60.78'	S 29°41'46" W	60.64'
C27	09°17'05"	252.50'	40.92'	S 41°14'06" W	40.87'
C28	89°11'15"	25.00'	38.92'	N 89°31'44" W	35.10'
C29	02°17'16"	372.50'	14.87'	S 48°04'44" E	14.87'
C30	07°23'22"	372.50'	48.04'	S 50°55'03" E	48.01'
C31	03°21'14"	372.50'	21.80'	S 58°17'21" E	21.80'
C32	00°25'53"	350.00'	2.64'	S 58°10'54" E	2.64'
C33	07°42'44"	350.00'	47.11'	S 62°15'13" E	47.08'
C34	47°16'04"	25.00'	20.62'	N 42°28'32" W	20.04'
C35	48°54'36"	45.00'	38.41'	S 43°17'48" E	37.26'
C36	88°21'29"	45.00'	69.40'	N 68°04'10" E	62.72'
C37	38°16'04"	45.00'	30.06'	N 04°45'23" E	29.50'
C38	38°16'04"	45.00'	30.06'	N 33°30'41" W	29.50'
C39	60°43'56"	45.00'	47.70'	N 83°00'41" W	45.50'
C40	23°38'02"	25.00'	10.31'	N 78°26'22" E	10.24'
C41	23°38'02"	25.00'	10.31'	S 77°55'36" E	10.24'
C42	04°41'22"	305.00'	24.96'	S 63°45'54" E	24.96'
C43	03°27'15"	305.00'	18.39'	S 59°41'35" E	18.38'
C44	10°13'47"	327.50'	58.47'	S 52°51'04" E	58.40'
C45	02°48'04"	327.50'	16.01'	S 46°20'08" E	16.01'
C46	99°53'11"	25.00'	43.58'	S 05°00'29" W	38.27'
C47	82°50'19"	25.00'	36.15'	N 83°37'46" W	33.08'
C48	10°11'22"	309.01'	54.95'	S 47°18'18" E	54.88'

I, CHARLES W. RUSHTON, CERTIFY THAT THIS SURVEY CREATES A  
SUBDIVISION WITHIN THE AREA OF A COUNTY THAT HAS AN  
ORDINANCE THAT REGULATES PARCELS OF LAND.

I, CHARLES W. RUSHTON, CERTIFY THAT THIS PLAT WAS DRAWN  
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER  
MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE  
CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION  
AS CALCULATED IS 1: 27,400; THAT THIS PLAT WAS PREPARED  
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER,  
AND SEAL THIS 29TH DAY OF JULY 20 08.

REGISTERED PROFESSIONAL LAND SURVEYOR  
NORTH CAROLINA  
SEAL  
L-2765  
CHARLES W. RUSHTON



BOOK OF MAPS 2008, PAGE 1554

OPEN SPACE NOTE:  
WITHIN PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE  
AREAS THERE MUST NOT BE ANY LAND DISTURBING ACTIVITY,  
ANY PLACEMENT OF IMPERVIOUS SURFACES, ANY TREE REMOVAL,  
ANY NEW DEVELOPMENT OR EXPANSION THEREOF, OR NEW USE,  
CONSTRUCTION, OR ENCROACHMENT WITHOUT FIRST OBTAINING  
THE PRIOR APPROVAL FROM THE CITY OF RALEIGH.

NOTES  
AREAS IDENTIFIED AS PERMANENTLY PRESERVED  
UNDISTURBED OPEN SPACE SHALL BE MAINTAINED  
IN PERPETUITY IN THEIR NATURAL CONDITION. NO  
PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE,  
OR PERFORM AN OTHER LAND-DISTURBING  
ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY  
VEGETATION; NOR CONSTRUCT ANY STRUCTURES;  
NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE;  
NOR ALLOW ANIMAL GRAZING OR WATERING OR  
ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED  
AREAS. THIS COVENANT IS TO RUN WITH THE LAND,  
AND SHALL BE BINDING ON THE OWNER, AND ALL  
PARTIES CLAIMING UNDER IT.

ALL STORM WATER CONTROL MEASURES ARE TO BE  
OWNED AND MAINTAINED BY THE HOMEOWNER'S  
ASSOCIATION.

REMOVAL OF TREES AND VEGETATION WITHOUT A PERMIT FROM  
THE CITY OF RALEIGH IN DESIGNATED TREE CONSERVATION AREAS  
IS A VIOLATION OF THE RALEIGH CITY CODE AND WILL RESULT IN  
SIGNIFICANT FINANCIAL CONSEQUENCES.

I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND  
REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP  
OR PLAN MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING AND  
THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_ 2008 APPROVED THIS PLAT OR MAP AND  
ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE  
DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION  
THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE  
SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY  
OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

WEDCO LLC  
DB 6224 PG 264

WEDCO LLC  
DB 6224 PG 264

A.C. HAILEY, JR.

DEVELOPER:  
BGM INVESTMENT CO.  
1815 KILDAIRE FARM RD.  
CARY, NC 27511  
(919) 481-9000

THIS PLAT IS TO BE RECORDED  
AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008  
1 COPY TO BE RETAINED FOR THE  
CITY OF RALEIGH  
THIS PLAT IS IN FULL OUT OF THE  
CITY LIMITS.

SCALE 1" = 60'

SUBDIVISION, TREE CONSERVATION AREA,  
AND NITROGEN LOADING PLAT

ATHENS GROVE  
Cluster Unit Development

RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA

OWNER: BGM INVESTMENT CO. ZONED R-6

DATE 04/10/08 DRAWN CWR JOB NO. 05-126

SCALE 1" = 60' SURVEYED ADP DWG. ATHENS-SH1

REVISED 06/27/08 (RESOLUTION) 07/11/08, 07/29/08 PIN 0783-37-0217 0783-37-4220  
0783-27-7236

THOMPSON & ASSOCIATES  
153 HOLLY SPRINGS RD  
HOLLY SPRINGS, NC 27540  
TEL (919) 577-0808  
FAX (919) 577-0609