

ZONING CONDITIONS FOR THE MERRITT RESERVE

REZ-24-01

PINS 1758-92-8330 (PORTION OF), 1768-23-6815 AND 1768-32-8863 (PORTION OF)

- REFER TO THE ASSOCIATED CONCEPT PLAN WITH REZ-24-01, APPROVED ON 11/07.
- NO SINGLE TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SIX UNITS.
- CONSTRUCTION OF THE ON-SITE AMENITIES SHALL BE COMPLETED ON OR BEFORE THE ISSUANCE OF THE CERTIFICATE OF COMPLIANCE/OCCUPANCY FOR THE 300TH UNIT.
- THIS WILL BE AN AGE-RESTRICTED DEVELOPMENT LIMITED TO RESIDENTS AGED 55 AND OLDER IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR AGE RESTRICTED HOUSING ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO MORE THAN 505 UNITS WILL BE PERMITTED FOR THE DEVELOPMENT WITH THE MAXIMUM NUMBER OF ATTACHED UNITS LIMITED TO 278.
- THE FOLLOWING USES ARE PROHIBITED IN THE PORTION OF THE SITE TO BE ZONED GENERAL COMMERCIAL DISTRICT: TATTOO ESTABLISHMENT, VAPE AND TOBACCO STORE, VEHICLE RENTAL, AND SALES.
- THE FOLLOWING USES ARE PROHIBITED IN THE PORTION OF THE SITE TO BE ZONED RESIDENTIAL MEDIUM DENSITY: TELECOMMUNICATIONS TOWER
- THE DEVELOPER SHALL INSTALL A TYPE 2 BUFFER IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN ON EXHIBIT B WITH REZ-24-01, APPROVED ON 11/07.
- ONE (1) BUILDING CONSISTING OF TWO (2) TOWNHOME UNITS SHALL BE DEVELOPED AND DONATED AS PART OF HEROES FOR HOME OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES FOR THESE UNITS.
- ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:

- AT LEAST ONE (1) SINGLE OR DOUBLE CAR GARAGE;
- ALL GARAGE DOORS SHALL HAVE WINDOWS;
- GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FAÇADE OF THE HOUSE.
- IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL COPPER OR WOOD;
- ALL WINDOWS ON FRONT FAÇADE SHALL HAVE SHUTTERS OR WINDOW TRIM;
- NO SINGLE-FAMILY DETACHED HOME SHALL BE CONSTRUCTED WITH A FRONT ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OF IT OR DIRECTLY ACROSS FROM IT; AND
- A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.

11. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:

- ONE (1) SINGLE OR DOUBLE CAR GARAGE
- IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;
- ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
- NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT; AND A VARIED PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.

12. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED IN ACCORDANCE WITH THE ROLESVILLE LAND DEVELOPMENT ORDINANCE. HOA DOCUMENTS MUST BE RECORDED WITH THE FINAL PLAT.

13. GARBAGE AND PET WAST RECEPTACLES IN OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA.

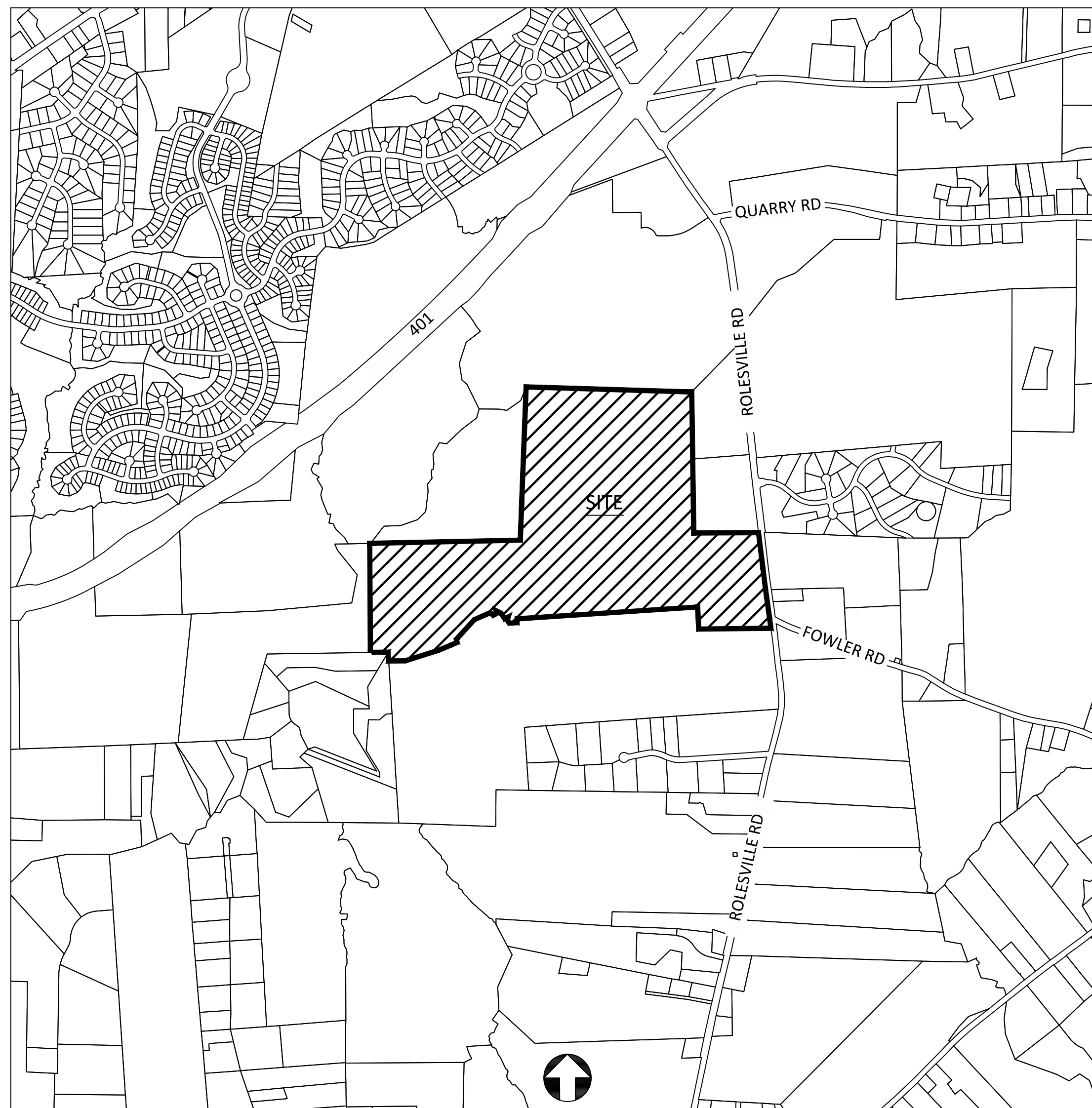
14. CONSTRUCTION DOCUMENTS FOR THE PROPERTY TO INCLUDE ON-LOT GRADING INCLUDING (I) PROPOSED FINISHED FLOOR ELEVATIONS, (II) 4- CORNER FINISHED-PAD SPOT ELEVATIONS, (III) 1-FOOT CONTOURS OF THE PROPOSED GRADES, (IV) PROPOSED HIGH POINT(S), (V) PROPOSED SWALE DIRECTIONS, SPOT ELEVATIONS, AND SLOPES AT NOT LESS THAN 1% AND (VI) OTHER INFORMATION AS NECESSARY TO DEMONSTRATE FUTURE FEASIBILITY OF COMPLIANCE WITH SECTION R401.3 OF THE NC RESIDENTIAL CODE.

15. THE DEVELOPER SHALL DESIGN AND CONSTRUCT A PUBLIC GREENWAY ALONG THE SOUTHERN PROPERTY BOUNDARY ADJACENT TO WITHIN THE PROPOSED SEWER EASEMENT AS SHOWN ON EXHIBIT C. ADDITIONAL DEDICATION OF A 40' GREENWAY EASEMENT ALONG THE LILES FAMILY, LLC PROPERTY WILL BE FINALIZED AND DEDICATED TO THE TOWN ONCE THE APPROVAL HAS BEEN GRANTED BY THE TOWN OF ROLESVILLE FOR THE FUTURE GREENWAY CONNECTION WITH THE EXTENSION OF FOWLER ROAD.

OVERALL SITE DATA	
PIN	1768328863, 1768236815, 1758928330
DEED BOOK AND PAGE #	010194 016287 009920 02092, 00077, 01679
ZONING	RH-CZ & GC-CZ
TOTAL TRACT ACREAGE	16,745/ 98.166/ 37.367 TOTAL=152.278 AC
WATERSHED	HARRIS CREEK
TOWNSHIP	WAKE FOREST
RIVER BASIN	NEUSE
EXISTING USAGE	AGRICULTURE
PROPOSED USAGE	MIXED USE
STREAM CLASS	C,NSW
EXISTING IMPERVIOUS	.04 AC
PROPOSED IMPERVIOUS	54.67 AC
DENSITY	REQUIRED AND PROVIDED 3 UNITS/ACRE
FEMA FLOOD MAP	PANEL 1768 DATE JULY 19,2022
SINGLE FAMILY DETACHED	REQUIRED AND PROVIDED 4,000 SF MIN. LOT AREA
ATTACHED UNITS	REQUIRED AND PROVIDED 1,900 SF MIN. LOT AREA
OPEN SPACE	REQUIRED 22.84 AC (15%) PROVIDED 23.81 AC (15.6%)
40' SINGLE FAMILY 50' SINGLE FAMILY ATTACHED DWELLINGS	138 85 275 TOTAL 498
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	REQUIRED AND PROVIDED 20' 5' 20' 15'
PARKING SPACES	PROPOSED AND REQUIRED 2 PARKING SPOTS PER UNIT FOR MULTIFAMILY AND MAIL KIOSK

2. Include tree coverage data in table.

OPEN SPACE USE TABLE		
OS-1	1.64 AC	SCM, ACCESS EASEMENT
OS-2	2.47 AC	SCM, ACCESS EASEMENT
OS-3	1.38 AC	NATURAL AREA
OS-4	1.25 AC	GREEN SPACE
OS-5	.78 AC	GREEN SPACE
OS-6	.19 AC	GREEN SPACE
OS-7	2.98 AC	SCM, ACCESS EASEMENT
OS-8	2.1 AC	GREEN SPACE
OS-9	3.78 AC	GOVERNMENTAL USE
OS-10	2.01 AC	INTERNAL PARK
OS-11	5.21 AC	FUTURE TOWN PARK



1st Submittal: 12-02-24
2nd Submittal: 02-03-25

PRELIMINARY SUBDIVISION PLAT FOR MERRITT RESERVE SITUATED AT 1224 ROLESVILLE ROAD TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA PROJECT NUMBER = PSP-24-07

PROPRY OWNER:	WILLIAM MERRITT & KATHY LLAMAS 156 MONTERERY ST. POINCIANA FL 34759 1768-23-6815 WESLEY AND ROXEY WILKINS 115 W. YOUNG ST. ROLESVILLE, NC 27571 1768-23-6815 EDWARD AND LINDA SELF 114 MAUDE LA. MT. AIRY, NC 27030 1768-23-6815 JAMES AND SUE MERRITT 3523 VIOLET CT. WILMINGTON, NC 28409 1768-32-8815 GUNZ/ROGERS PROPERTY BETTY R. GUNZ 1409 MAYLAND AVE. CHALLOTTE, NC 28209 1768-32-8863 WILLIAM ROGERS, C/O TEKWEST, LLC PO BOX 101149 FORTH WORTH, TX 76185 1768-32-8863 LILES FAMILY PROPERTY LILES FAMILY, LLC 2524 HOLIDAY AVE. ZEBULON, NC 27597 1758-92-8330
SURVEYOR:	CMP PROFESSIONAL LANDSCAPE, PL CONTACT: MIKE MOSS 206 HIGH HOUSE RD STE 205 WAKE FOREST, NC 27587 919-556-3148
DEVELOPER:	BRD LAND AND INVESTMENT CONTACT: MICHAEL FLEMING 234 KINGSLEY PARK DR STE 110 FORT MILL, SC 29715 919-346-6014
BUFFER/WETLAND:	SAGE ECOLOGICAL SOLUTIONS CONTACT: SEAN CLARK 3707 SWIFT CREEK DRIVE RALEIGH, NC 27606 919-559-1537

Sheet List Table	
Sheet Number	Sheet Title
G-001	Cover
G-002	PHASING PLAN
G-003	Lot Area Per Phase
CV-100	Existing Conditions
CX-100	Demolition Plan
CS-100	Site Overall Plan
CS-101	Site Plan (50 Scale)
CS-102	Site Plan (50 Scale)
CS-103	Site Plan (50 Scale)
CS-104	Site Plan (50 Scale)
CS-105	Site Plan (50 Scale)
CS-106	Site Plan (50 Scale)
CS-107	Site Plan (50 Scale)
CS-108	Site Plan (50 Scale)
CS-200	Site Details
CU-100	Utility Overall Plan
CU-101	Utility Plan (50 Scale)
CU-102	Utility Plan (50 Scale)
CU-103	Utility Plan (50 Scale)
CU-104	Utility Plan (50 Scale)
CU-105	Utility Plan (50 Scale)
CU-106	Utility Plan (50 Scale)
CU-107	Utility Plan (50 Scale)
CU-108	Utility Plan (50 Scale)
CG-100	Grading and Drainage Overall Plan
CG-101	Grading and Drainage (50 Scale)
CG-102	Grading and Drainage (50 Scale)
CG-103	Grading and Drainage (50 Scale)
CG-104	Grading and Drainage (50 Scale)
CG-105	Grading and Drainage (50 Scale)
CG-106	Grading and Drainage (50 Scale)
CG-107	Grading and Drainage (50 Scale)
CG-108	Grading and Drainage (50 Scale)
CT-200	Fowler Road Plan and Profile (1 of 4)
CT-201	Fowler Road Plan and Profile (2 of 4)
CT-202	Fowler Road Plan and Profile (3 of 4)
CT-203	Fowler Road Plan and Profile (4 of 4)
CT-300	Striping Plan
CT-301	Road Improvements Plan
CT-400	FOWLER ROAD SIGHT PP
CT-401	ROAD A SIGHT PP
LP-100	Overall Landscape Plan

1. These sheets are not required for the PSP submittal. Consider removing them and including them in the Construction Drawings.

PROJECT NARRATIVE

THIS PROJECT IS LOCATED IN ROLESVILLE, NORTH CAROLINA ASIDE THE ROLESVILLE ROAD FOWLER ROAD INTERSECTION. IT DRAINS TO TRIBUTARIES OF HARRIS BRANCH WHICH IS PART OF THE NEUSE RIVER BASIN. THE PROJECT CONSIST OF THREE SEPARATE PARCELS WITH A TOTAL PROJECT AREA OF THE PROJECT IS 152.278 AC. THE PROJECT IS ZONED FOR HIGH DENSITY, RESIDENTIAL AND GENERAL COMMERCIAL WITH A RESIDENTIAL DENSITY OF +/- 3 UNITS AN ACRE.

GENERAL NOTES:

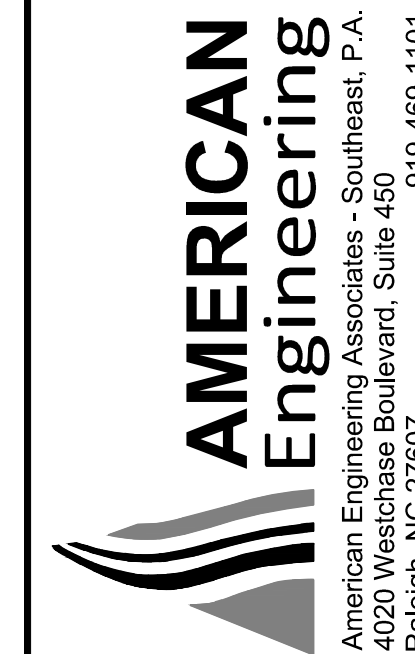
- CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
- ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR,PL.
- THE ZONING ENTITLEMENTS ACHIEVED/FACILITATING THIS PRELIM PLAT IS REZ-24-01, APPROVED 11-7-2024 BY TOWN BOARD.
- OPEN SPACE LOTS AND SCM'S WILL BE OWNED AND MAINTAINED BY HOA.
- ALL PROPOSED STREETS WILL BE DEDICATED TO TOWN AND THIS OWNED AND MAINTAINED BY TOWN.
- ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
- ALL CONDITIONS OF SUP 19-01 AND MA 19-02 RP/UD ARE APPLICABLE AND WILL BE MET.
- SIGNS REQUIRE A SEPARATE SIGN PACKAGE TO BE APPROVED BY THE TOWN.

ATTENTION CONTRACTORS:

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND / OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER AND SEWER FACILITIES NOT INSPECTED AT THE TIME OF THE NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOB SITE, OR ANY OTHER VIOLATION OF THE CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	02-03-25	FIRST REVISION SET

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

MERRITT RESERVE
COVER
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

COVER
SHEET NO.: G-001





PRELIMINARY

FOR INFORMATION, ONLY

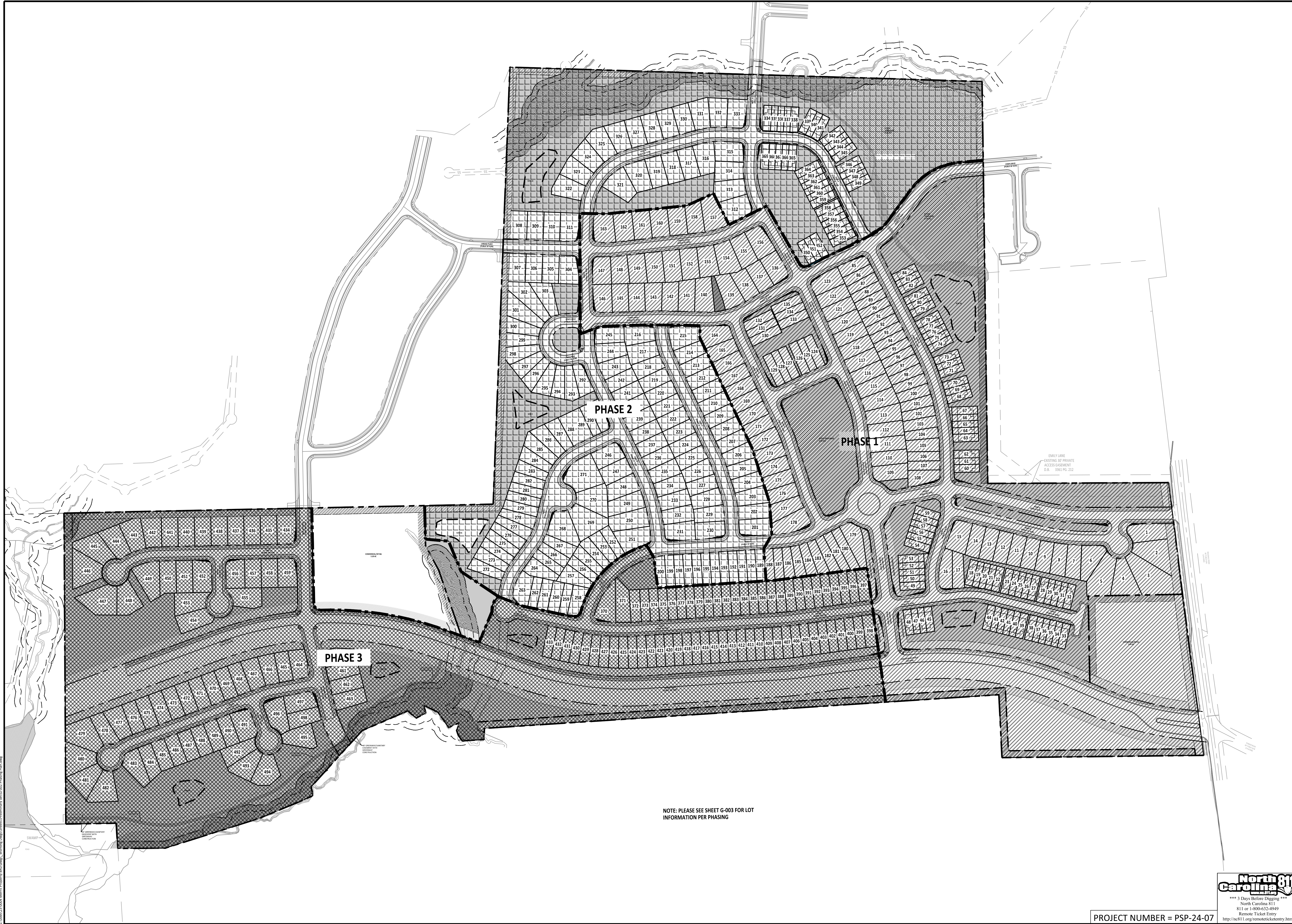
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MERRITT RESERVE
PHASING PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

PHASING PLAN
SHEET NO.: **G-002**

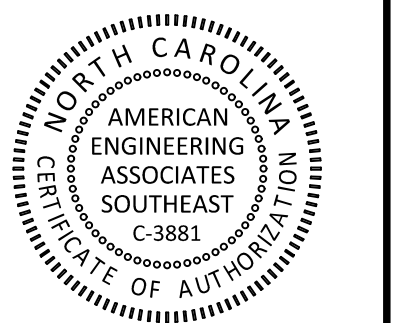
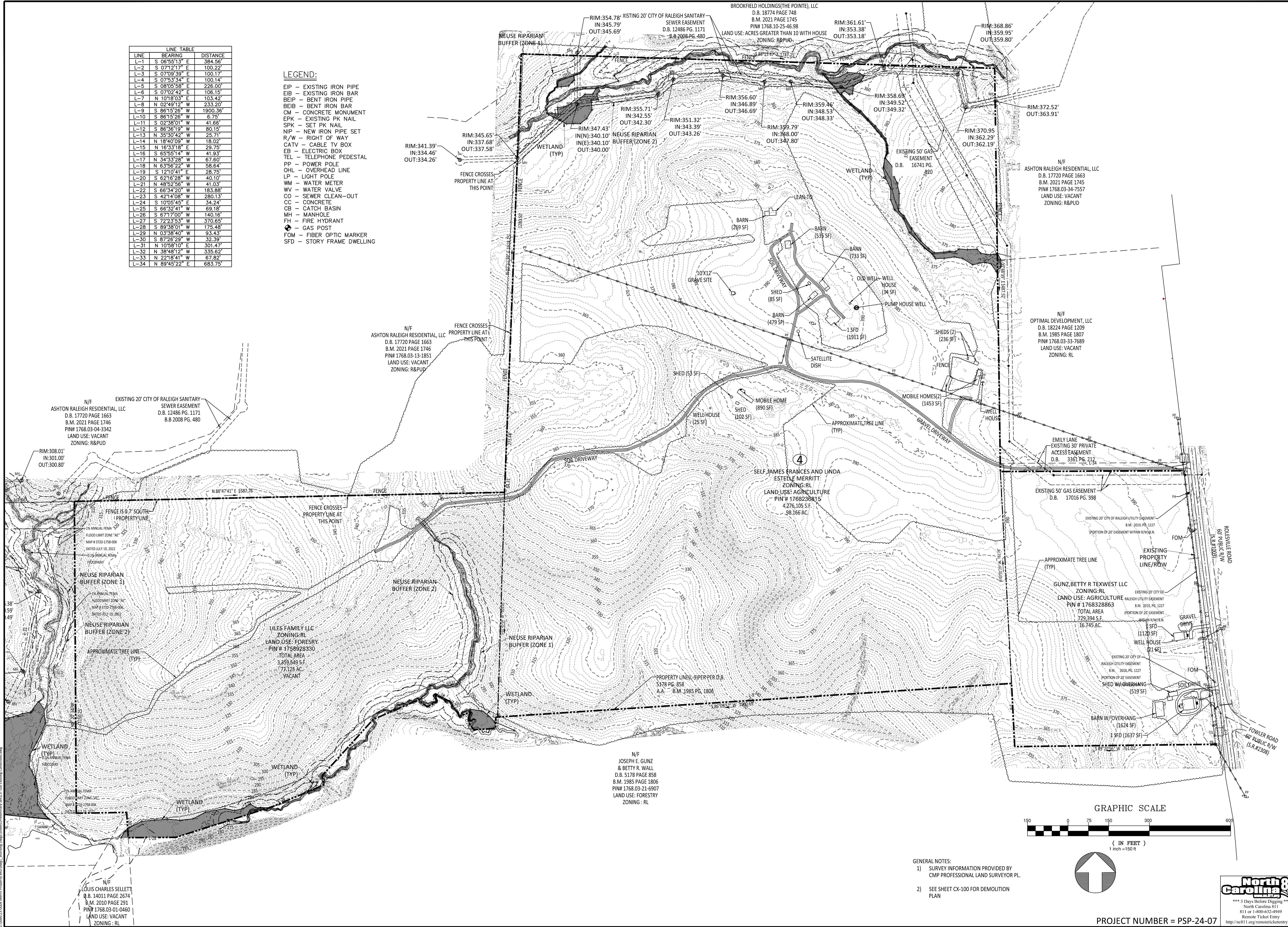


PROJECT NUMBER = PSP-24-07

LINE	BEARING	DISTANCE
L-1	S 06°55'13" E	384.56'
L-2	S 07°12'17" E	100.22'
L-3	S 07°09'39" E	100.17'
L-4	S 07°53'34" E	100.14'
L-5	S 08°05'58" E	226.00'
L-6	S 07°02'42" E	106.15'
L-7	N 10°18'03" E	103.42'
L-8	N 02°49'12" W	233.20'
L-9	S 86°15'26" W	1900.36'
L-10	S 86°15'26" W	6.75'
L-11	S 02°38'01" W	41.66'
L-12	S 86°36'19" W	80.15'
L-13	N 35°30'42" W	25.71'
L-14	N 18°40'09" W	18.02'
L-15	N 16°33'18" E	29.75'
L-16	S 65°55'14" W	41.93'
L-17	N 34°33'28" W	67.60'
L-18	N 63°56'22" W	58.64'
L-19	S 12°10'41" E	28.75'
L-20	S 62°16'28" W	40.10'
L-21	N 48°52'56" W	41.03'
L-22	S 66°34'20" W	183.88'
L-23	S 42°14'08" W	280.13'
L-24	S 10°05'45" E	34.24'
L-25	S 66°32'41" W	69.18'
L-26	S 67°17'00" W	140.16'
L-27	S 72°23'53" W	370.65'
L-28	S 89°38'01" W	175.48'
L-29	N 03°38'40" W	93.43'
L-30	S 87°26'29" W	32.39'
L-31	N 10°58'10" E	301.47'
L-32	N 38°48'12" W	335.62'
L-33	N 22°18'41" W	67.82'
L-34	N 89°45'22" E	683.75'

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- GP - GAS POST
- FOM - FIBER OPTIC MARKER
- SFD - STORY FRAME DWELLING



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION
1	02-03-25	FIRST REVISION SET

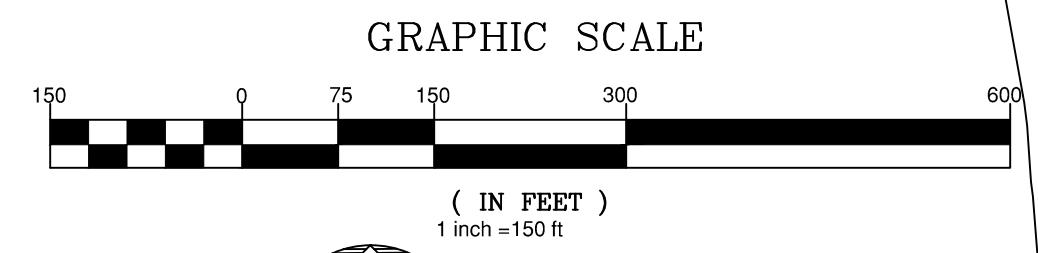
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MERRITT RESERVE
EXISTING CONDITIONS
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024
SHEET TITLE:	

EXISTING CONDITIONS

SHEET NO.: **CV-100**



- GENERAL NOTES:
 1) SURVEY INFORMATION PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR PL.
 2) SEE SHEET CX-100 FOR DEMOLITION PLAN



PROJECT NUMBER = PSP-24-07

POTABLE WATER SUPPLY WELL DECOMMISSIONING/ABANDONMENT SPECIFICATIONS

ONE OR MORE POTABLE WATER SUPPLY WELLS HAVE BEEN IDENTIFIED ON THE PROPERTY LOCATED NEAR THE RESIDENCES. THE CONTRACTOR SHALL CONFIRM THE WELL SPECIFICATIONS, AND ABANDON THE WELLS IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NORTH CAROLINA, WAKE COUNTY, AND THE REQUIREMENTS OF THESE SPECIFICATIONS. ONLY A CERTIFIED WELL CONTRACTOR REGISTERED WITH WAKE COUNTY AND THE STATE OF NORTH CAROLINA MAY ABANDON THE WELL.

THE CONTRACTOR SHALL COMPLETE AND SUBMIT A WAKE COUNTY APPLICATION FOR WELL REPAIR /ABANDONMENT PERMIT TO THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (WCDES). PRIOR TO THE PERMANENT ABANDONMENT PROCEDURES, THE CERTIFIED CONTRACTOR ABANDONING THE WELL SHALL PROVIDE A MINIMUM OF 24-HOURS ADVANCE NOTICE TO THE WCDES, ENVIRONMENTAL HEALTH DIVISION, AND RECEIVE APPROVAL AND A WAKE COUNTY PERMIT NUMBER.

THE CONTRACTOR SHALL CONFIRM THAT THE WELL SYSTEM HAS BEEN DE-ENERGIZED PRIOR TO ANY DEMOLITION ACTIVITIES. WELL DECOMMISSIONING/ABANDONMENT INCLUDES THE REMOVAL OF THE WELL HOUSE, SUPPLY LINES AND ALL MATERIALS LEFT IN THE BOREHOLE/WELL. THE TOP FIVE FEET SHALL BE BACKFILLED WITH MATERIAL APPROPRIATE FOR THE INTENDED LAND USE. THE WELL SHALL BE ABANDONED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER QUALITY, REGULATIONS FOR ABANDONMENT OF WELLS (15A NCAC 02C .0113 ABANDONMENT OF WELLS) AND AS DESCRIBED HEREIN.

THE PERMANENT ABANDONMENT OF THE WATER SUPPLY WELLS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

1. ALL CASING AND SCREEN MATERIALS MAY BE REMOVED PRIOR TO INITIATION OF ABANDONMENT PROCEDURES, IF SUCH REMOVAL WILL NOT CAUSE OR CONTRIBUTE TO CONTAMINATION OF THE GROUNDWATERS. ANY CASING NOT GROUTED IN ACCORDANCE WITH 15A NCAC 02C .0107(F) SHALL BE REMOVED OR GROUTED IN ACCORDANCE WITH 15A NCAC 02C .0107(F).
2. THE ENTIRE DEPTH OF THE WELL SHALL BE SOUNDED BEFORE IT IS SEALED TO ENSURE FREEDOM FROM OBSTRUCTIONS THAT MAY INTERFERE WITH SEALING OPERATIONS.
3. THE WELL SHALL BE DISINFECTED IN ACCORDANCE WITH RULE .0111(B)(1)(A) THROUGH .0111(B)(3)(C) OF THIS SECTION.
4. IN THE CASE OF GRAVEL-PACKED WELLS IN WHICH THE CASING AND SCREENS HAVE NOT BEEN REMOVED, NEAT-CEMENT OR BENTONITE SLURRY GROUT SHALL BE INJECTED INTO THE WELL COMPLETELY FILLING IT FROM THE BOTTOM OF THE CASING TO THE TOP.
5. WELLS CONSTRUCTED IN UNCONSOLIDATED FORMATIONS SHALL BE COMPLETELY FILLED WITH GROUT BY INTRODUCING IT THROUGH A PIPE EXTENDING TO THE BOTTOM OF THE WELL WHICH CAN BE RAISED AS THE WELL IS FILLED.
6. WELLS CONSTRUCTED IN CONSOLIDATED ROCK FORMATIONS OR THAT PENETRATE ZONES OF CONSOLIDATED ROCK MAY BE FILLED WITH GROUT, SAND, GRAVEL OR DRILL CUTTINGS OPPOSITE THE ZONES OF CONSOLIDATED ROCK. THE TOP OF ANY SAND, GRAVEL OR CUTTING FILL SHALL TERMINATE AT LEAST 10 FEET BELOW THE TOP OF THE CONSOLIDATED ROCK OR FIVE FEET BELOW THE BOTTOM OF CASING IN A MANNER TO ENSURE COMPLETE FILLING OF THE CASING, AND EXTEND UP TO LAND SURFACE. FOR ANY WELL IN WHICH THE DEPTH OF CASING OR THE DEPTH OF THE BEDROCK IS NOT KNOWN OR CANNOT BE CONFIRMED, THE ENTIRE LENGTH OF THE WELL SHALL BE FILLED WITH GROUT UP TO LAND SURFACE.

THE CERTIFIED WELL CONTRACTOR SHALL COMPLETE A NCDENR FORM GW-30 WELL ABANDONMENT RECORD. THE CONTRACTOR SHALL SUBMIT A COPY TO THE OWNER, AND THE ORIGINAL SHALL BE SUBMITTED TO THE DIVISION OF WATER QUALITY WITHIN 30 DAYS OF COMPLETION AT THE FOLLOWING ADDRESS:

NCDENR, DIVISION OF WATER QUALITY
ATTN: INFORMATION MANAGEMENT
1617 MAIL SERVICE CENTER
RALEIGH, NC 27699-1617

SUBMIT THE FOLLOWING DOCUMENTATION TO AMERICAN ENGINEERING WITHIN TWO-WEEKS FOLLOWING THE COMPLETION OF THE WELL ABANDONMENT:

1. DIGITAL PHOTOGRAPHS DOCUMENTING THE WELL CLOSURE ACTIVITIES.
2. COPIES OF PERMITS, FORMS, DRILLER LICENSES, ETC.

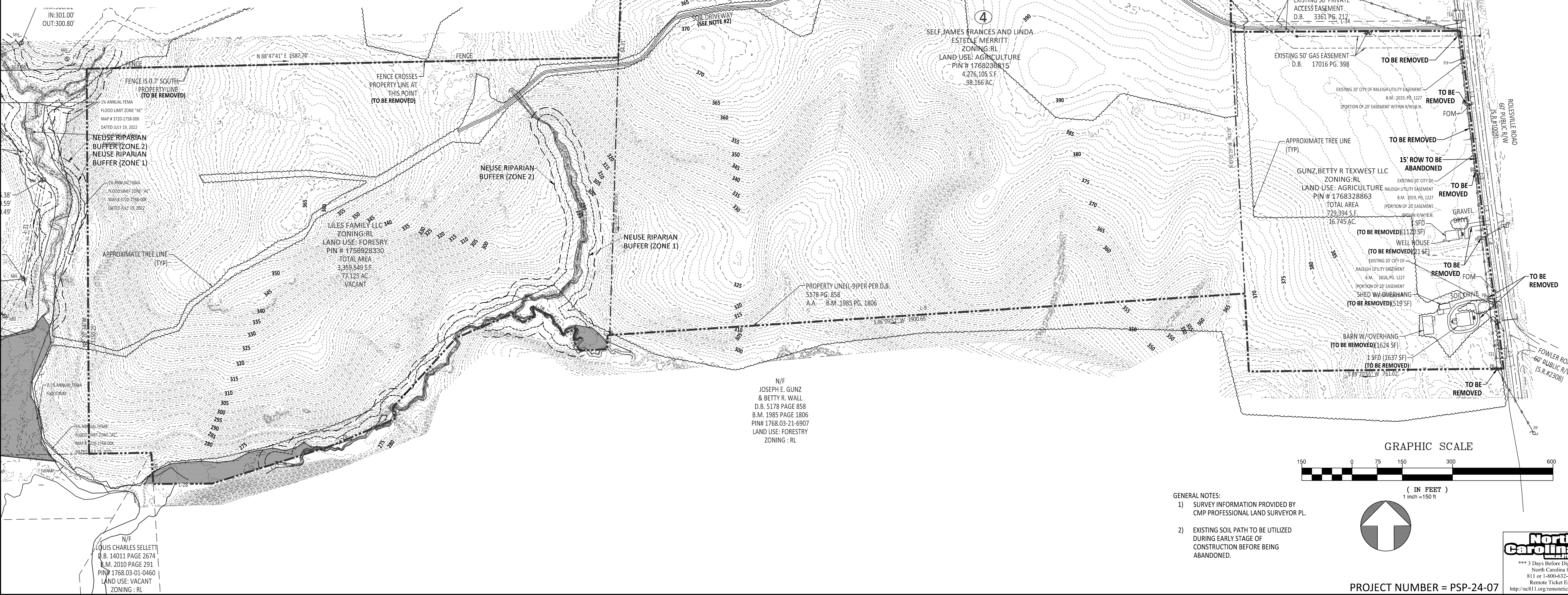
SEPTIC SYSTEM ABANDONMENT SPECIFICATIONS

EXISTING OR ABANDONED RESIDENCES ON THE PROJECT SITE MAY BE SERVICED BY AN ON-SITE BELOW-GRADE SEPTIC SYSTEM. IF FOUND THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ABANDON THE SEPTIC SYSTEM IN ACCORDANCE WITH THIS SECTION. FOR THE PURPOSES OF BUDGETING AND SCOPE, ASSUME THAT THE SEPTIC TANK HAS A CAPACITY OF 1,000 GALLONS AND THAT THE LEACH FIELD IS COMPRISED OF 300 FEET OF DISCHARGE LINE.

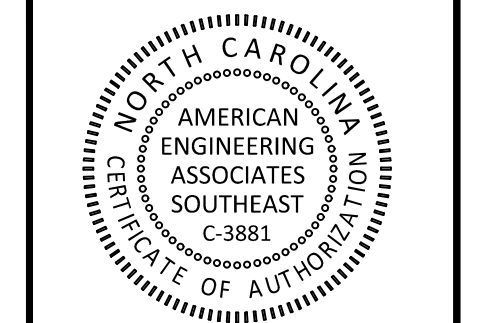
1. HAVE AN APPROVED HAULER PUMP THE LIQUID, SLUDGE AND SCUM FROM ALL THE TANKS IN THE SYSTEM AND ENSURE PROPER DISPOSAL OF THESE WASTES.
2. DISCONNECT POWER AT THE SOURCE TO ANY ELECTRICAL CONTROLS AND REMOVE ALL CONTROLS AND PANELS.
3. REMOVE THE TANKS AND DISPOSE OF PROPERLY OFF-SITE.
4. PROVIDE AND COMPACT CLEAN BACKFILL TO BRING THE EXCAVATION TO NATURAL GRADE AND ESTABLISH A VEGETATIVE COVER.
5. REMOVE ALL PARTS OF THE DRAINFIELD ON THE GROUND SURFACE (SUCH AS VALVES, VALVE BOXES AND RISERS), BACKFILL THE AREA TO A NATURAL GRADE AND ESTABLISH A VEGETATIVE COVER.
6. COAT ALL SURFACE AREAS EXPOSED TO EFFLUENT WITH HYDRATED LIME AND ESTABLISH A VEGETATIVE COVER.

SUBMIT THE FOLLOWING DOCUMENTATION TO AMERICAN ENGINEERING WITHIN TWO-WEEKS FOLLOWING THE COMPLETION OF THE SEPTIC SYSTEM ABANDONMENT:

1. DIGITAL PHOTOGRAPHS DOCUMENTING THE SEPTIC SYSTEM CLOSURE ACTIVITIES.
2. DOCUMENTATION OF PROPER DISPOSAL OF WASTE, TANKS, ETC.
3. COPIES OF PERMITS, FORMS, LICENSES, ETC.



- LEGEND:**
- EIP - EXISTING IRON PIPE
 - EBIP - EXISTING IRON BAR
 - BEIP - BENT IRON PIPE
 - BEIB - BENT IRON BAR
 - CM - CONCRETE MONUMENT
 - EPK - EXISTING PK NAIL
 - SPK - SET PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - CC - CONCRETE
 - CB - CATCH BASIN
 - MH - MANHOLE
 - FH - FIRE HYDRANT
 - FM - GAS POST
 - FOM - FIBER OPTIC MARKER
 - SFD - STORY FRAME DWELLING



PRELIMINARY

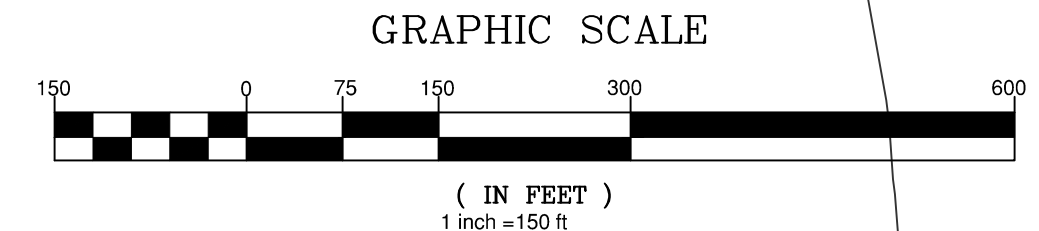
FOR INFORMATION, ONLY

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1	02-09-25	FIRST REVISION SET

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**MERRITT RESERVE
DEMOLITION
PLAN**
ROLESVILLE RD
WAKE COUNTY NC 27312

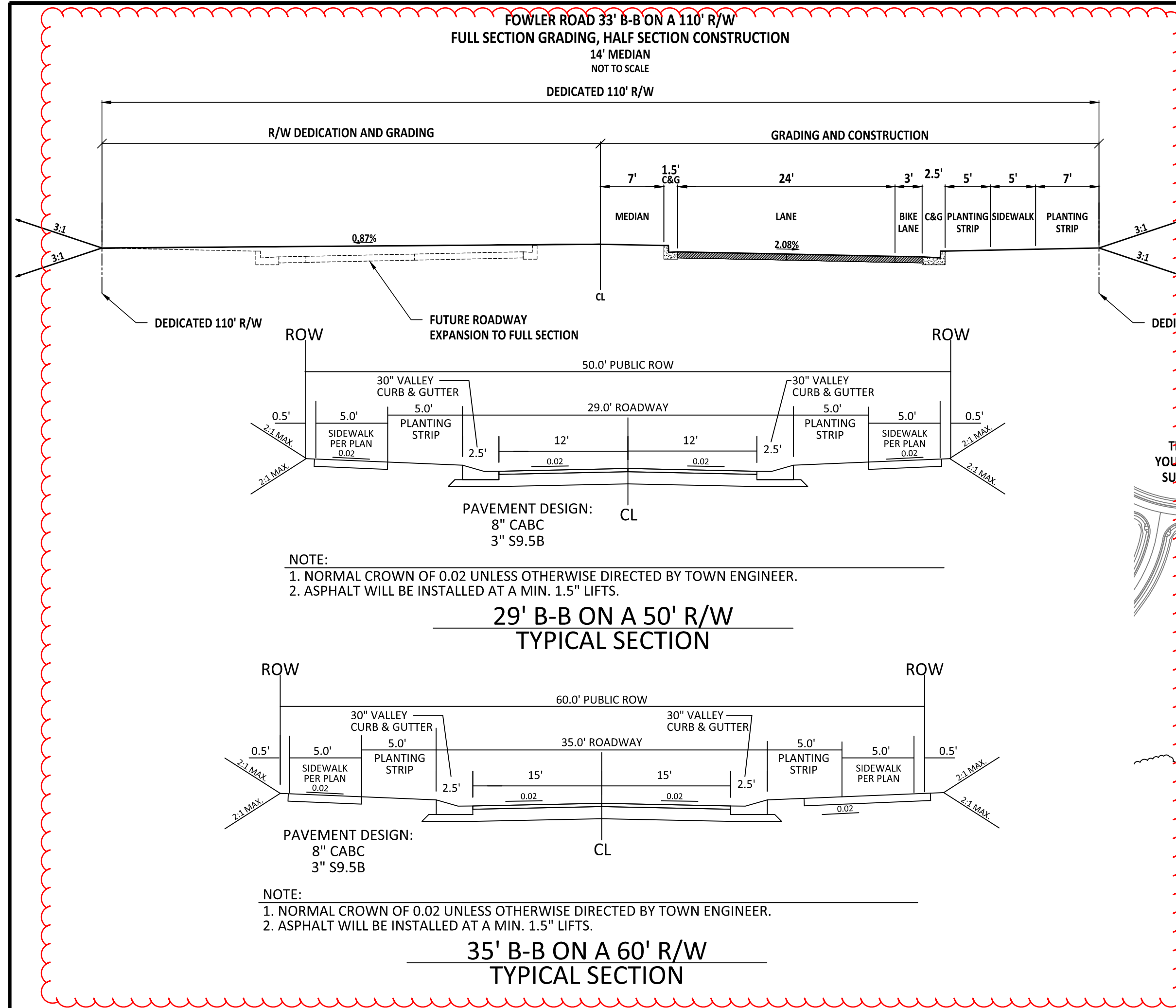
JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024
SHEET TITLE:	
DEMOLITION PLAN	
SHEET NO.:	CX-100



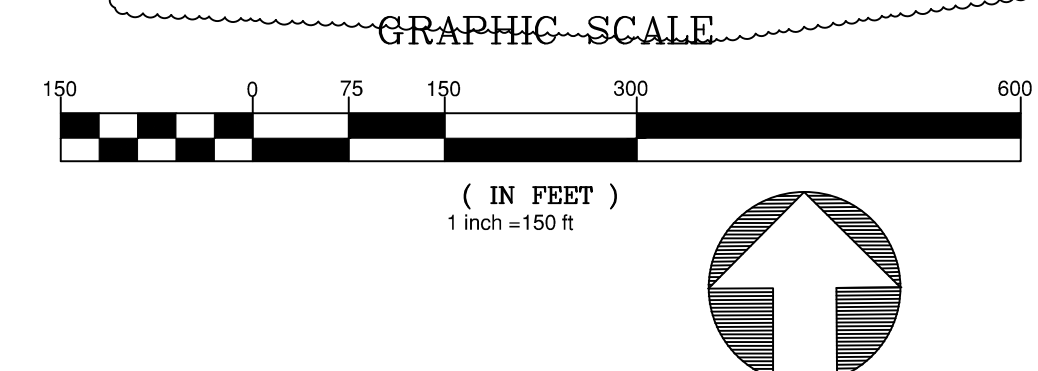
- GENERAL NOTES:**
- 1) SURVEY INFORMATION PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR PL.
 - 2) EXISTING SOIL PATH TO BE UTILIZED DURING EARLY STAGE OF CONSTRUCTION BEFORE BEING ABANDONED.



PROJECT NUMBER = PSP-24-07



OS-1	1.64 AC	SCM, ACCESS EASEMENT
OS-2	2.47 AC	SCM, ACCESS EASEMENT
OS-3	1.38 AC	NATURAL AREA
OS-4	1.25 AC	GREEN SPACE
OS-5	.78 AC	GREEN SPACE
OS-6	.19 AC	GREEN SPACE
OS-7	2.98 AC	SCM, ACCESS EASEMENT
OS-8	2.1 AC	GREEN SPACE
OS-9	3.78 AC	GOVERNMENTAL USE
OS-10	2.01 AC	INTERNAL PARK
OS-11	5.21 AC	FUTURE TOWN PARK



NO.	DATE	REVISION
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MERRITT RESERVE
SITE OVERALL PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

SITE OVERALL PLAN
SHEET NO.: **CS-100**



2:\p\23-0004 Merritt Reserve Property (8/27/24)\Working Drawings\Site\Site Plans\CS-100 Site Plan.dwg 2025-02-04

NO.	DATE	REVISION
1	02-03-25	FIRST REVISION SET

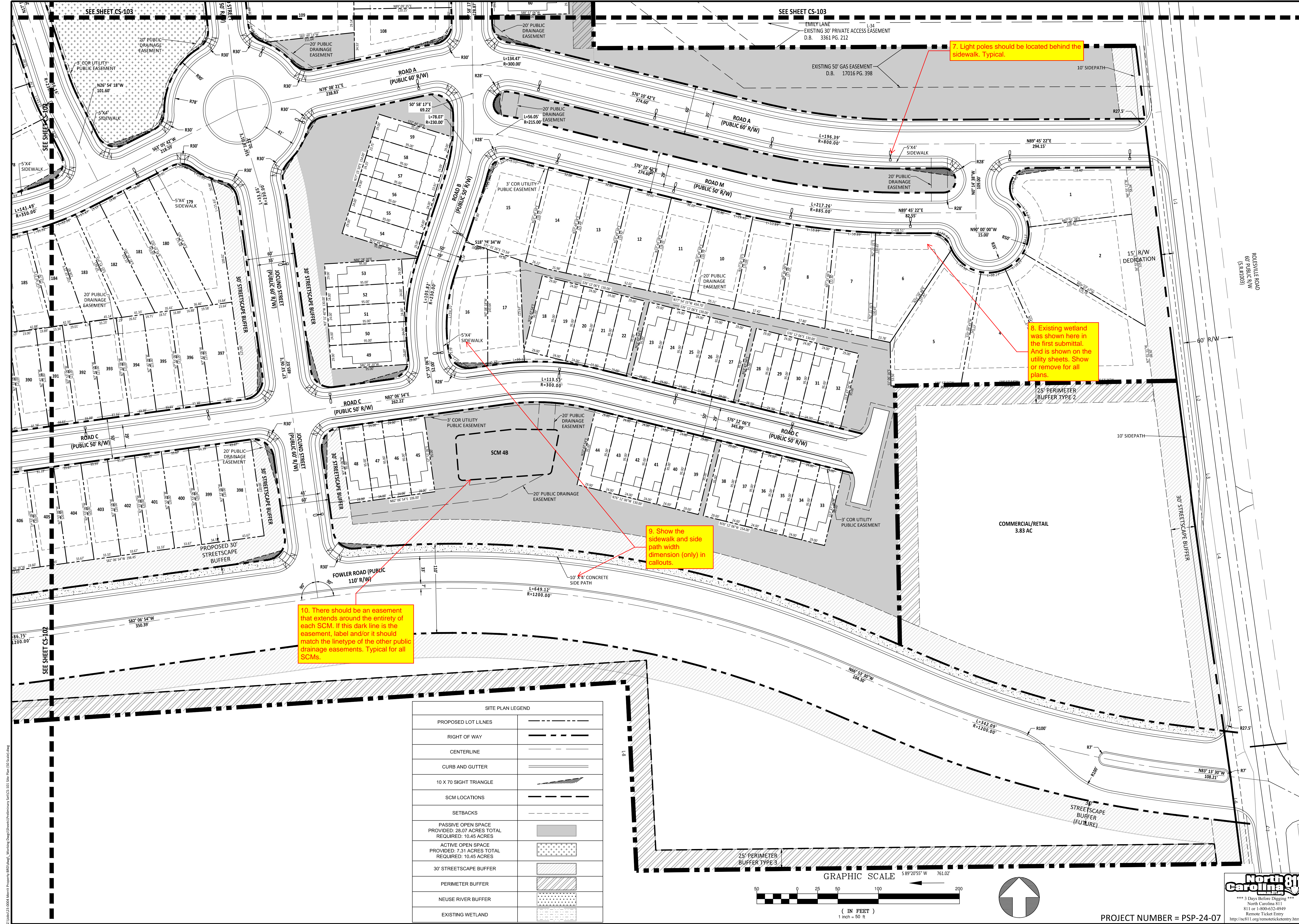
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MERRITT RESERVE
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

SHEET TITLE:
SITE PLAN (50 SCALE)

SHEET NO.:
CS-101



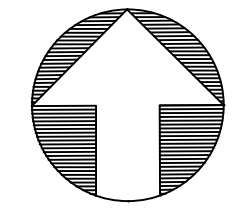
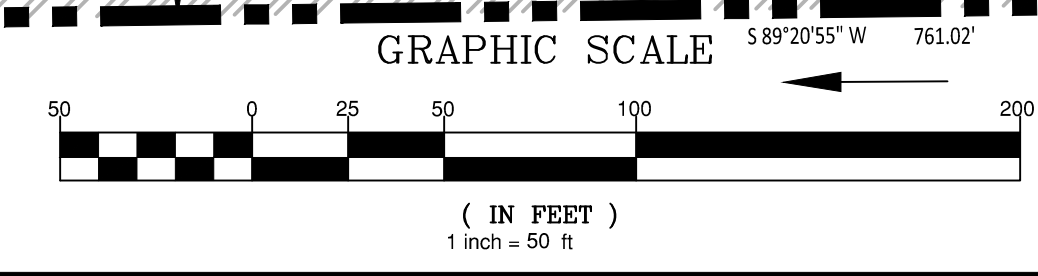
10. There should be an easement that extends around the entirety of each SCM. If this dark line is the easement, label and/or it should match the linetype of the other public drainage easements. Typical for all SCMs.

9. Show the sidewalk and side path width dimension (only) in callouts.

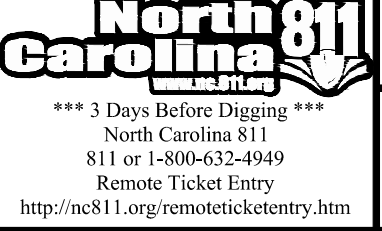
8. Existing wetland was shown here in the first submittal. And is shown on the utility sheets. Show or remove for all plans.

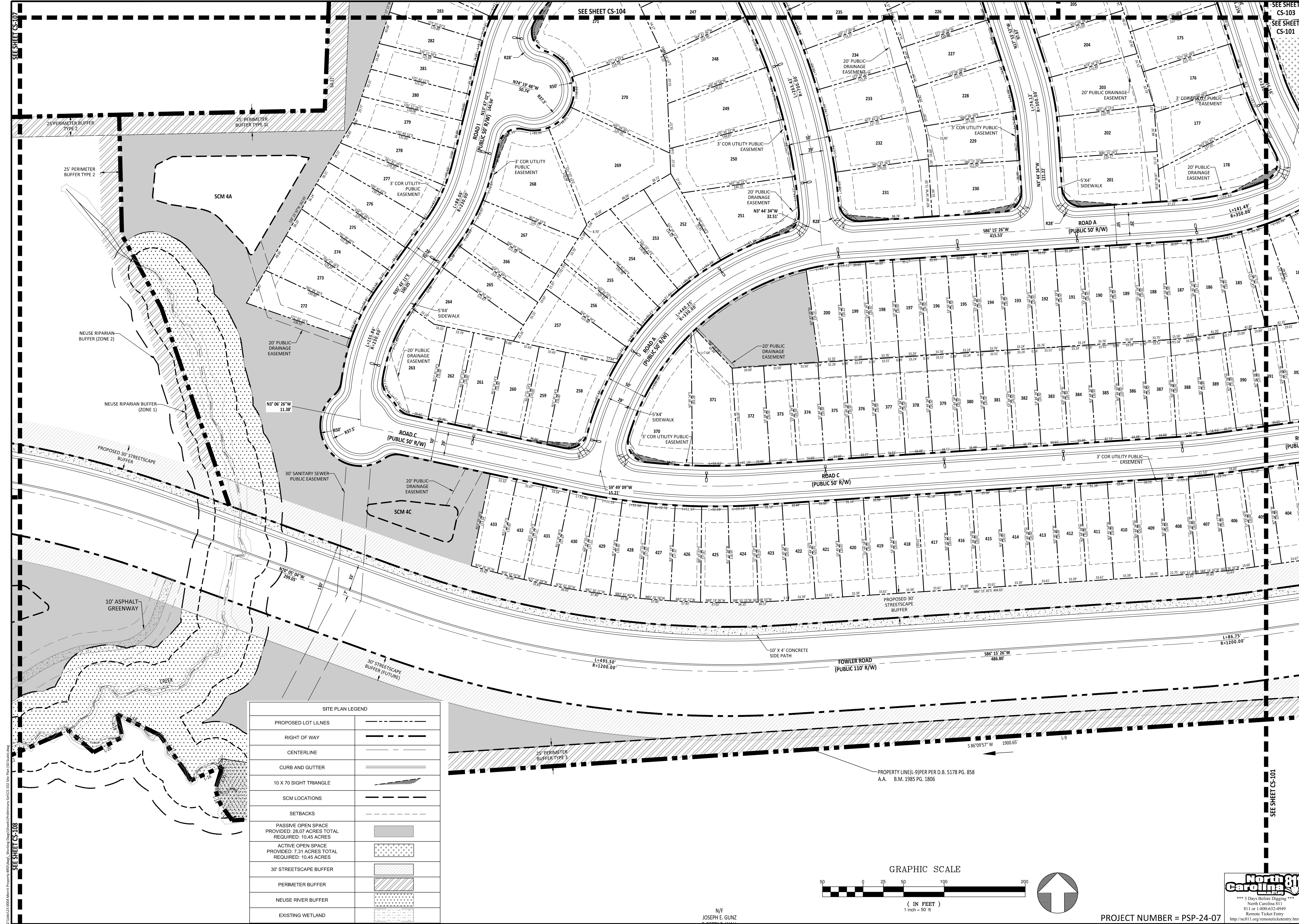
7. Light poles should be located behind the sidewalk. Typical.

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	---
CENTERLINE	---
CURB AND GUTTER	---
10 X 70 SIGHT TRIANGLE	---
SCM LOCATIONS	---
SETBACKS	---
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	---
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	---
30' STREETScape BUFFER	---
PERIMETER BUFFER	---
NEUSE RIVER BUFFER	---
EXISTING WETLAND	---



PROJECT NUMBER = PSP-24-07





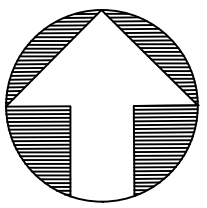
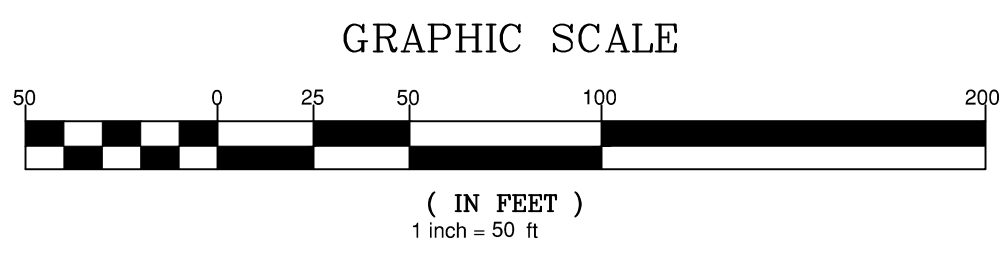
SEE SHEET CS-107

SEE SHEET CS-108

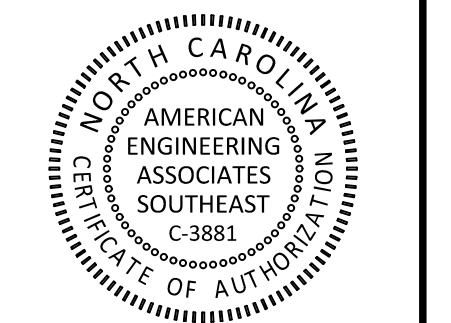
SEE SHEET CS-109

SEE SHEET CS-110

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	---
CENTERLINE	---
CURB AND GUTTER	---
10 X 70 SIGHT TRIANGLE	---
SCM LOCATIONS	---
SETBACKS	---
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	---
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	---
30' STREETScape BUFFER	---
PERIMETER BUFFER	---
NEUSE RIVER BUFFER	---
EXISTING WETLAND	---



AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101



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MERRITT RESERVE
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

SITE PLAN (50 SCALE)

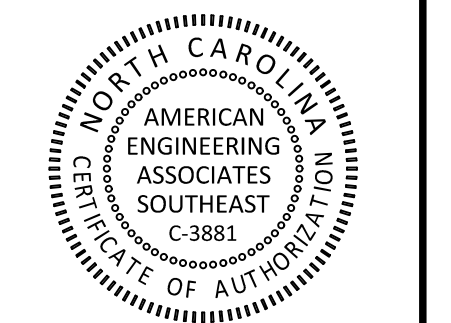
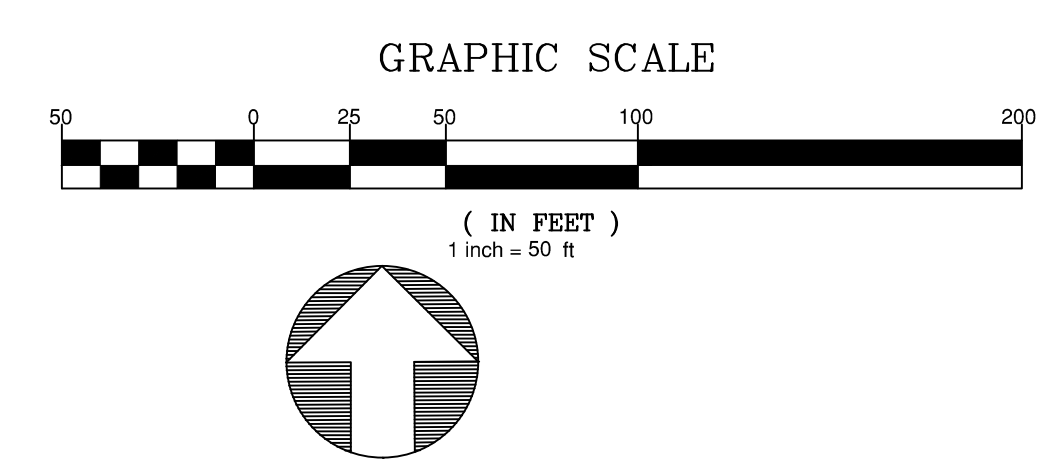
SHEET NO.: **CS-102**

PROJECT NUMBER = PSP-24-07

N/F
JOSEPH E. GUNZ



SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	---
CENTERLINE	---
CURB AND GUTTER	---
10 X 70 SIGHT TRIANGLE	---
SCM LOCATIONS	---
SETBACKS	---
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	---
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	---
30' STREETSCAPE BUFFER	---
PERIMETER BUFFER	---
NEUSE RIVER BUFFER	---
EXISTING WETLAND	---



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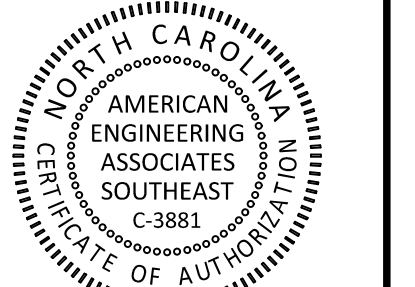
MERRITT RESERVE
SITE PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:
SITE PLAN (50 SCALE)
SHEET NO.: **CS-103**



PROJECT NUMBER = PSP-24-07

EMILY LANE
EXISTING 30' PRIVATE ACCESS
D.B. 3361 PG. 212



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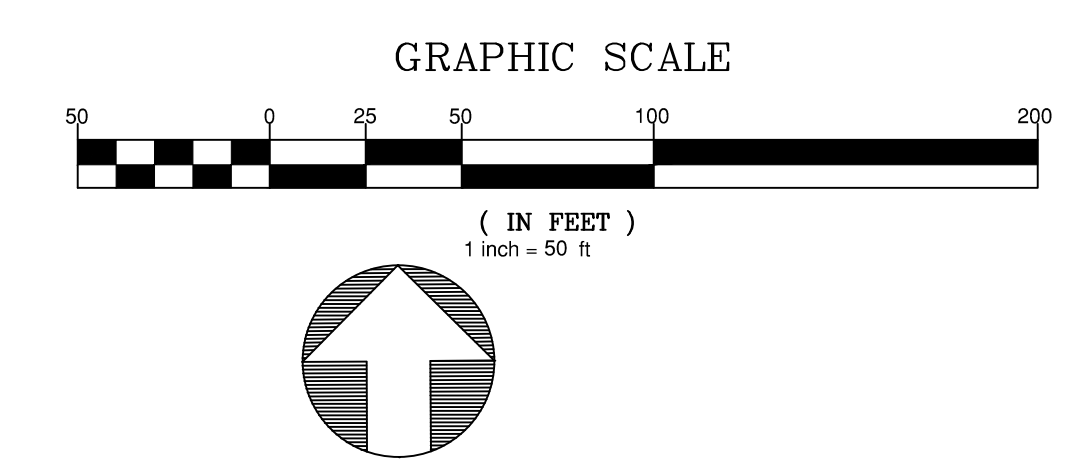
MERRITT RESERVE
SITE PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-104**

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	----
CENTERLINE	----
CURB AND GUTTER	----
10 X 70 SIGHT TRIANGLE	▲
SCM LOCATIONS	----
SETBACKS	----
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	■
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	■
30' STREETSCAPE BUFFER	▨
PERIMETER BUFFER	▨
NEUSE RIVER BUFFER	▨
EXISTING WETLAND	▨



11. Show and label temporary easement required for hammerhead demolition and road tie-in.

13. Please add a note/call out for the adjacent subdivision (name of subdivision and stating that it is "by others") to clarify and provide detail.

12. Since hammerhead is to be removed with this project, add a note to the indicating the intent.



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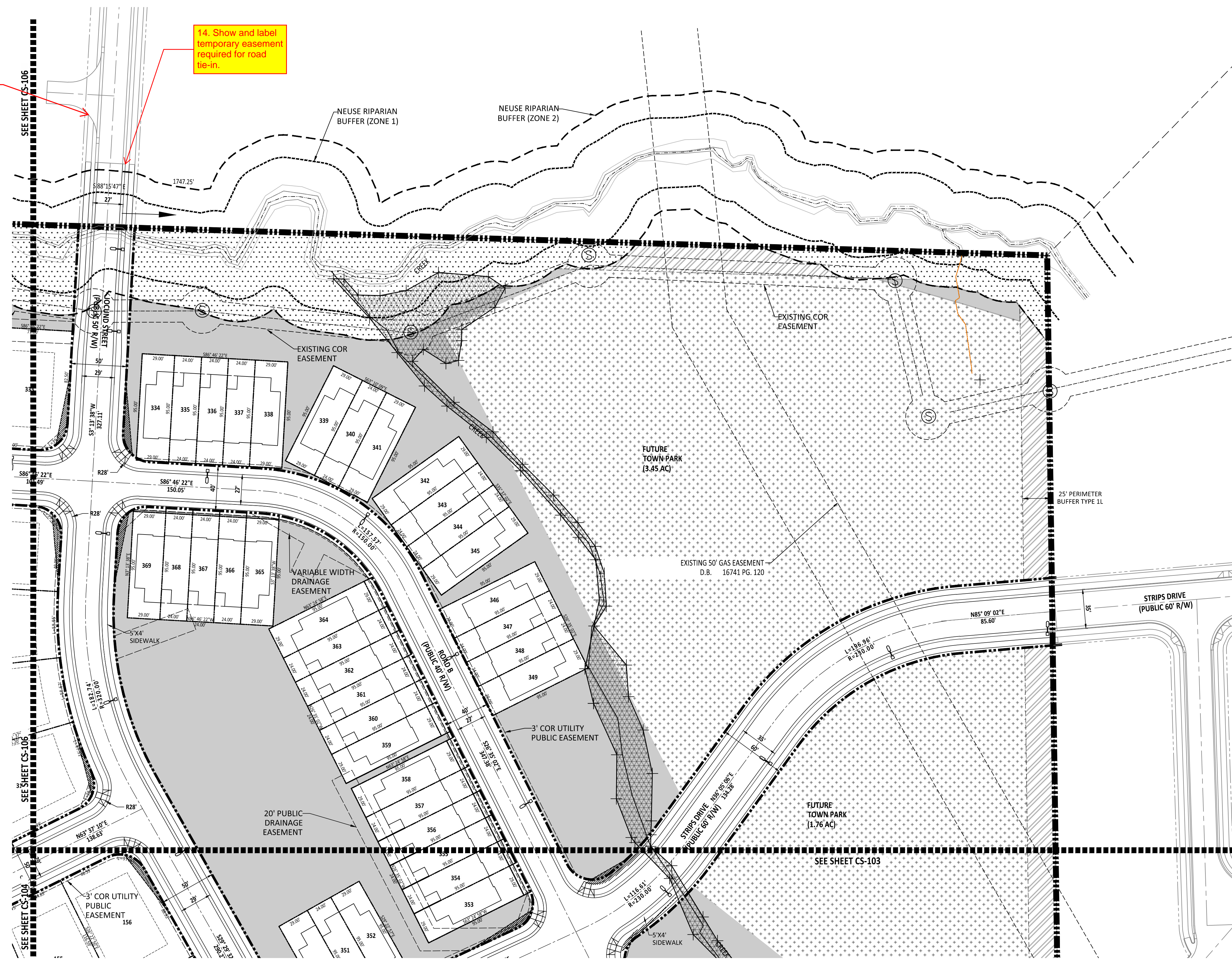
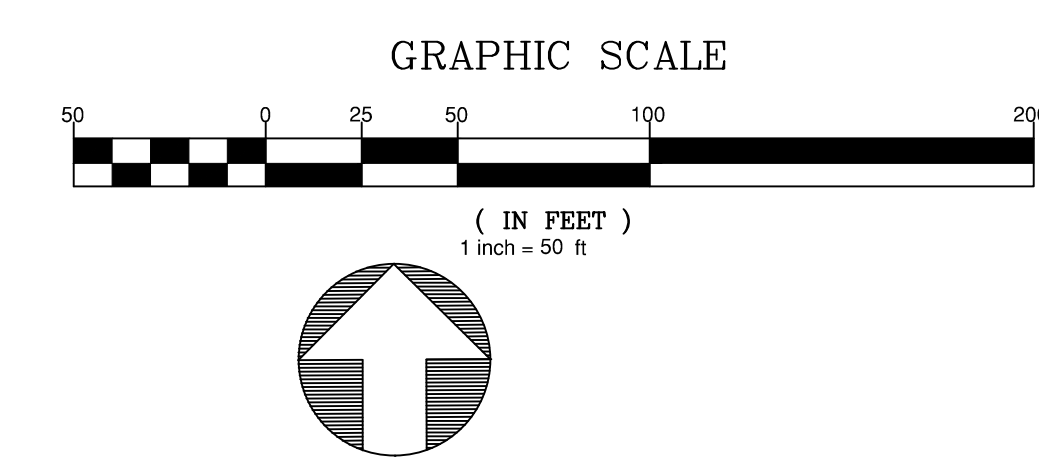
MERRITT RESERVE
SITE PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

SITE PLAN (50 SCALE)

SHEET NO.: **CS-105**

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	----
CENTERLINE	----
CURB AND GUTTER	====
10 X 70 SIGHT TRIANGLE	▲
SCM LOCATIONS	---
SETBACKS	----
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	▒
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	▒
30' STREETScape BUFFER	▒
PERIMETER BUFFER	▒
NEUSE RIVER BUFFER	▒
EXISTING WETLAND	▒



15. Please add a note/call out for the adjacent subdivision (name of subdivision and stating that it is "by others") to clarify and provide detail.

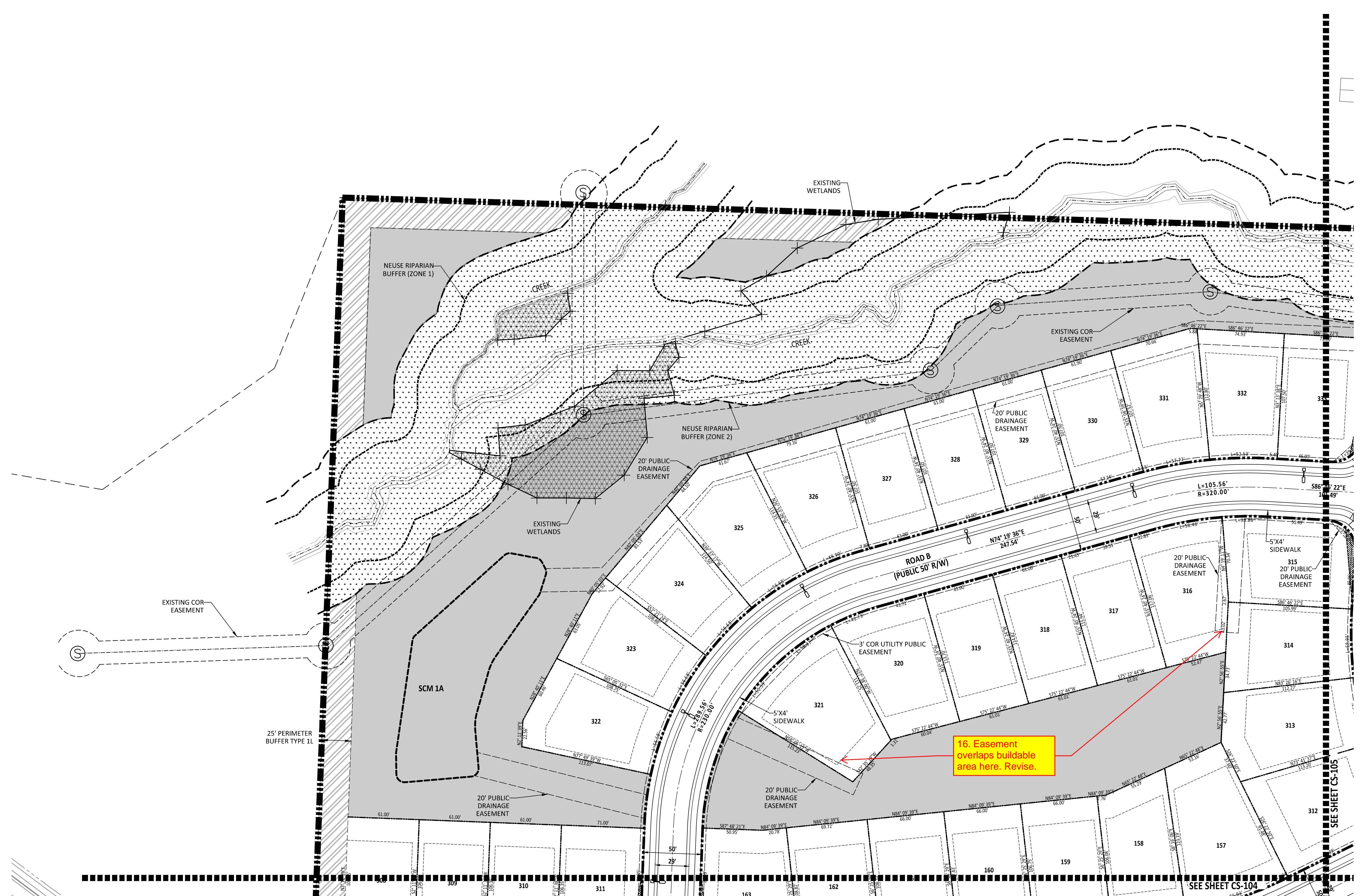
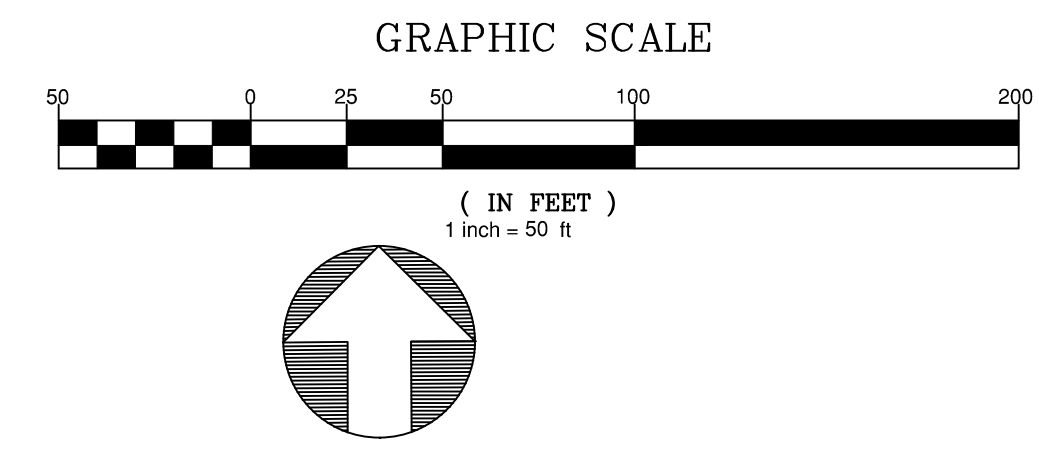
14. Show and label temporary easement required for road tie-in.



PRELIMINARY

FOR INFORMATION, ONLY

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	----
CENTERLINE	----
CURB AND GUTTER	====
10 X 70 SIGHT TRIANGLE	▲
SCM LOCATIONS	---
SETBACKS	----
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	[Pattern]
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	[Pattern]
30' STREETSCAPE BUFFER	[Pattern]
PERIMETER BUFFER	[Pattern]
NEUSE RIVER BUFFER	[Pattern]
EXISTING WETLAND	[Pattern]



NO.	DATE	REVISION:
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**MERRITT RESERVE
SITE PLAN
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
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DATE: 12/02/2024
SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-106**



PROJECT NUMBER = PSP-24-07

NO.	DATE	REVISION:
1	02-09-25	FIRST REVISION SET

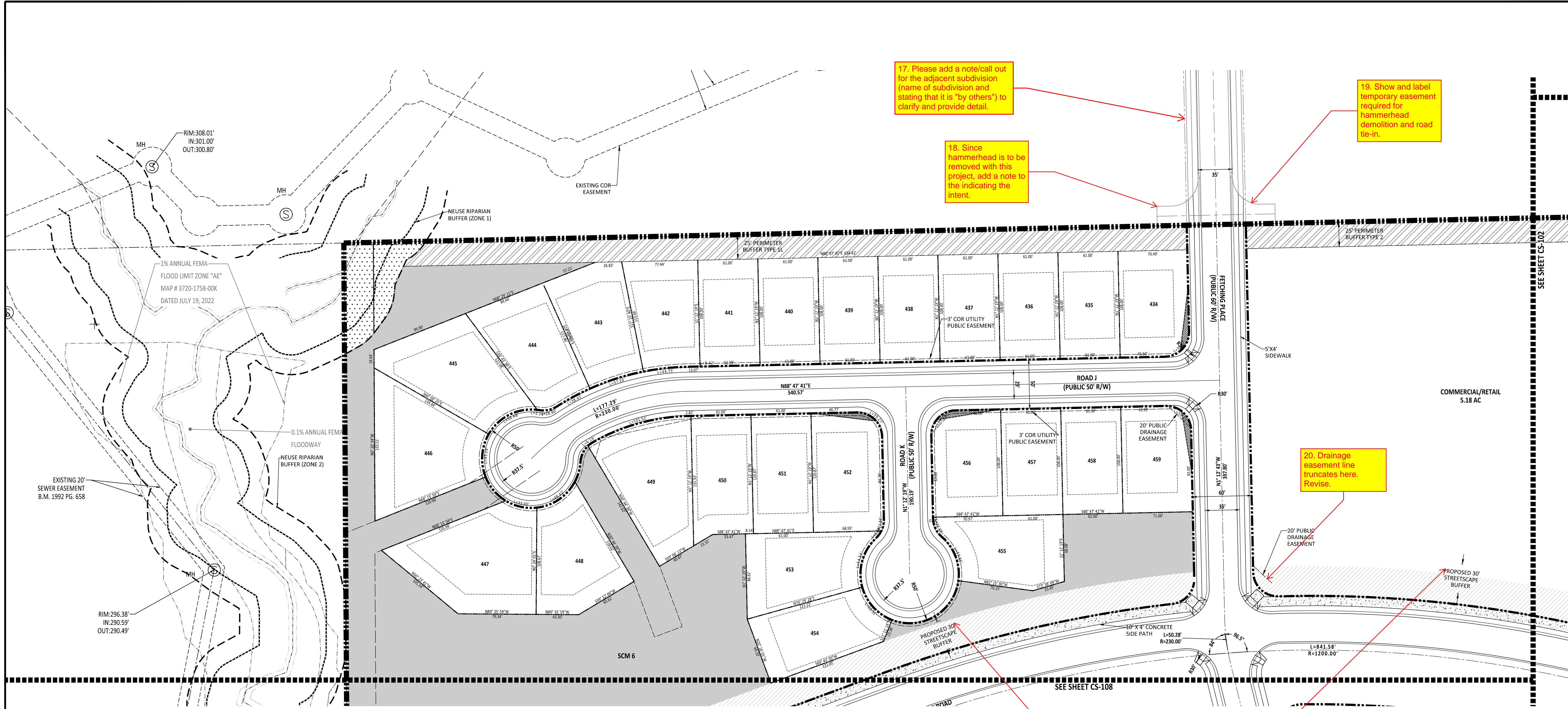
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MERRITT RESERVE
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-107**



17. Please add a note/call out for the adjacent subdivision (name of subdivision and stating that it is "by others") to clarify and provide detail.

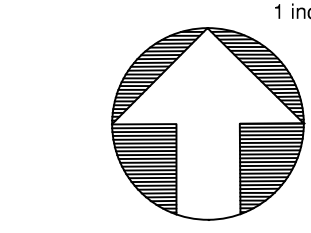
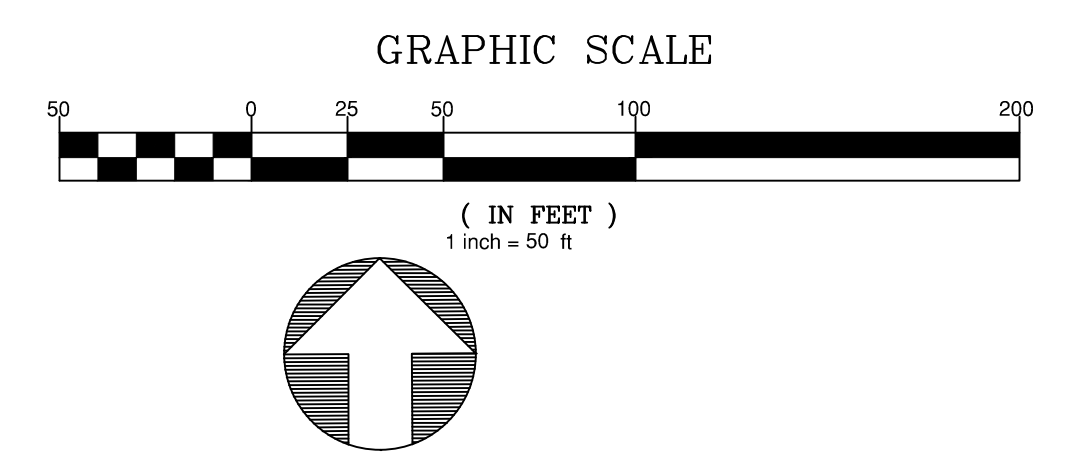
18. Since hammerhead is to be removed with this project, add a note to the indicating the intent.

19. Show and label temporary easement required for hammerhead demolition and road tie-in.

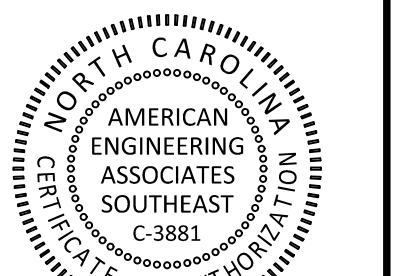
20. Drainage easement line truncates here. Revise.

21. Dimension arrows do not match hatch. Revise.

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	----
CENTERLINE	----
CURB AND GUTTER	----
10 X 70 SIGHT TRIANGLE	
SCM LOCATIONS	----
SETBACKS	----
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	
30' STREETScape BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	



PROJECT NUMBER = PSP-24-07



PRELIMINARY

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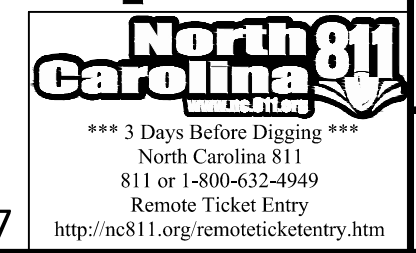
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MERRITT RESERVE
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

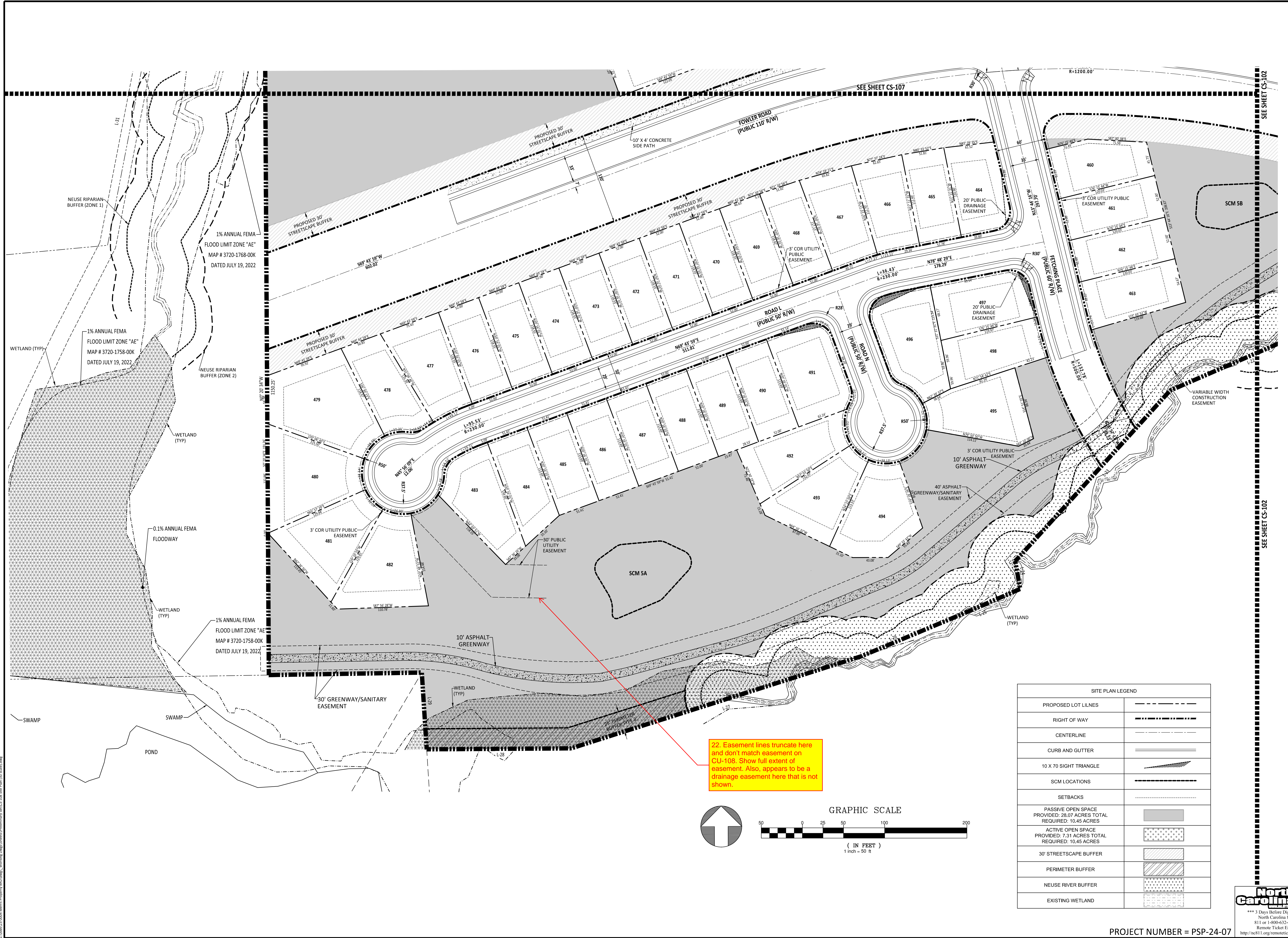
JOB NUMBER: 23-0004
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SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-108**

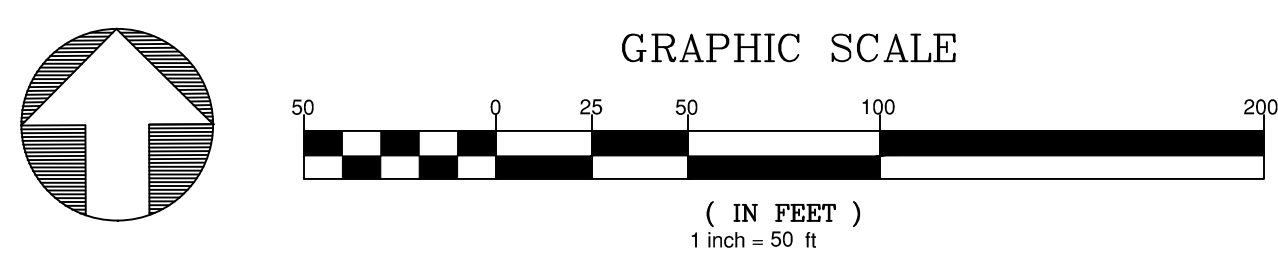


PROJECT NUMBER = PSP-24-07



22. Easement lines truncate here and don't match easement on CU-108. Show full extent of easement. Also, appears to be a drainage easement here that is not shown.

SITE PLAN LEGEND	
PROPOSED LOT LINES	---
RIGHT OF WAY	====
CENTERLINE	---
CURB AND GUTTER	====
10 X 70 SIGHT TRIANGLE	▲
SCM LOCATIONS	---
SETBACKS	---
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	■
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	■
30' STREETScape BUFFER	▨
PERIMETER BUFFER	▨
NEUSE RIVER BUFFER	▨
EXISTING WETLAND	▨



23/0004/01/0004 Merritt Reserve Property (8807) (dwg), Working Draw (5) Sheet (1) Preliminary Set (CS-108) Site Plan (50 Scale) (dwg) 2025-02-04

NO.	DATE	REVISION:
1	02/03/25	FIRST REVISION SET

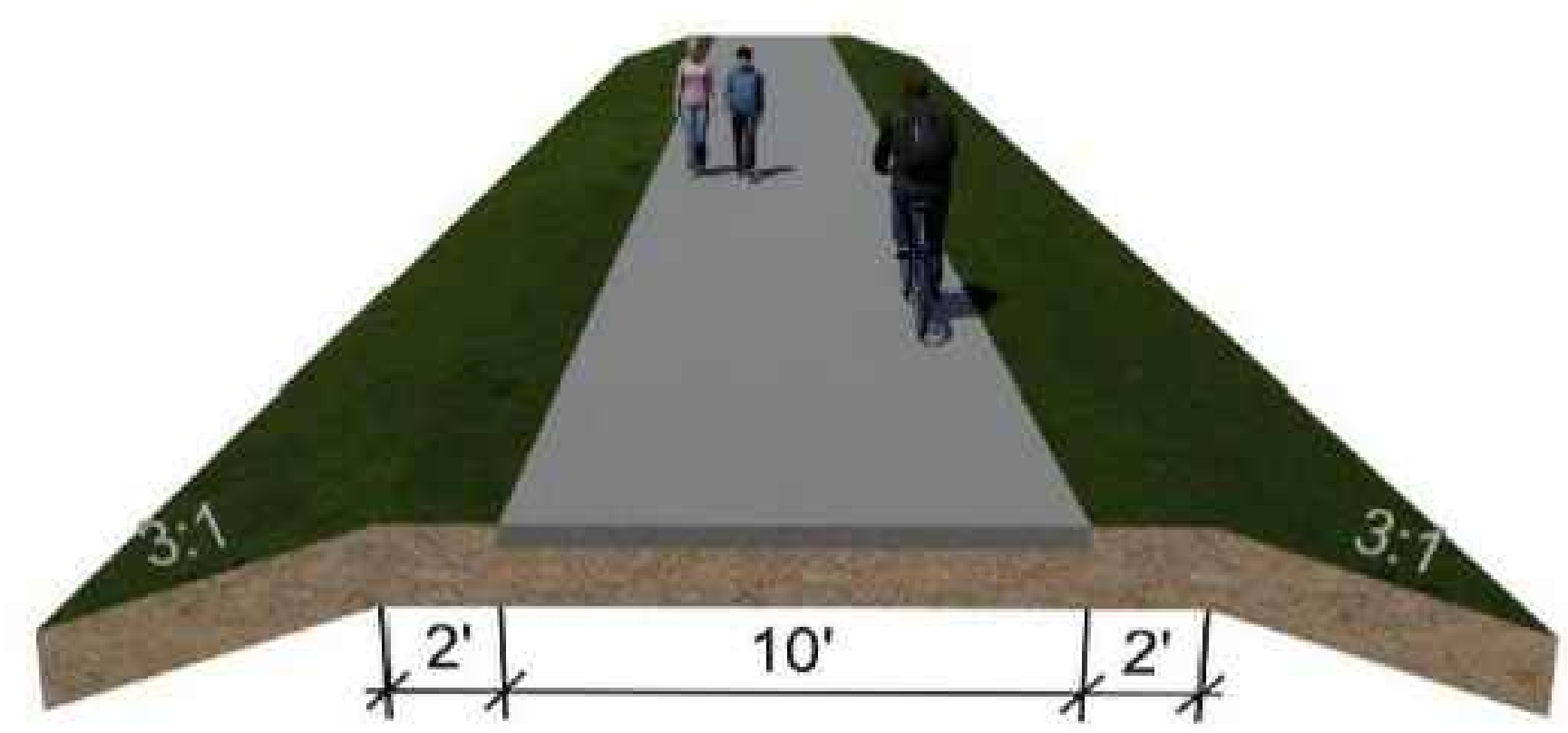
STIPULATION FOR REUSE
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MERRITT RESERVE
SITE DETAILS
ROLESVILLE RD
WAKE COUNTY NC 27312

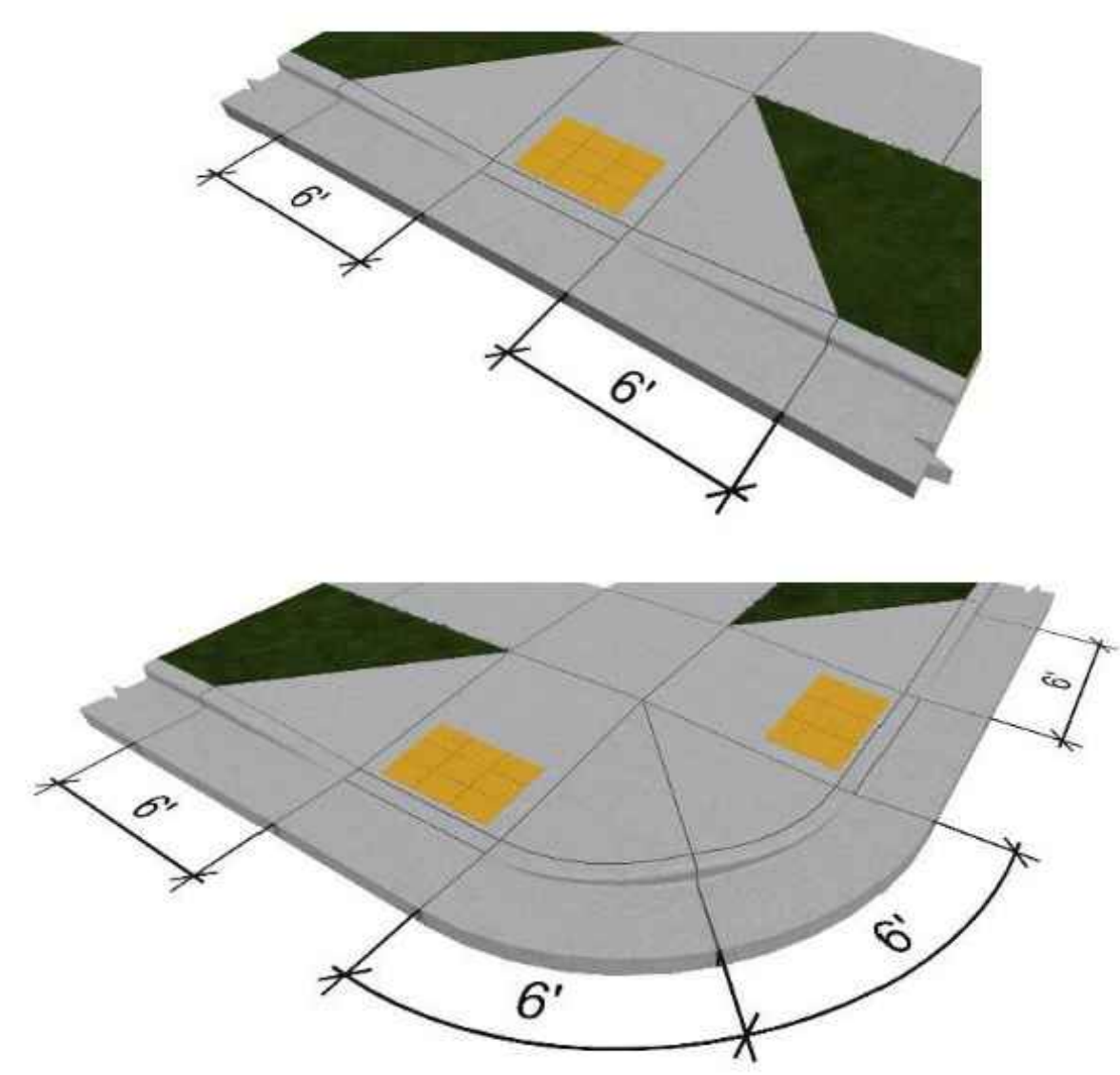
JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

SITE DETAILS

SHEET NO.: **CS-200**

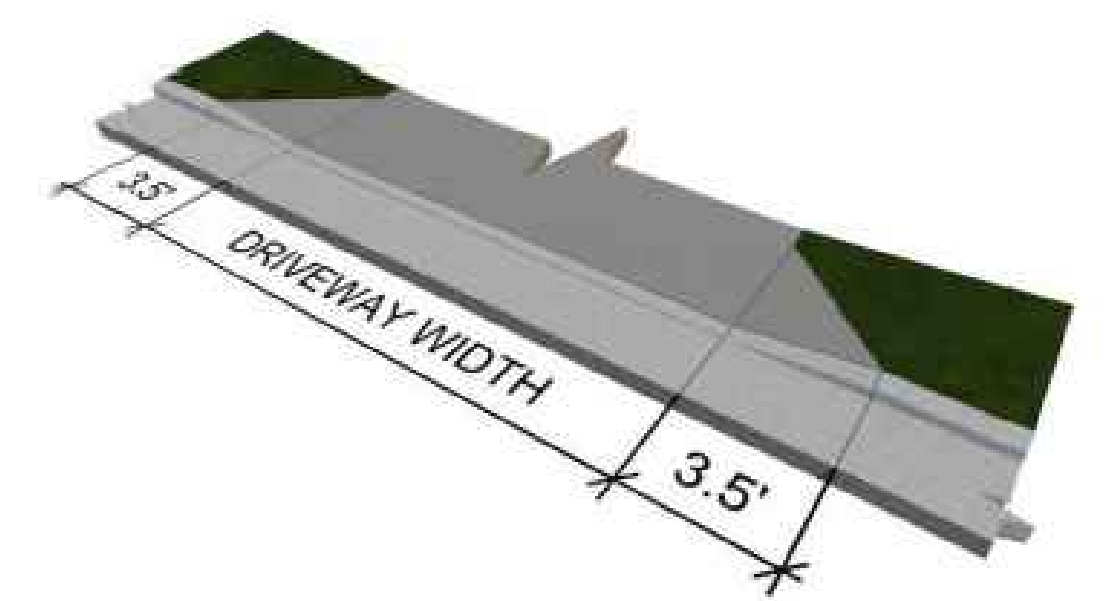


TYPICAL GREENWAY TRAIL DETAIL
NTS

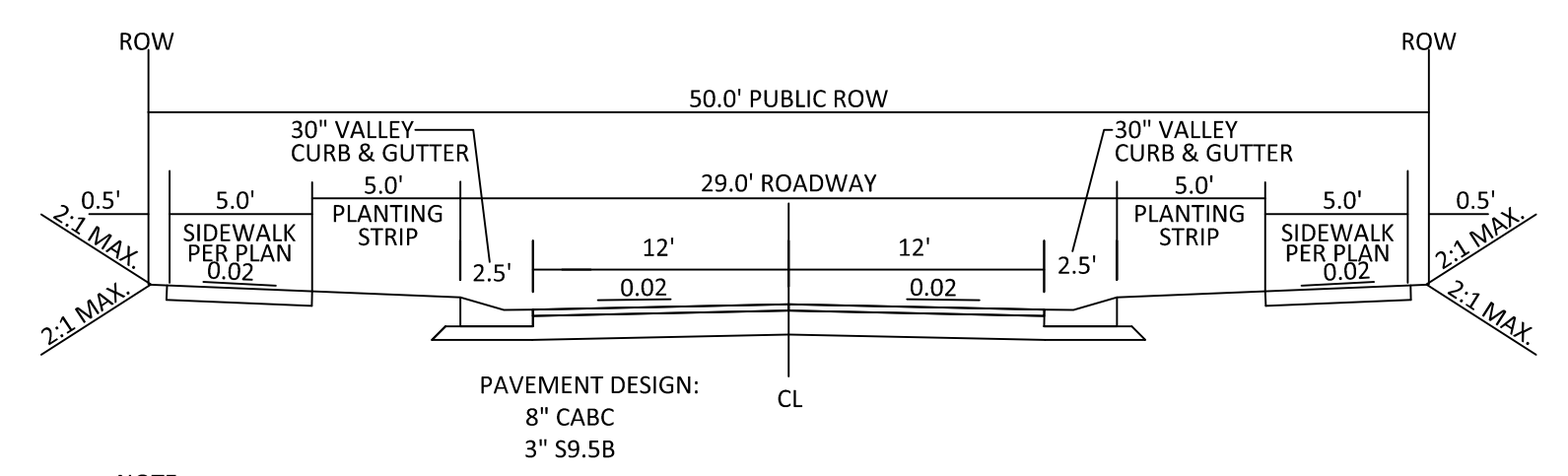


HANDICAP RAMP DETAIL
NTS

Driveway cuts will be required on residential collector streets. The curb transition shall occur throughout the concrete wing, over 3.5 feet.

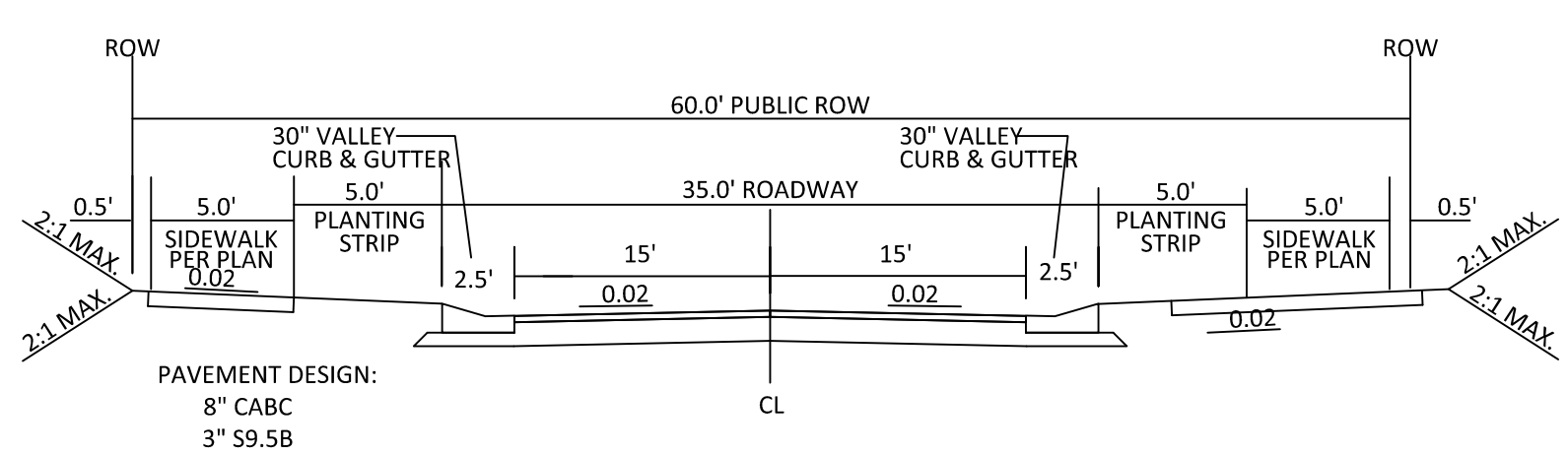


If driveway spacing results in less than 8 feet of standard curb between driveways, an exception to use 30-inch valley curb may be granted by the Town Engineer on a case-by-case basis.



NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

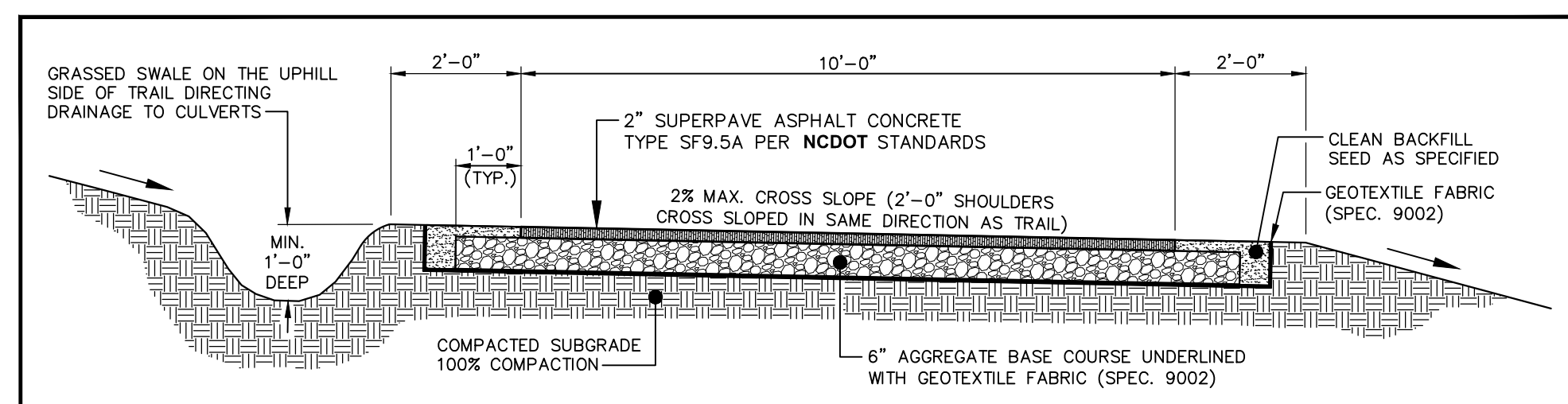
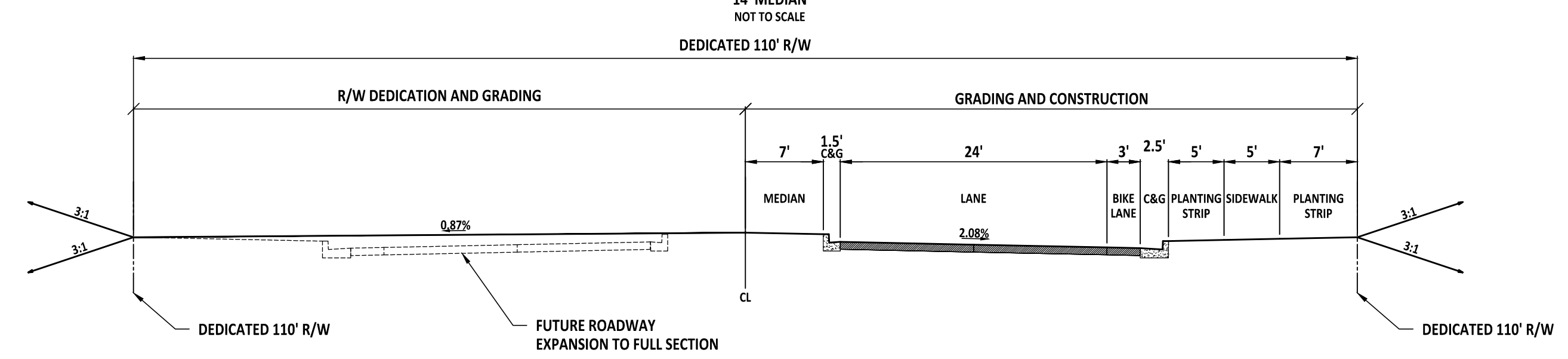
29' B-B ON A 50' R/W
TYPICAL SECTION



NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

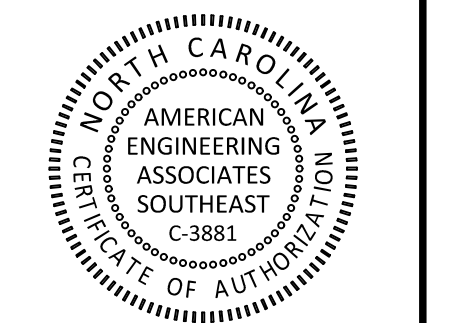
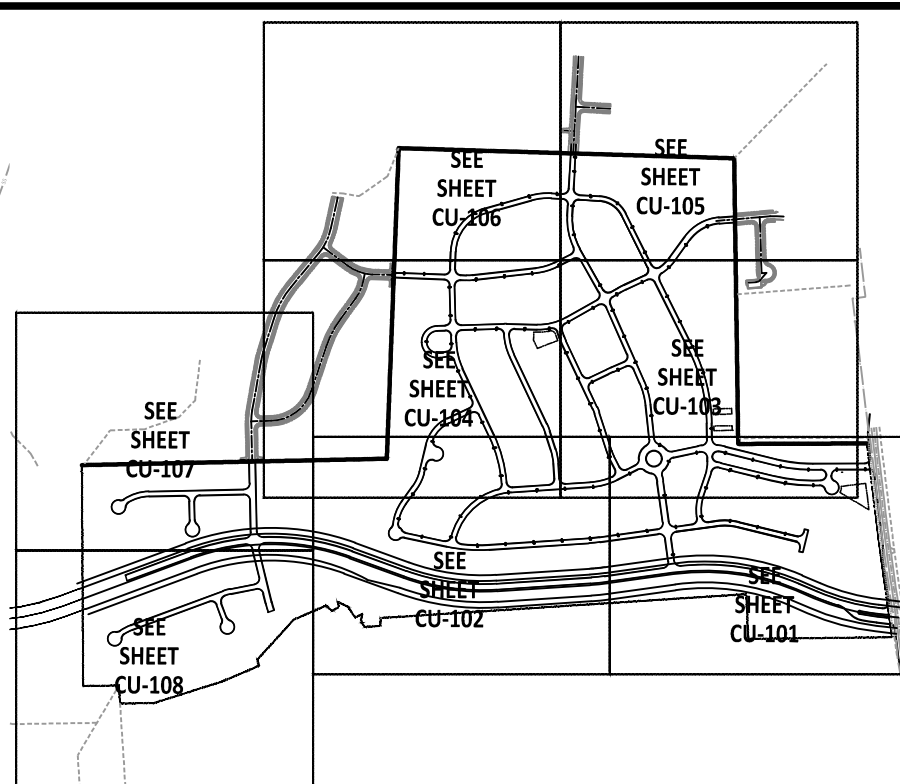
35' B-B ON A 60' R/W
TYPICAL SECTION

**FOWLER ROAD 33' B-B ON A 110' R/W
FULL SECTION GRADING, HALF SECTION CONSTRUCTION**



- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
 - NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
 - ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
 - SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
 - CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

STANDARD 10-FT/STREET-SIDE TRAIL ASPHALT GREENWAY TRAIL



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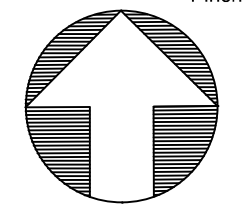
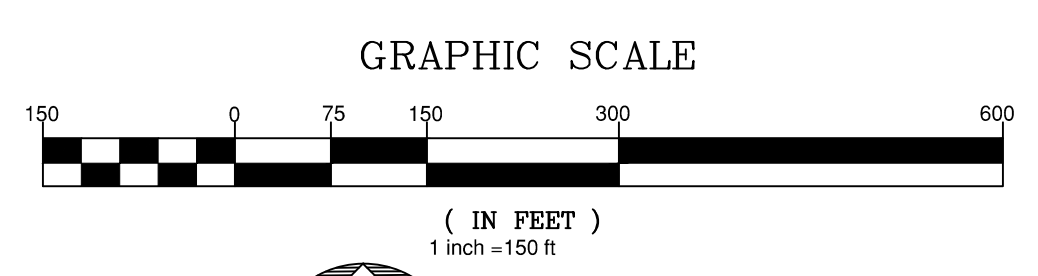
STIPULATION FOR REUSE
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MERRITT RESERVE
UTILITY OVERALL PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

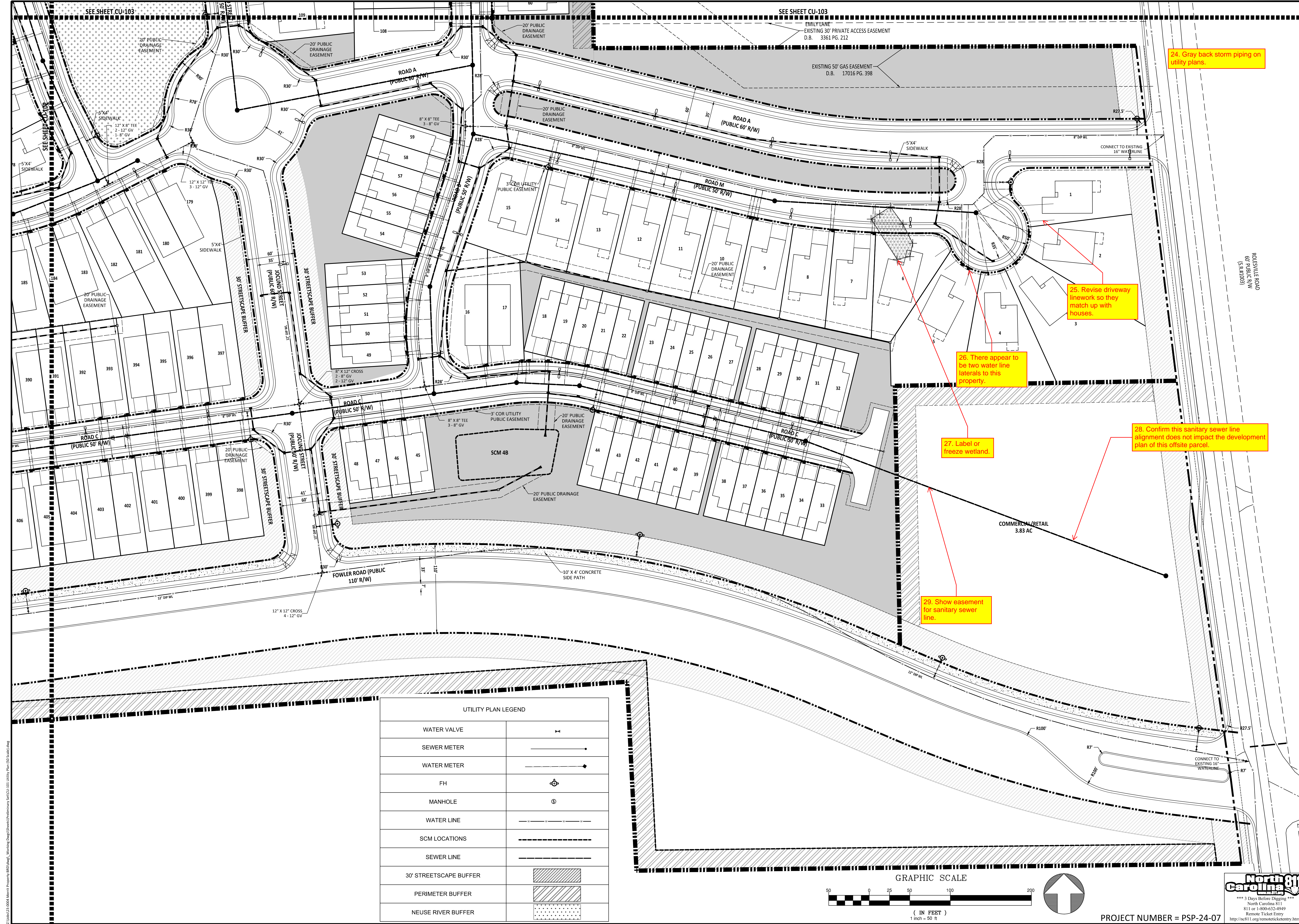
JOB NUMBER: 23-0004
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DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

UTILITY OVERALL PLAN
SHEET NO.:
CU-100

23. Proposed greenway should be darker lineweight on all drawings to portray as proposed and not existing.



PROJECT NUMBER = PSP-24-07



24. Gray back storm piping on utility plans.

25. Revise driveway linework so they match up with houses.

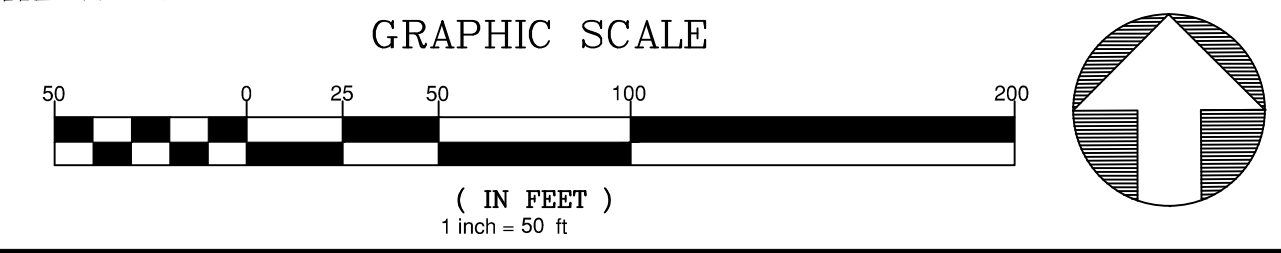
26. There appear to be two water line laterals to this property.

27. Label or freeze wetland.

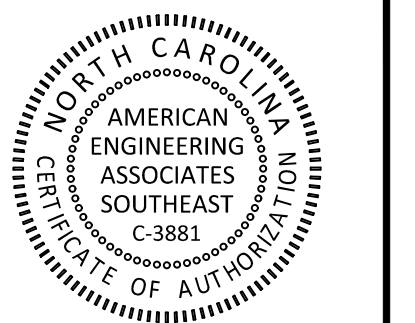
28. Confirm this sanitary sewer line alignment does not impact the development plan of this offsite parcel.

29. Show easement for sanitary sewer line.

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



PROJECT NUMBER = PSP-24-07



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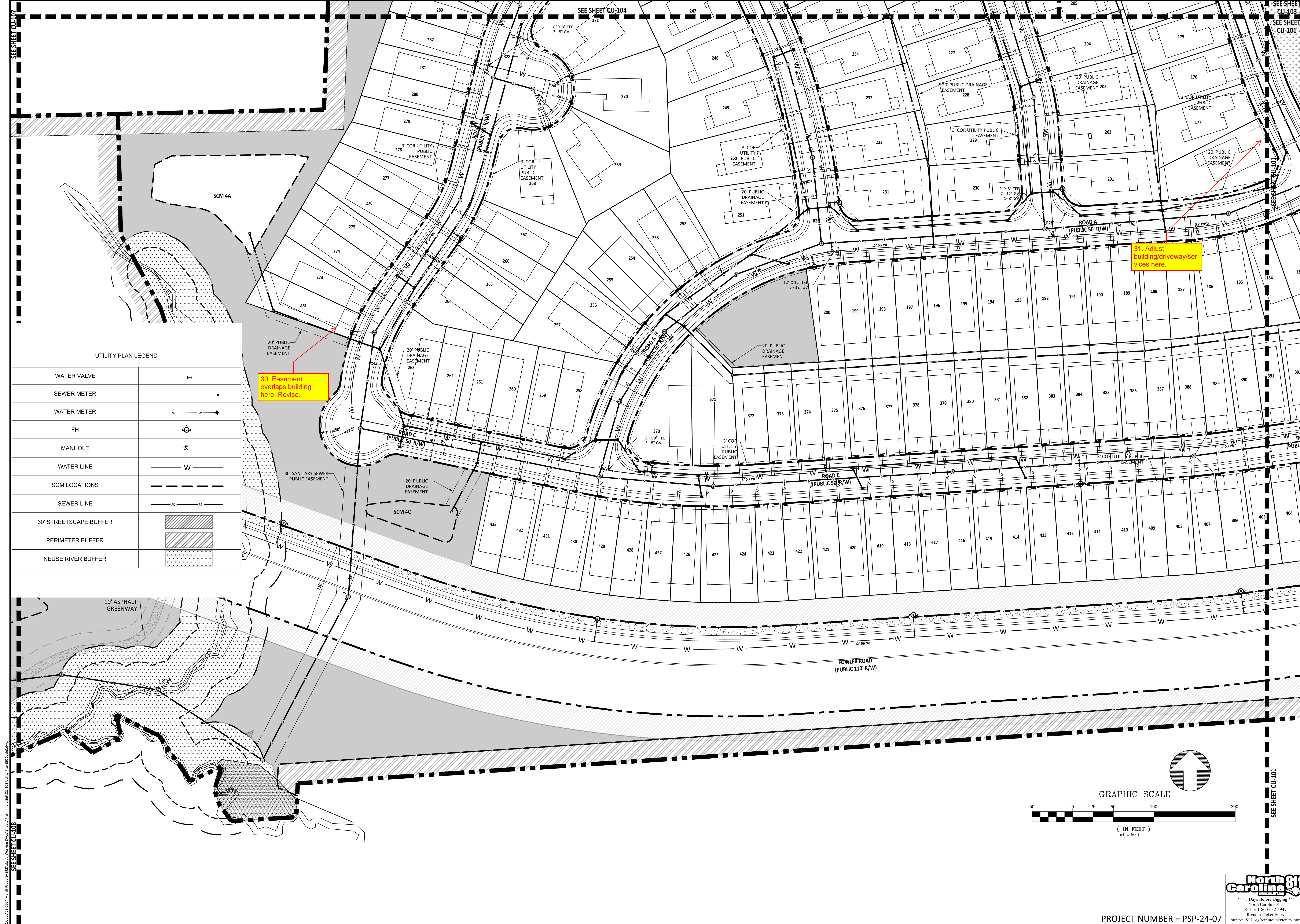
**MERRITT RESERVE
 UTILITY PLAN
 (50 SCALE)**
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: 12/02/2024
 SHEET TITLE:

**UTILITY PLAN
 (50 SCALE)**

SHEET NO.: **CU-101**

Z:\Projects\2024\Merritt Reserve\Utility Plans\CU-101 Utility Plan (50 Scale).dwg 2025-02-04



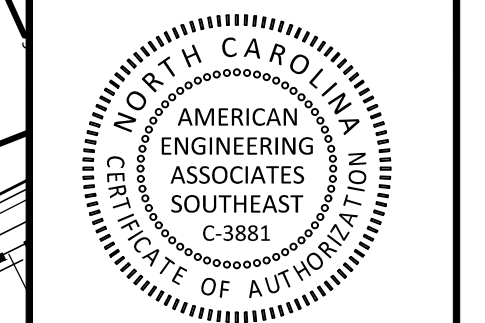
UTILITY PLAN LEGEND

WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	

30. Easement overlaps building here. Revise.

31. Adjust building/driveway/services here.

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101



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NO. DATE REVISION

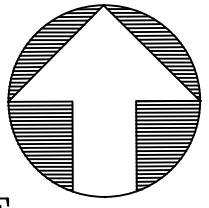
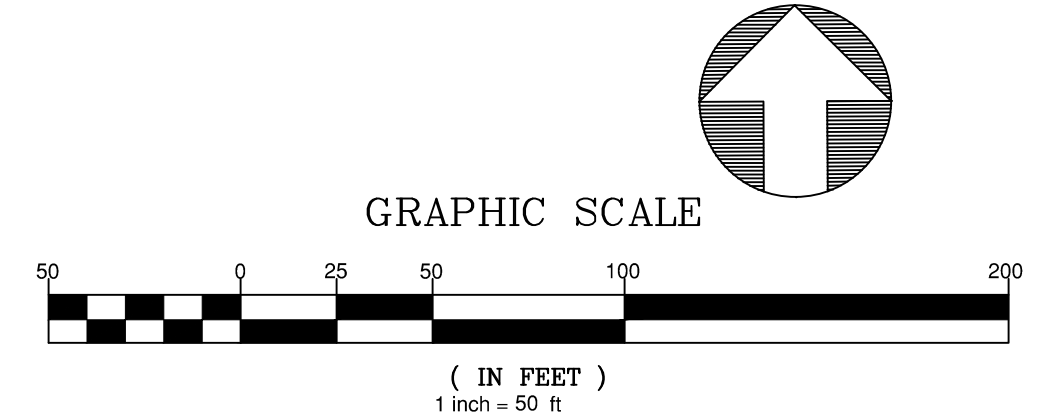
1	02-09-25	FIRST REVISION SET
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MERRITT RESERVE
UTILITY PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

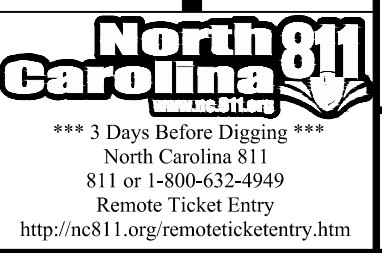
UTILITY PLAN (50 SCALE)
SHEET NO.: **CU-102**



GRAPHIC SCALE

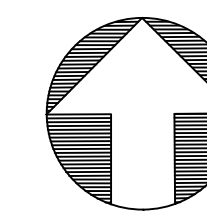
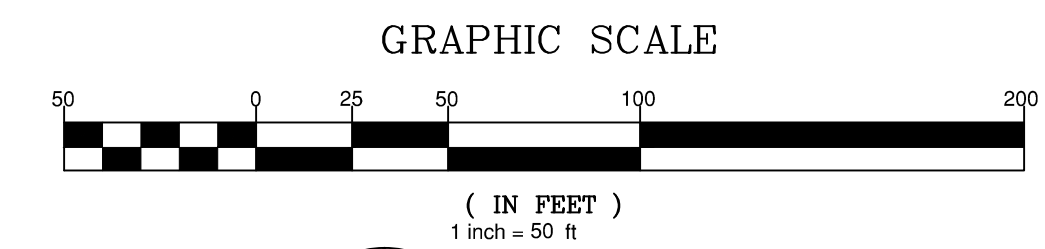
(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07





UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



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NO.	DATE	REVISION:
1	02-03-25	FIRST REVISION SET

STIPULATION FOR REUSE

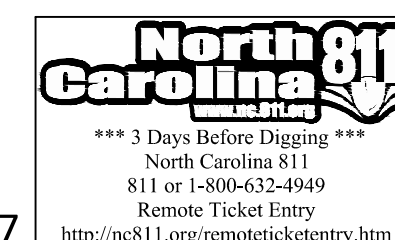
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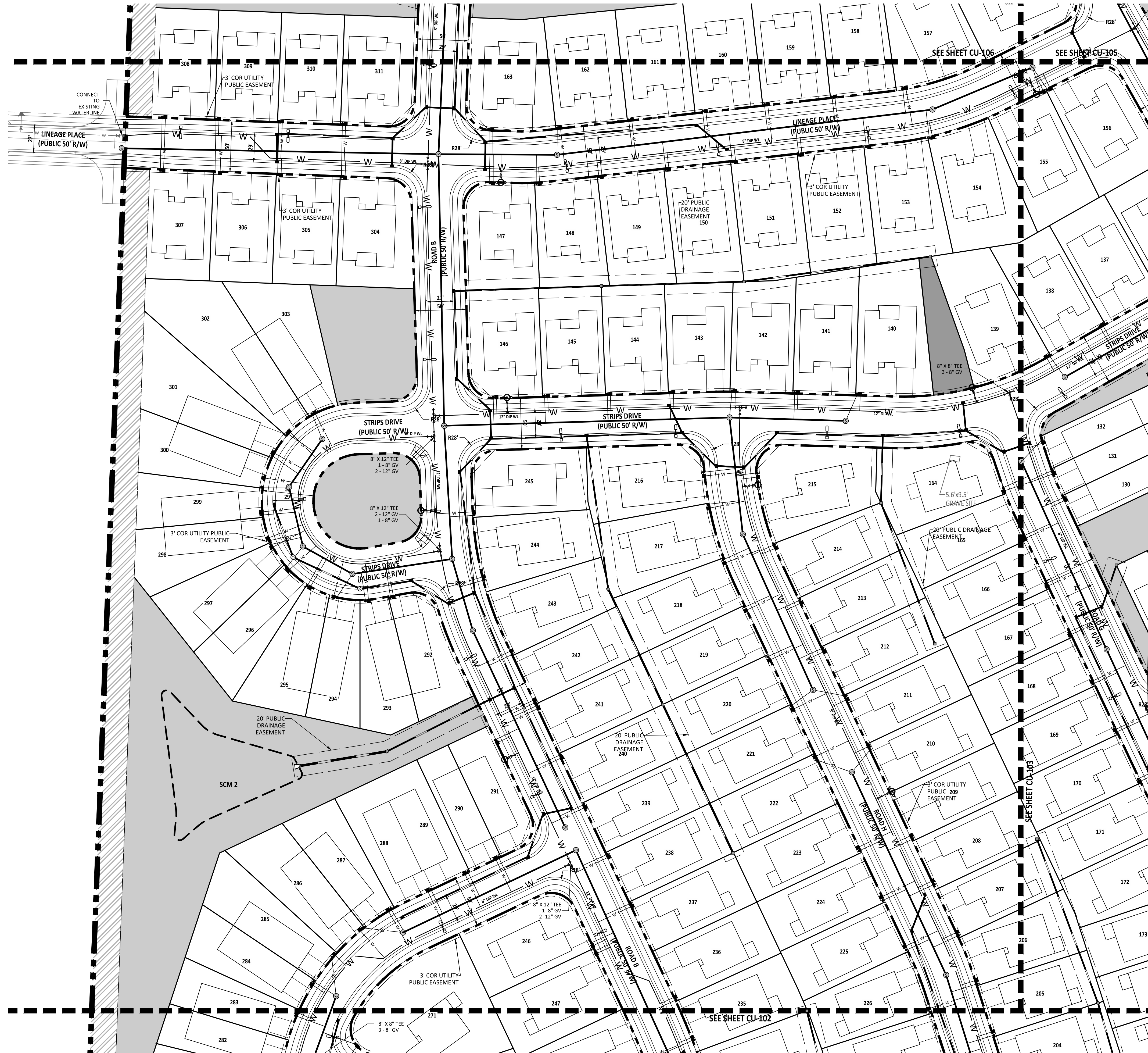
MERRITT RESERVE
UTILITY PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
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SHEET TITLE:

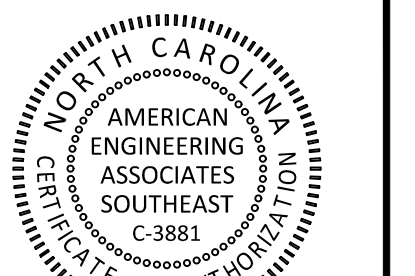
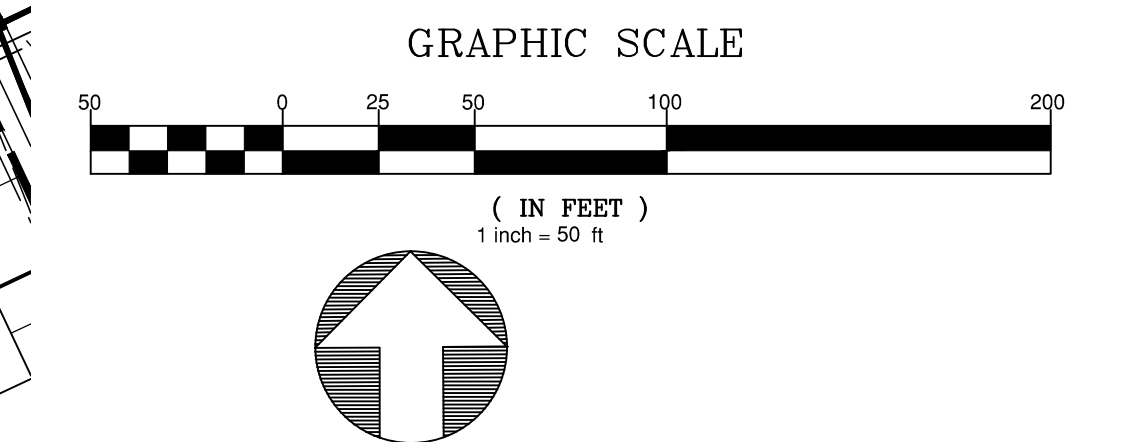
UTILITY PLAN
(50 SCALE)

SHEET NO.:
CU-103





UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



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MERRITT RESERVE
UTILITY PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
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DATE: 12/02/2024
SHEET TITLE:

UTILITY PLAN
(50 SCALE)

SHEET NO.:
CU-104



PROJECT NUMBER = PSP-24-07

NO.	DATE	REVISION
1	02-09-25	FIRST REVISION SET

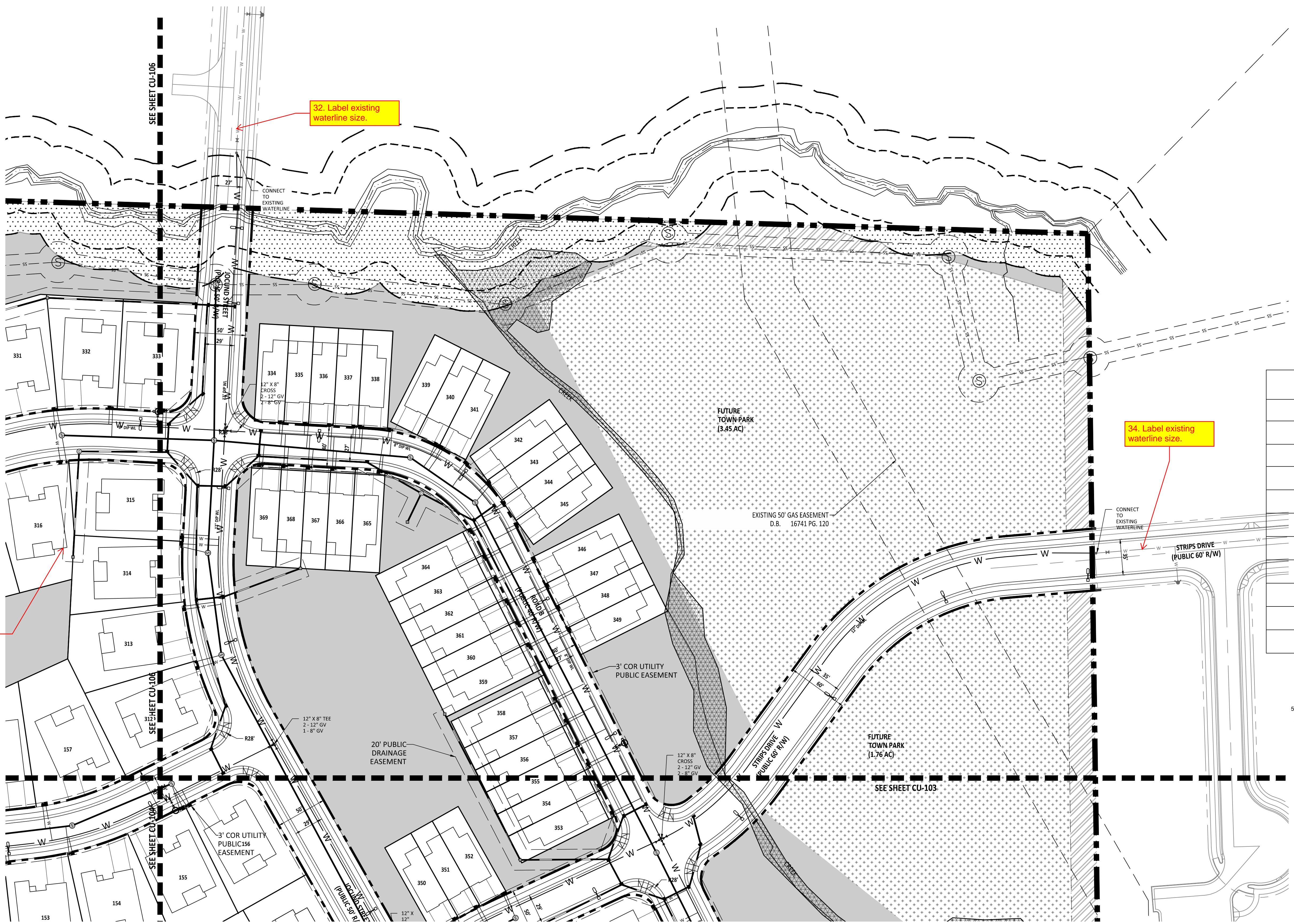
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**MERRITT RESERVE
UTILITY PLAN
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

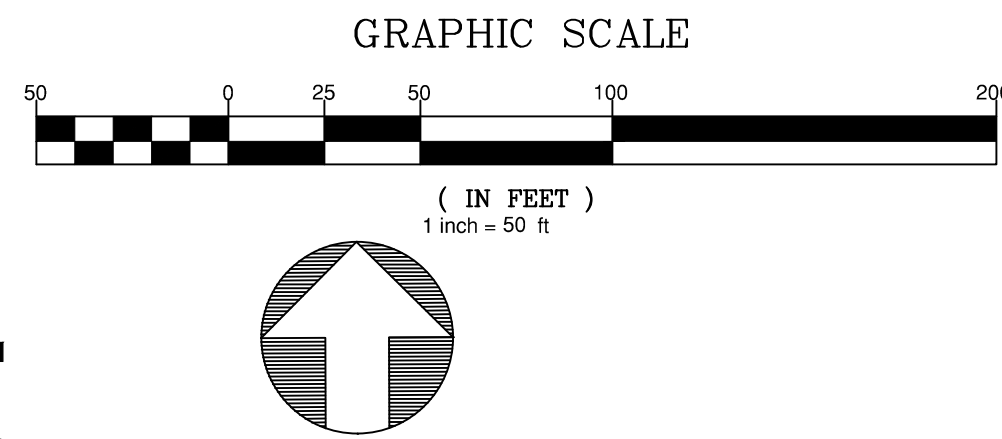
JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

**UTILITY PLAN
(50 SCALE)**

SHEET NO.:
CU-105



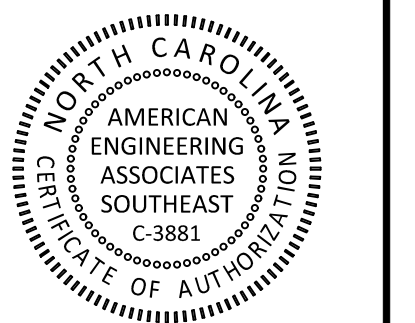
UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETScape BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



33. Easement overlaps building here. Revise

32. Label existing waterline size.

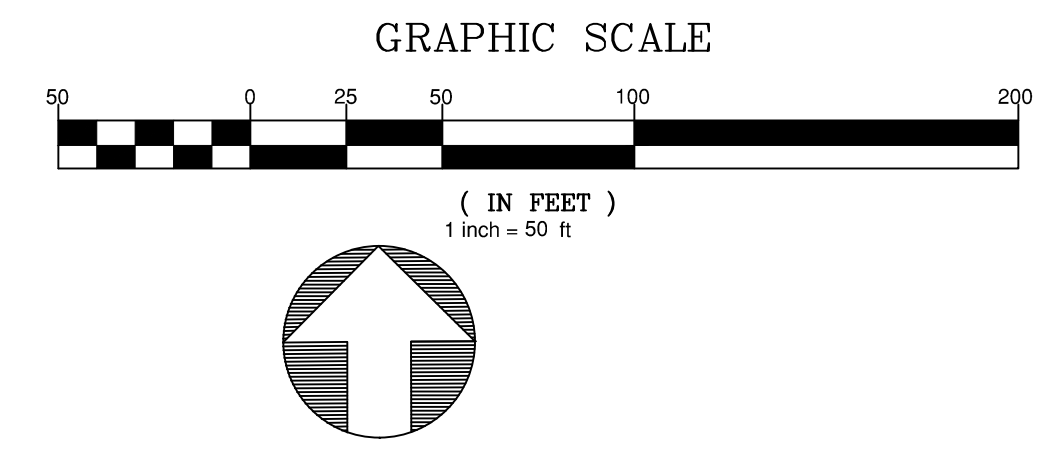
34. Label existing waterline size.



PRELIMINARY

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SITE PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



NO.	DATE	REVISION
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**MERRITT RESERVE
UTILITY PLAN
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

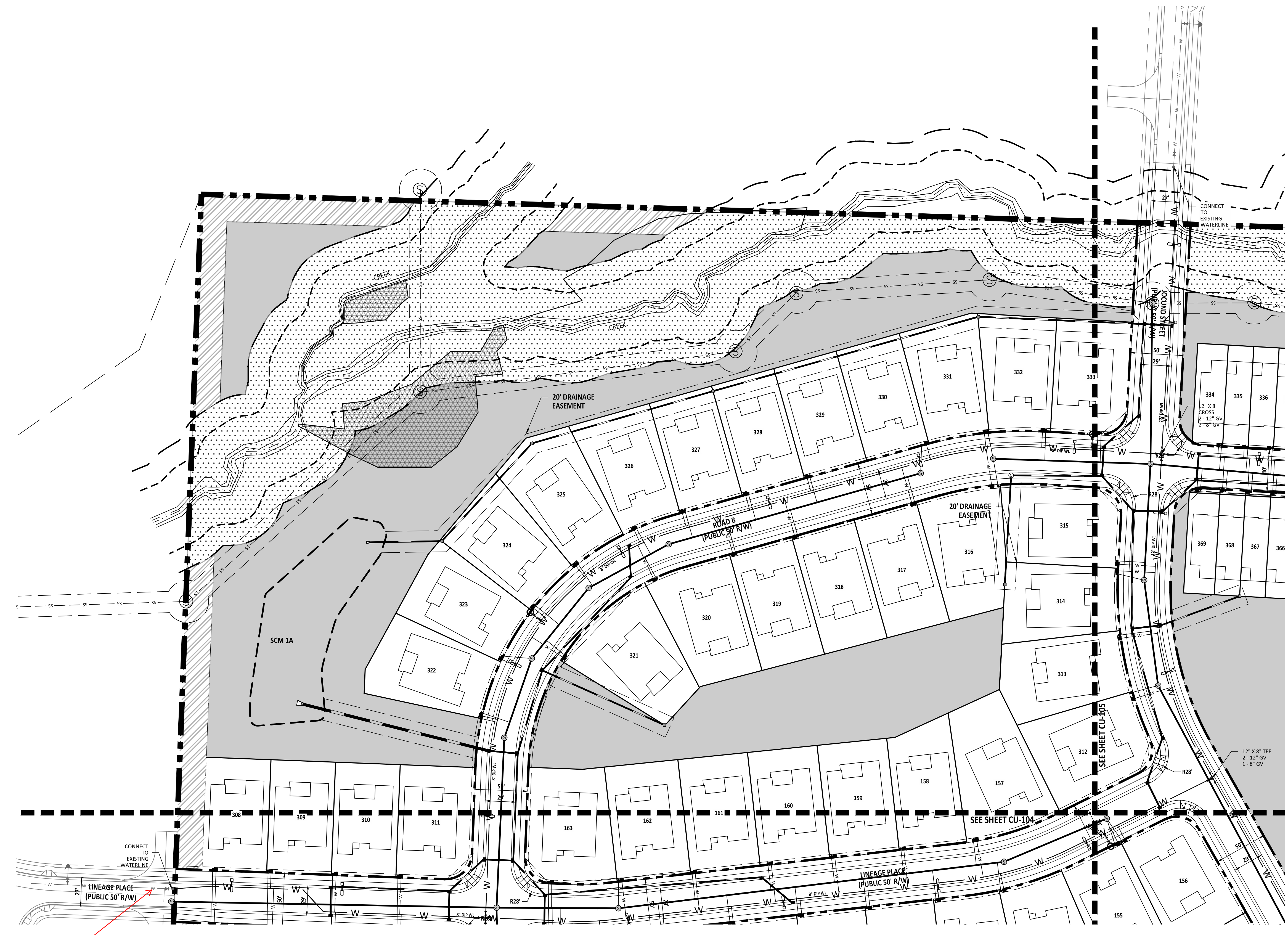
JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024
SHEET TITLE:

**UTILITY PLAN
(50 SCALE)**

SHEET NO.:
CU-106



PROJECT NUMBER = PSP-24-07



35. Label existing waterline size.

NO.	DATE	REVISION
1	02-03-25	FIRST REVISION SET

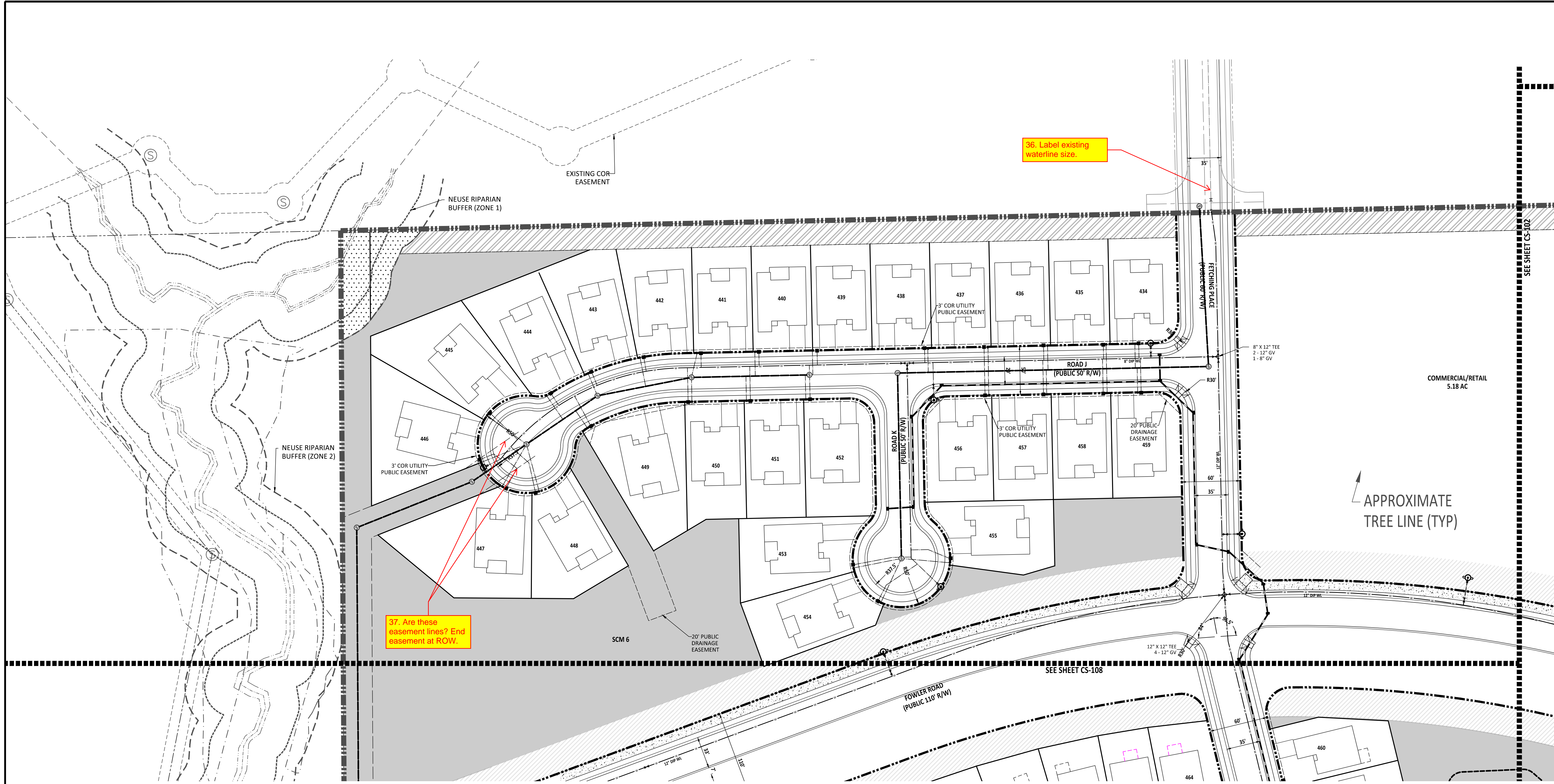
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**MERRITT RESERVE
UTILITY PLAN
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
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DRAWN BY: EDS
DATE: 12/02/2024

**UTILITY PLAN
(50 SCALE)**

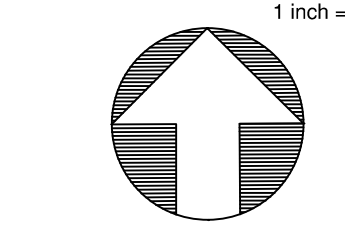
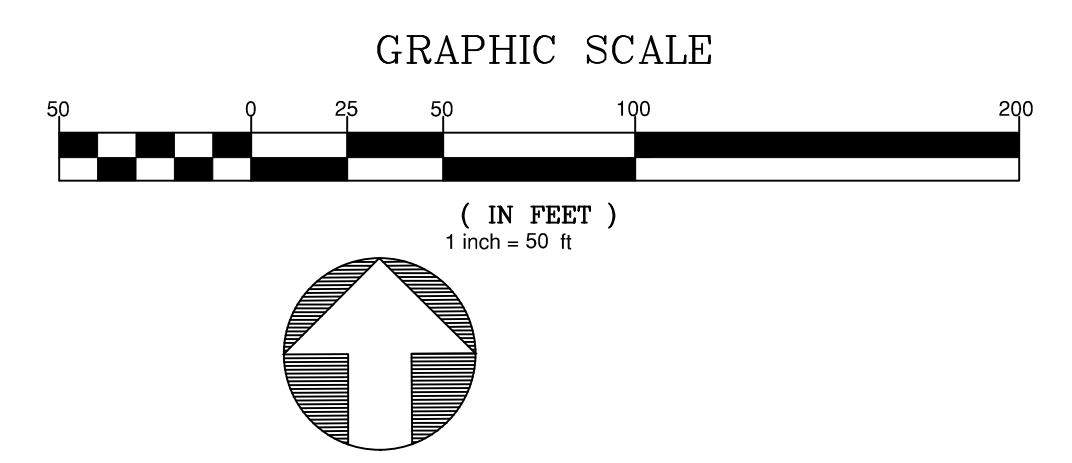
SHEET NO.: **CU-107**



36. Label existing waterline size.

37. Are these easement lines? End easement at ROW.

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



PROJECT NUMBER = PSP-24-07

NO.	DATE	REVISION
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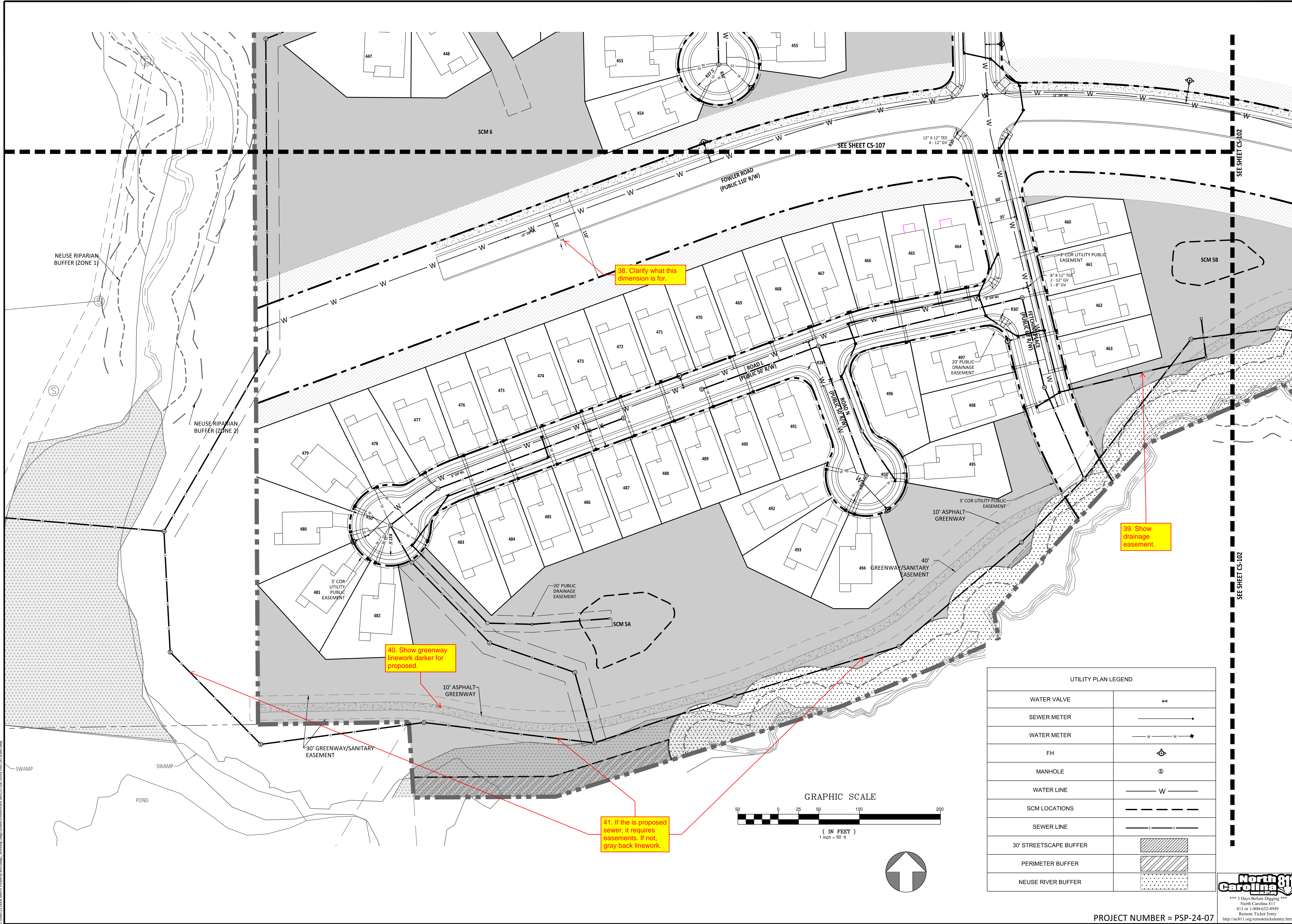
STIPULATION FOR REUSE
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**MERRITT RESERVE
UTILITY PLAN
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

SHEET TITLE:
**UTILITY PLAN
(50 SCALE)**

SHEET NO.:
CU-108



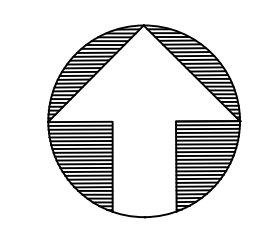
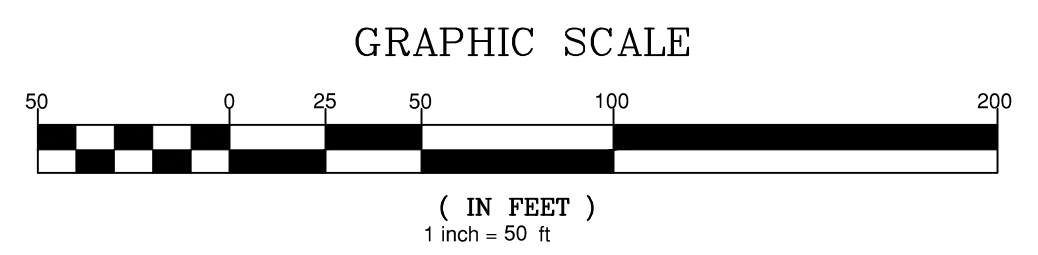
38. Clarify what this dimension is for.

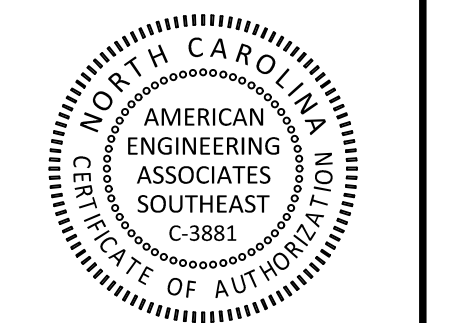
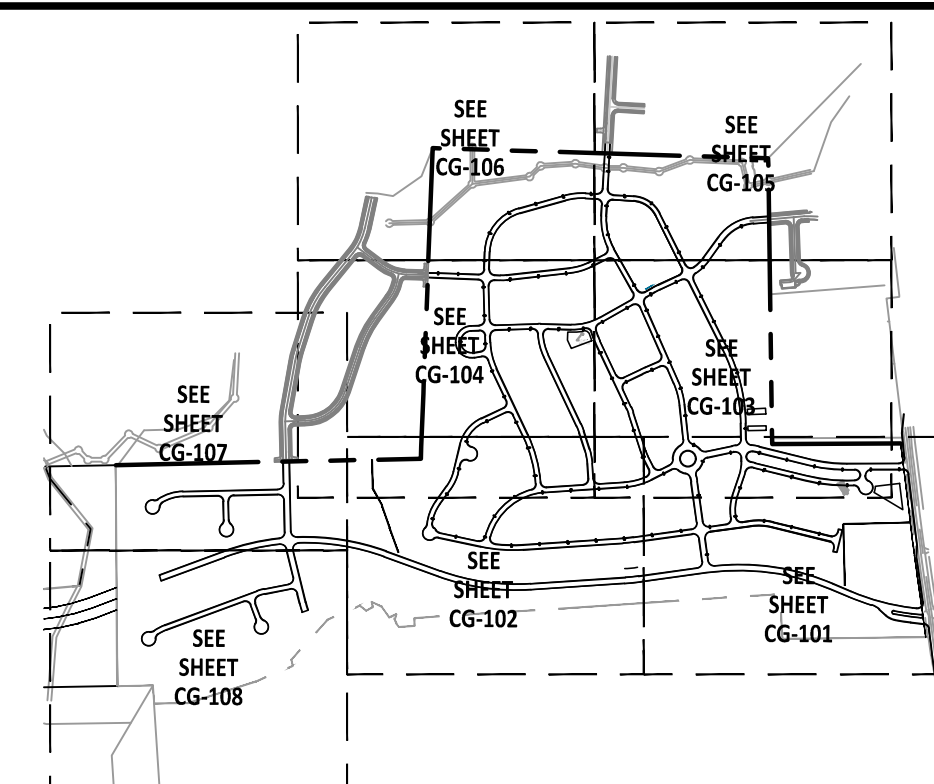
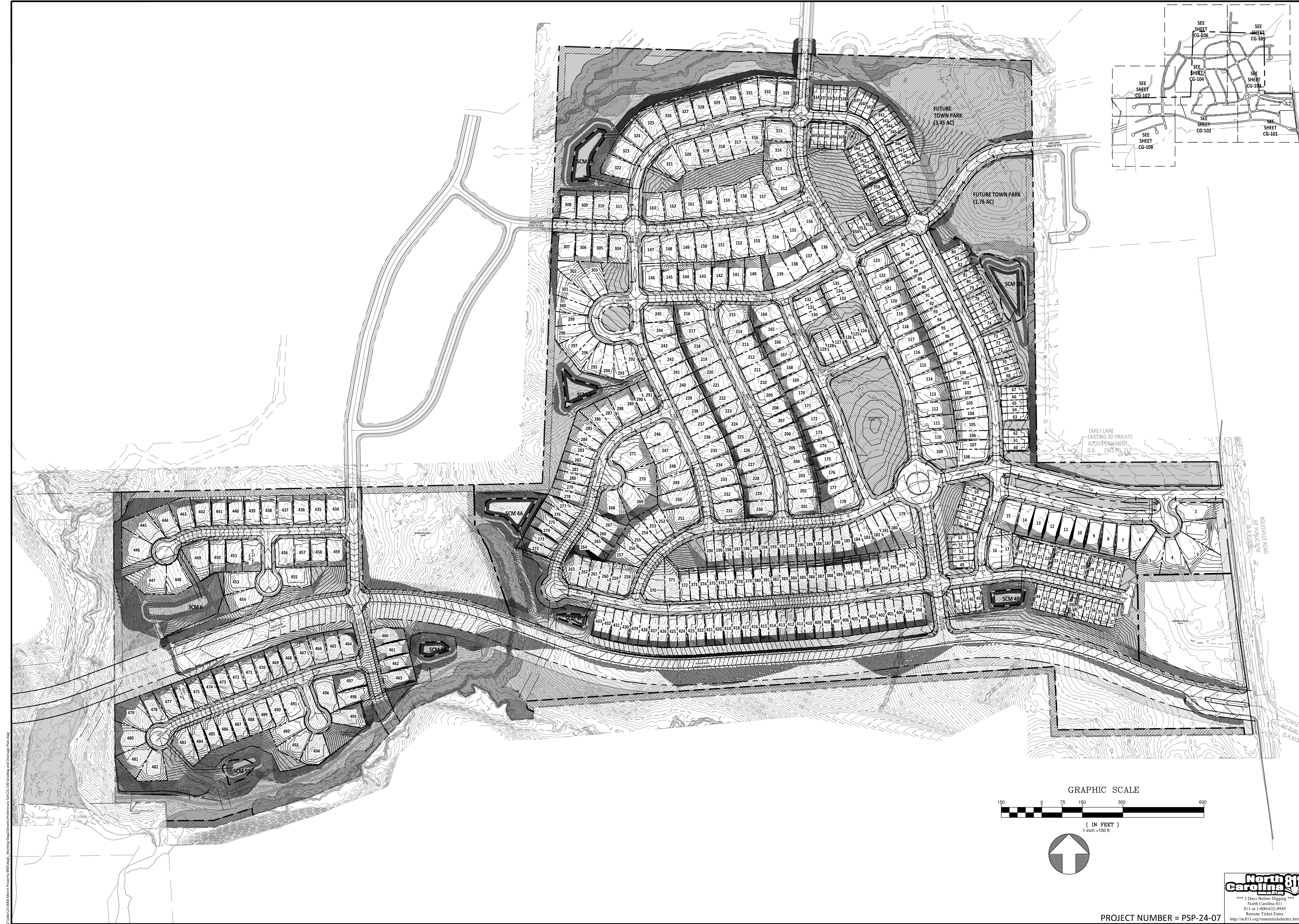
39. Show drainage easement.

40. Show greenway linework darker for proposed.

41. If it is proposed sewer, it requires easements. If not, gray back linework.

UTILITY PLAN LEGEND	
WATER VALVE	⊥
SEWER METER	— —
WATER METER	—w—w—
FH	⊙
MANHOLE	⊙
WATER LINE	—W—
SCM LOCATIONS	— — —
SEWER LINE	—S—S—
30' STREETSCAPE BUFFER	[Hatched Box]
PERIMETER BUFFER	[Diagonal Hatched Box]
NEUSE RIVER BUFFER	[Dotted Box]





PRELIMINARY

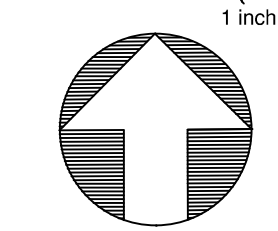
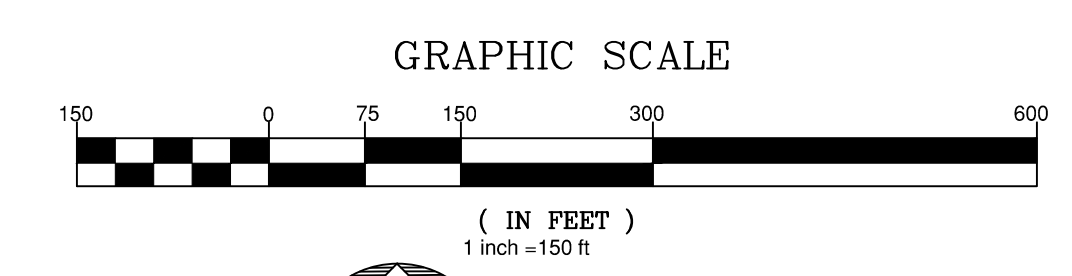
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	02-03-25	FIRST REVISION SET

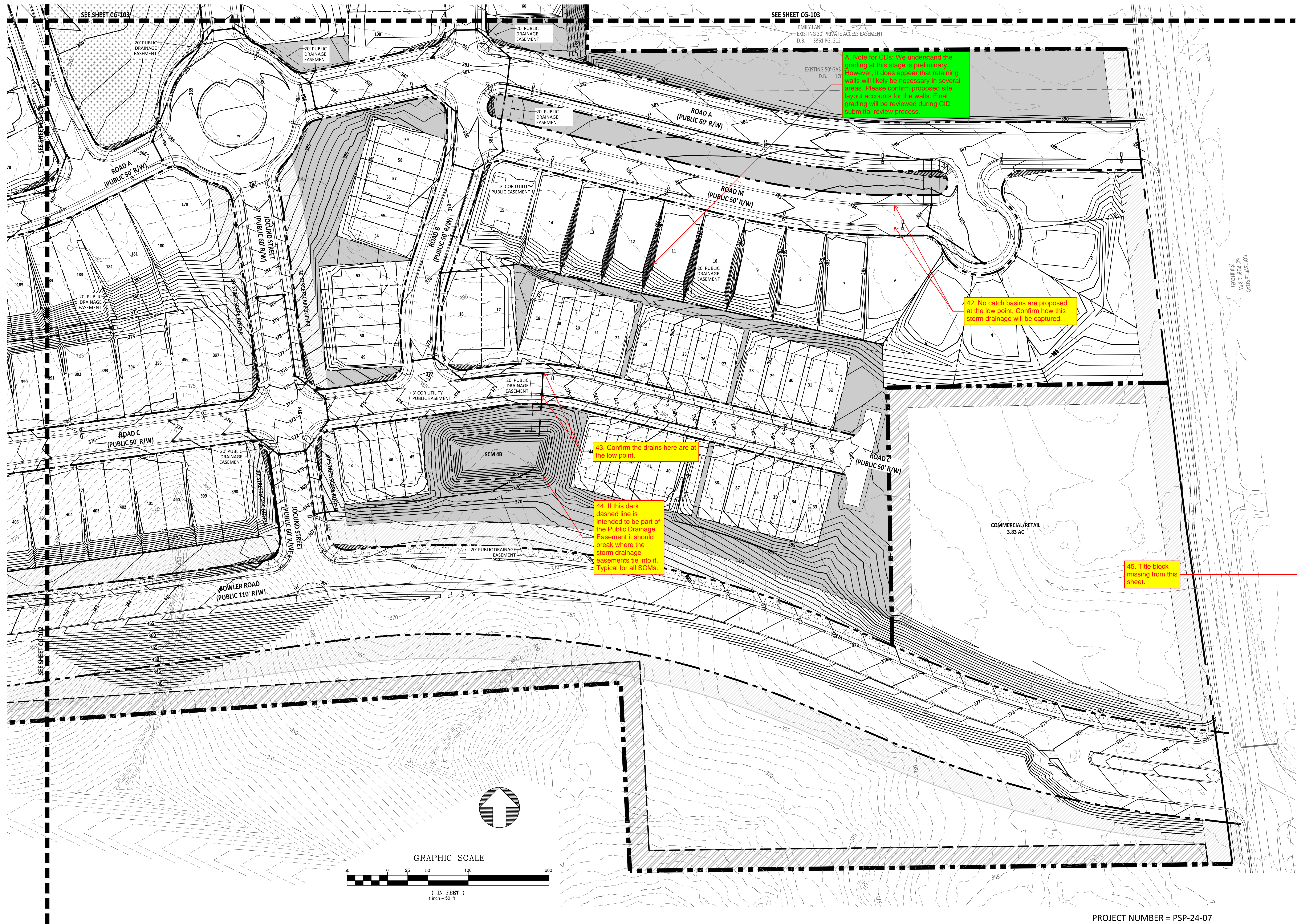
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 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**MERRITT RESERVE
 GRADING AND DRAINAGE OVERALL PLAN**
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024
SHEET TITLE:	GRADING AND DRAINAGE OVERALL PLAN
SHEET NO.:	CG-100



PROJECT NUMBER = PSP-24-07



Notes for CID: We understand the grading at this stage is preliminary. However, it does appear that retaining walls will likely be necessary in several areas. Please confirm proposed site layout accounts for the walls. Final grading will be reviewed during CID submitted review process.

42. No catch basins are proposed at the low point. Confirm how this storm drainage will be captured.

43. Confirm the drains here are at the low point.

44. If this dark dashed line is intended to be part of the Public Drainage Easement it should break where the storm drainage easements tie into it. Typical for all SCMs.

45. Title block missing from this sheet.

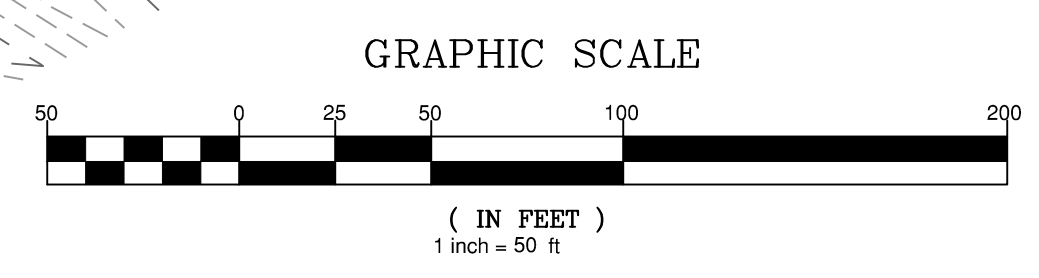
1 02-03-25 FIRST REVISION SET

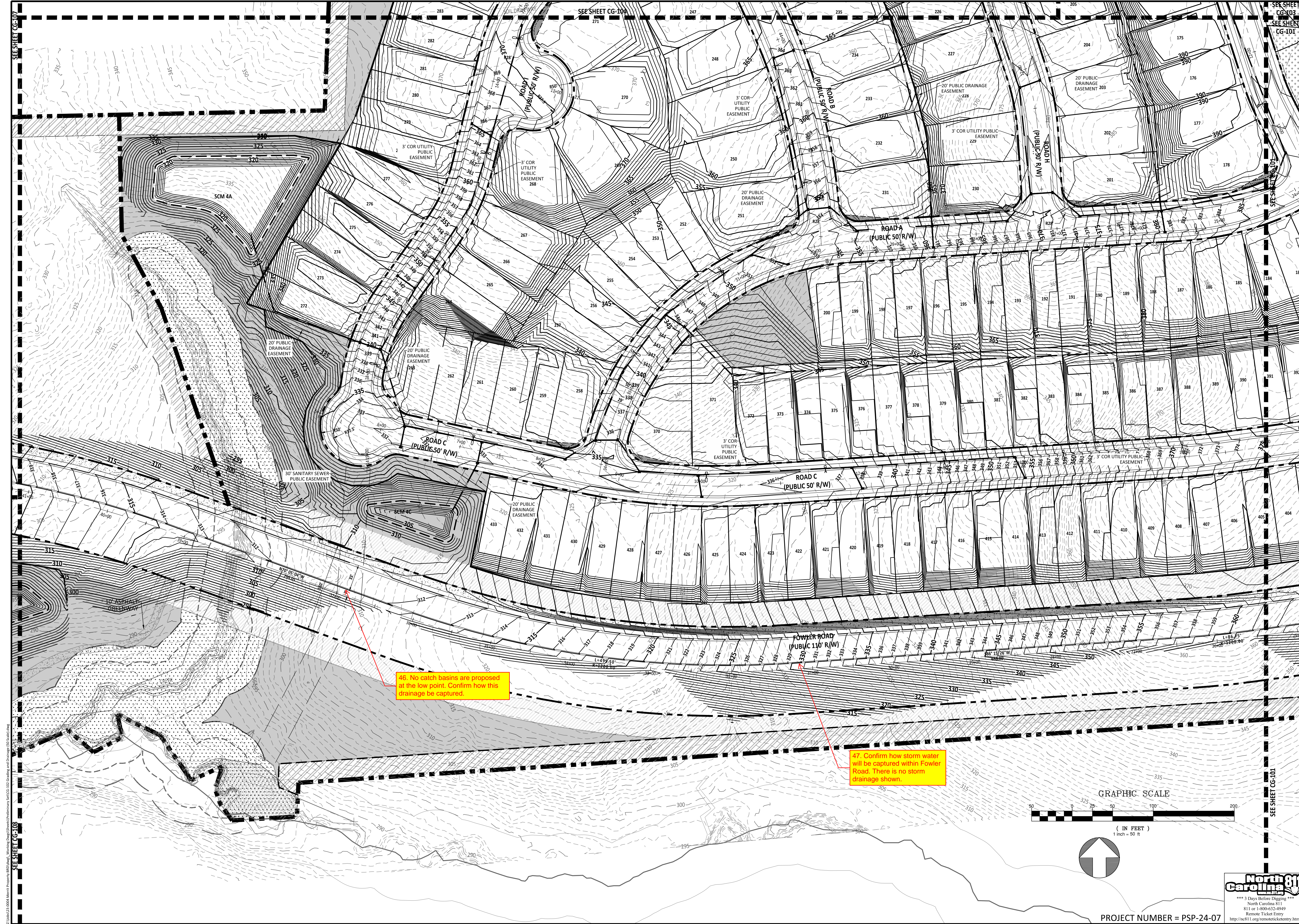
GRADING AND DRAINAGE (50 SCALE)

GRADING AND DRAINAGE (50 SCALE)

CG-101

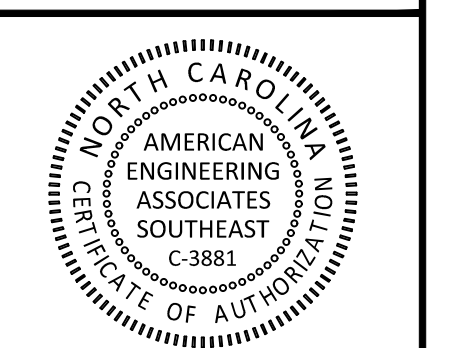
PROJECT NUMBER = PSP-24-07





SEE SHEET CG-107

SEE SHEET CG-101



PRELIMINARY

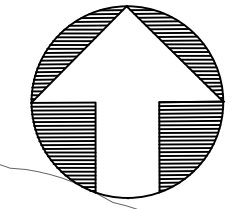
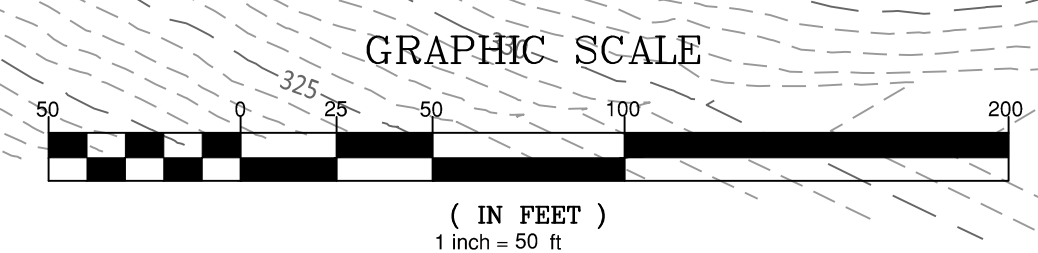
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**MERRITT RESERVE
 GRADING AND DRAINAGE
 (50 SCALE)**
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024
SHEET TITLE:	GRADING AND DRAINAGE (50 SCALE)
SHEET NO.:	CG-102



PROJECT NUMBER = PSP-24-07

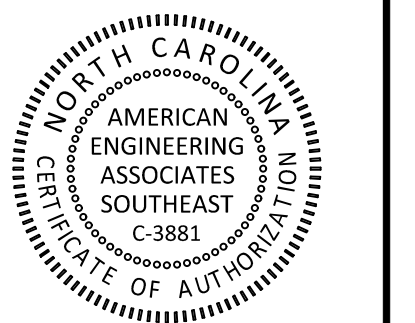
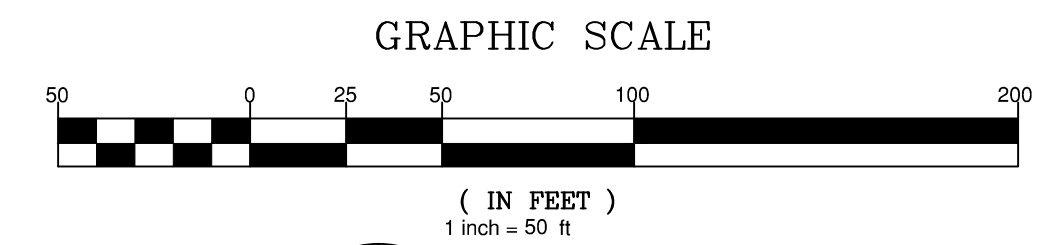
SEE SHEET CG-103

2025-02-04



48. Dashed line (easement?) does not match the shape of the SCM. Revise.

49. No catch basins are proposed at the low point. Confirm how this drainage be captured.



PRELIMINARY

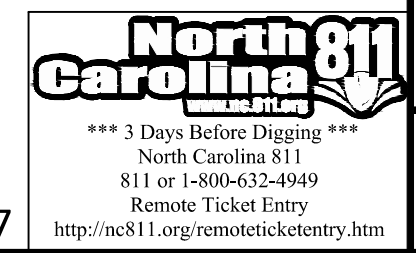
FOR INFORMATION, ONLY

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1	02-03-25	FIRST REVISION SET

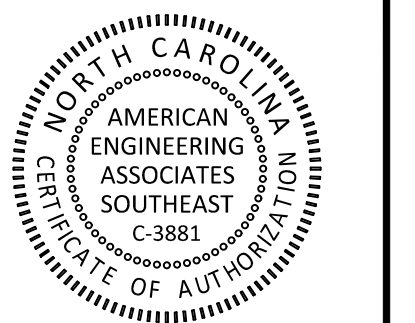
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**MERRITT RESERVE
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024
SHEET TITLE:	GRADING AND DRAINAGE (50 SCALE)
SHEET NO.:	CG-103



PROJECT NUMBER = PSP-24-07



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**MERRITT RESERVE
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

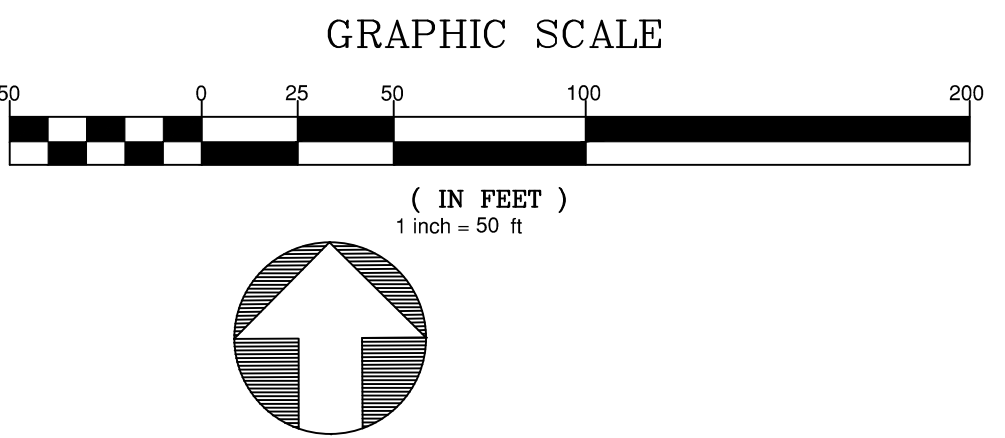
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GRADING AND DRAINAGE (50 SCALE)

SHEET NO.: **CG-104**

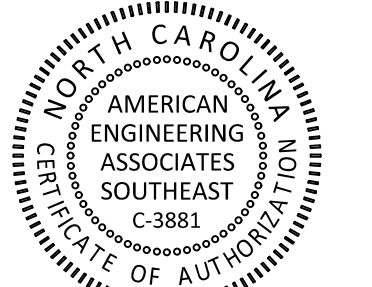


50. Existing grading in this area is confusing because the subdivision grading and the existing grading overlap.

B. Note for CDAs: Label all proposed retaining walls with TDW and BOW elevations. Applies to all applicable grading events.



PROJECT NUMBER = PSP-24-07



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1	02-03-25	FIRST REVISION SET

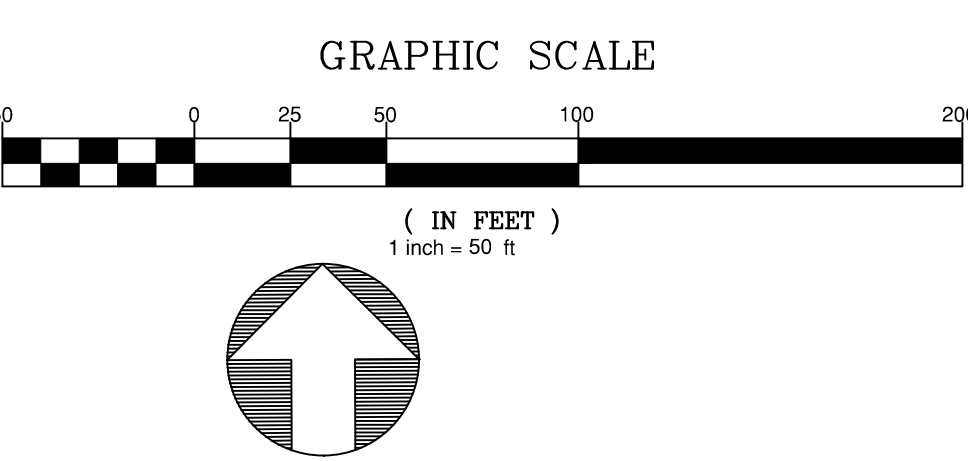
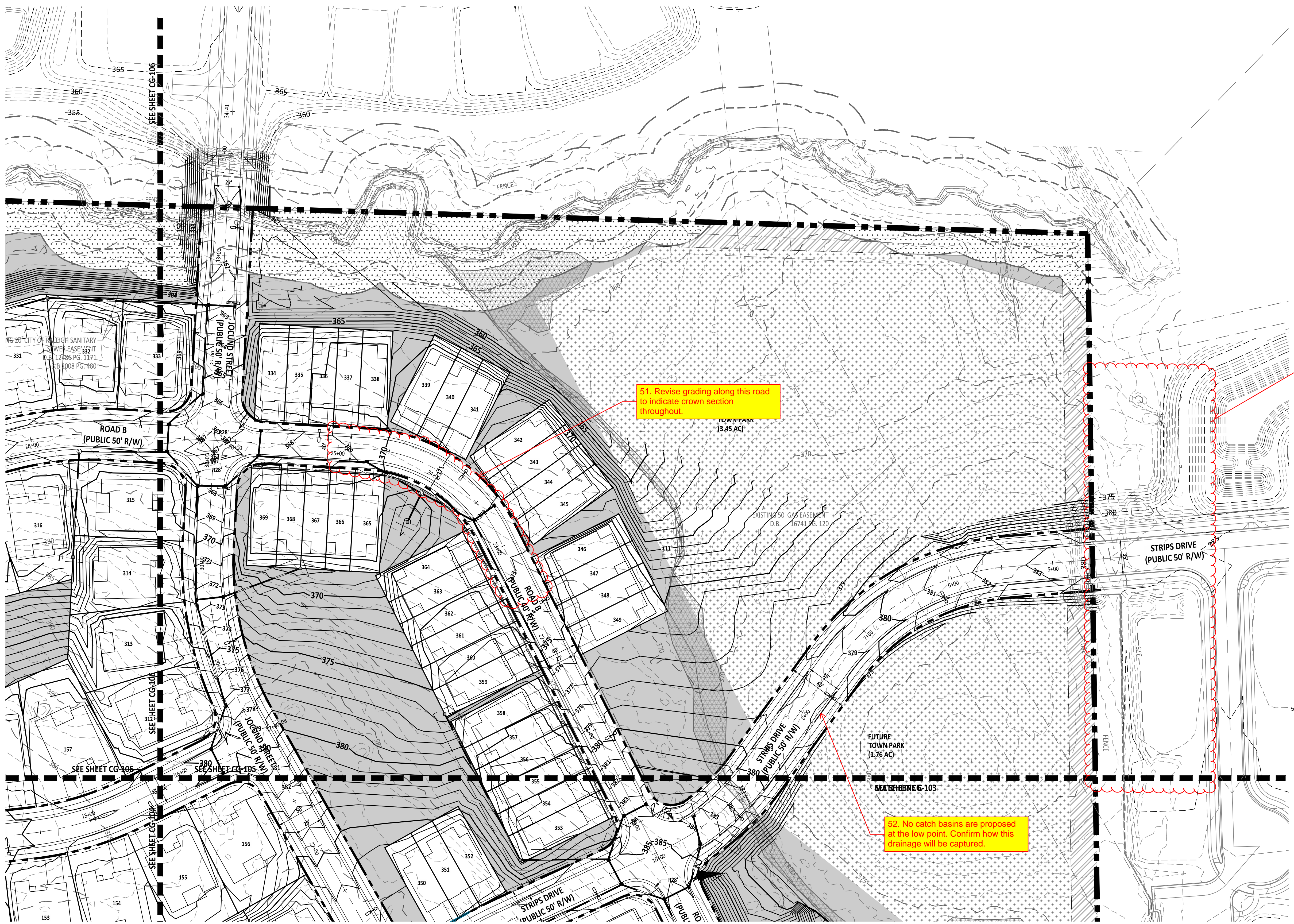
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**MERRITT RESERVE
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-105



NO.	DATE	REVISION
1	02-03-25	FIRST REVISION SET

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**MERRITT RESERVE
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

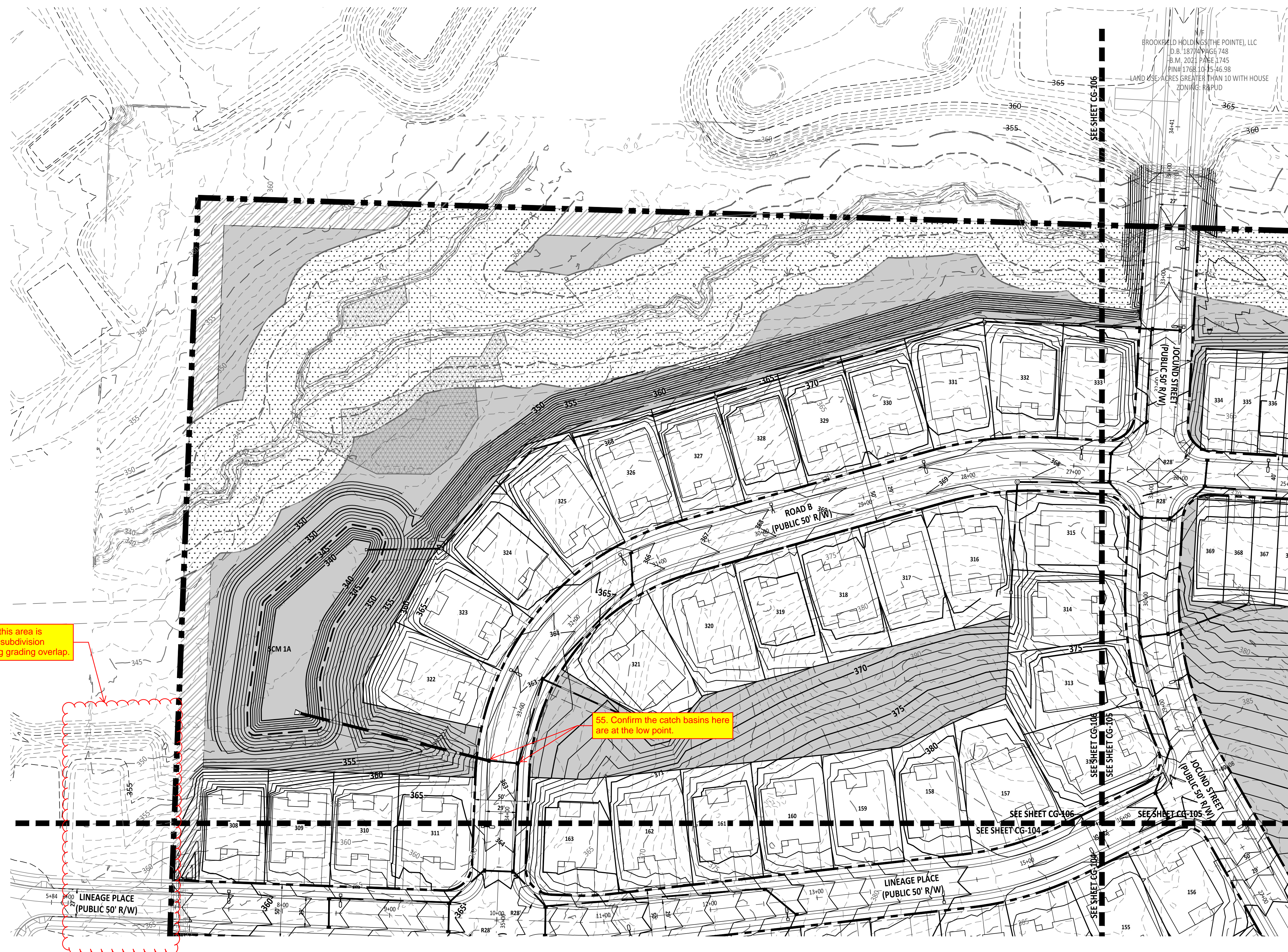
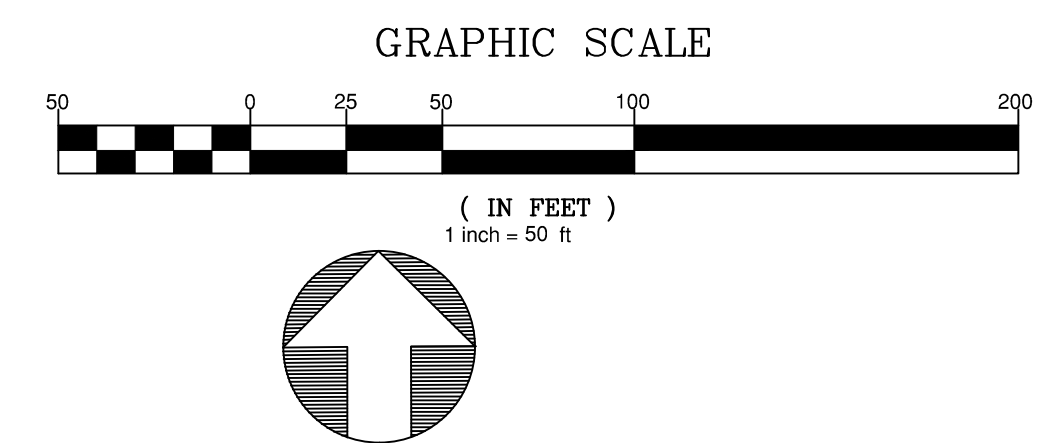
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CHECKED BY:
DRAWN BY: EDS
DATE: 12/02/2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

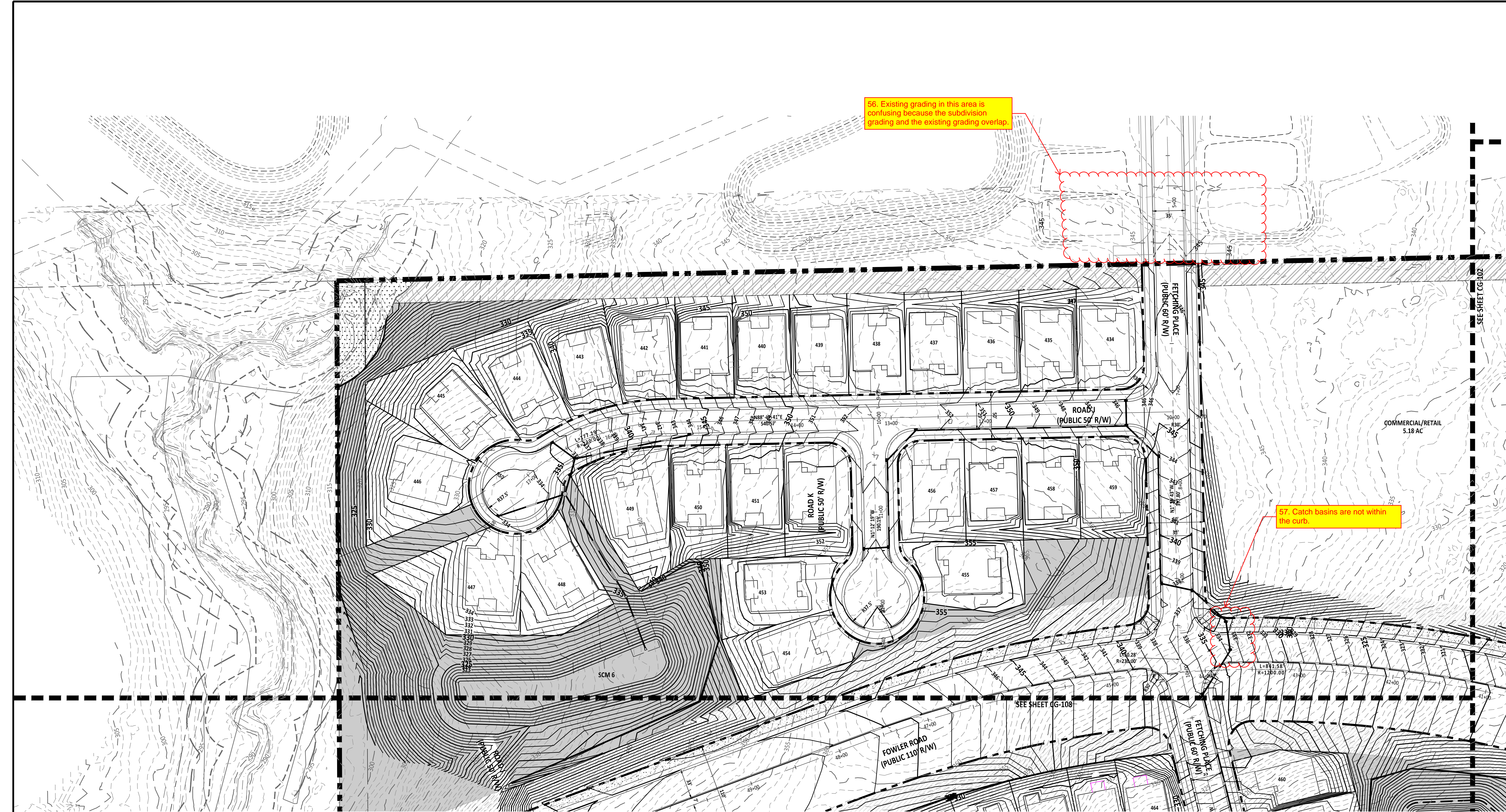
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CG-106



PROJECT NUMBER = PSP-24-07

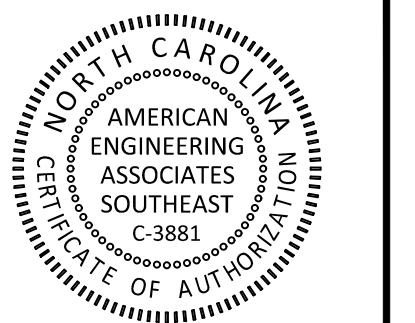


Z:\Projects\2024\0004 Merritt Reserve Property\811\CG-106 Grading and Drainage (50 Scale).dwg
2025-02-04



56. Existing grading in this area is confusing because the subdivision grading and the existing grading overlap.

57. Catch basins are not within the curb.



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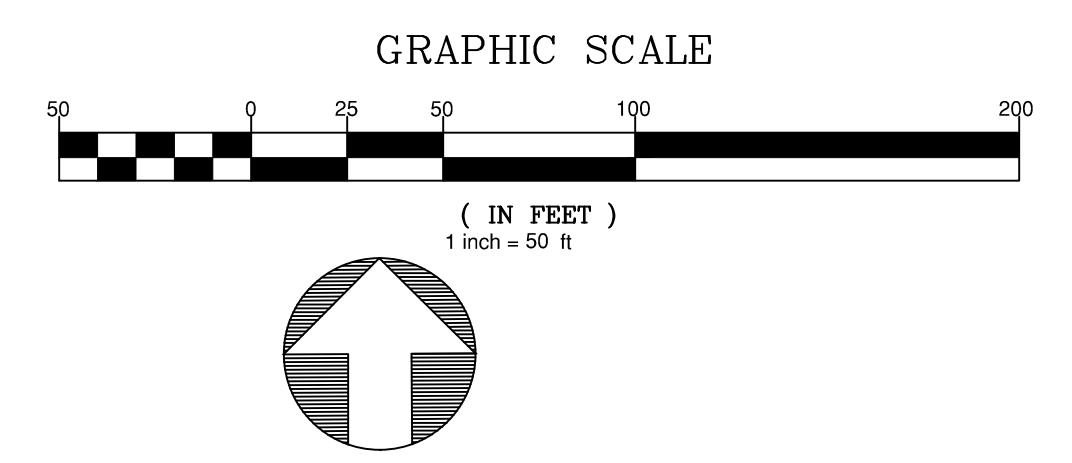
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**MERRITT RESERVE
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

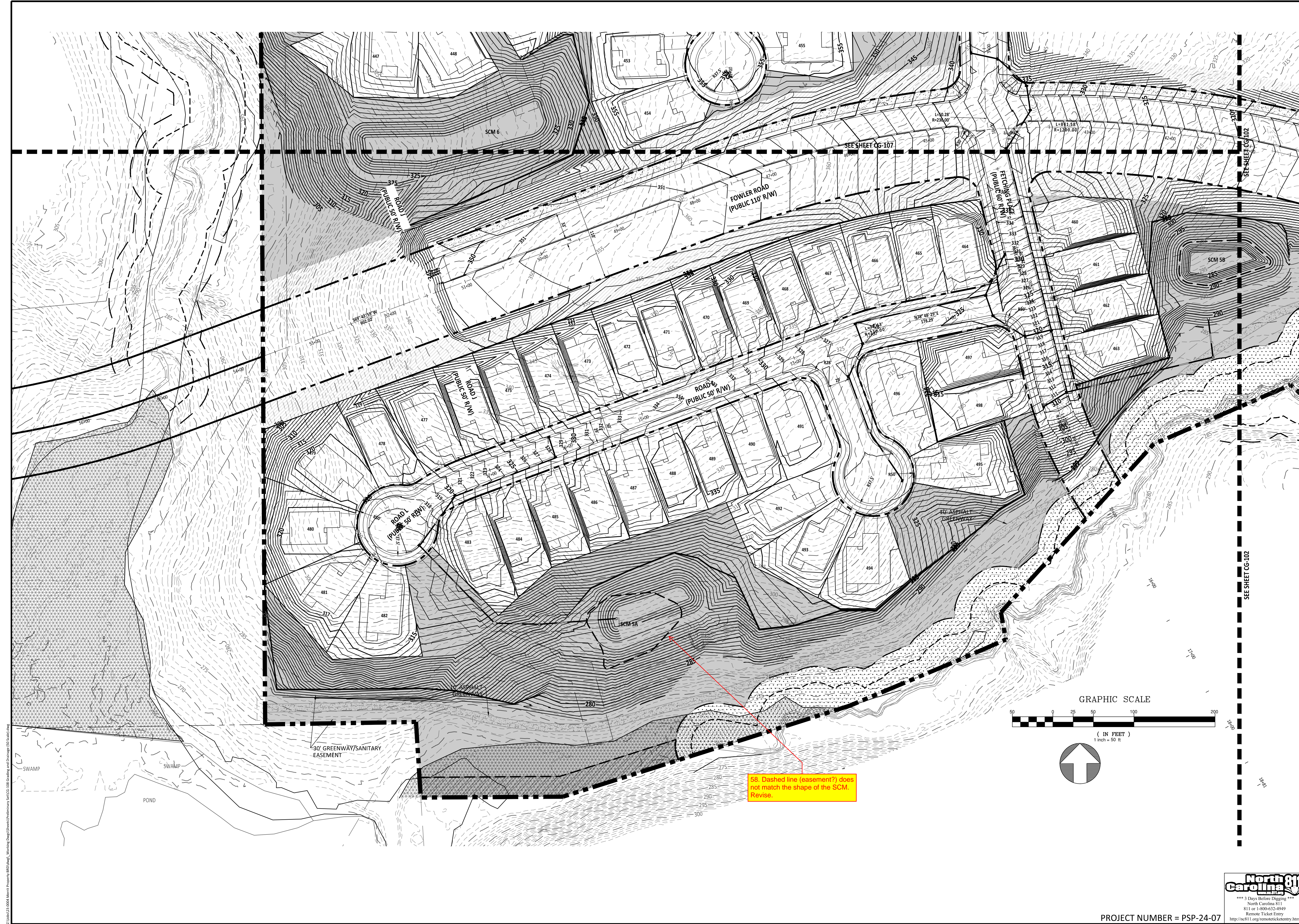
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CHECKED BY: EDS
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DATE: 12/02/2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-107



PROJECT NUMBER = PSP-24-07



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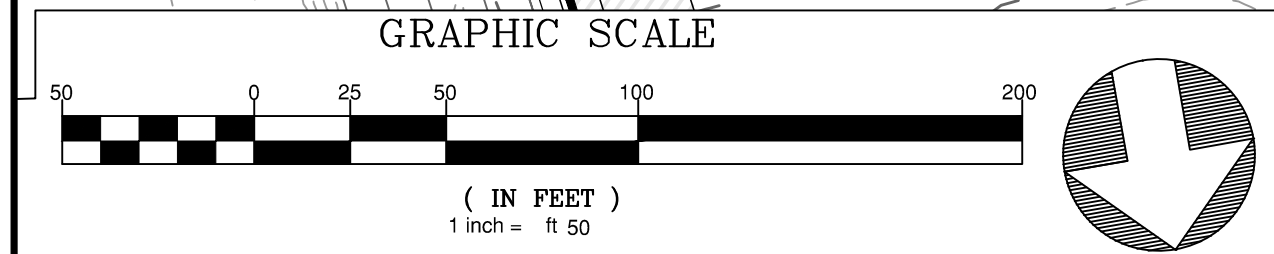
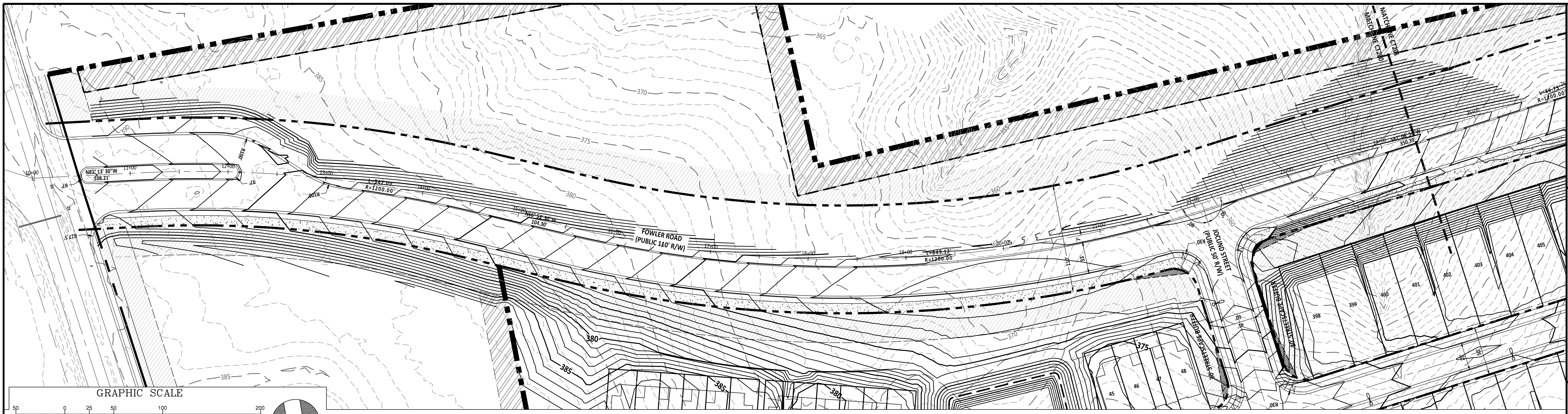
**MERRITT RESERVE
 GRADING AND DRAINAGE
 (50 SCALE)**
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
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 DATE: 12/02/2024

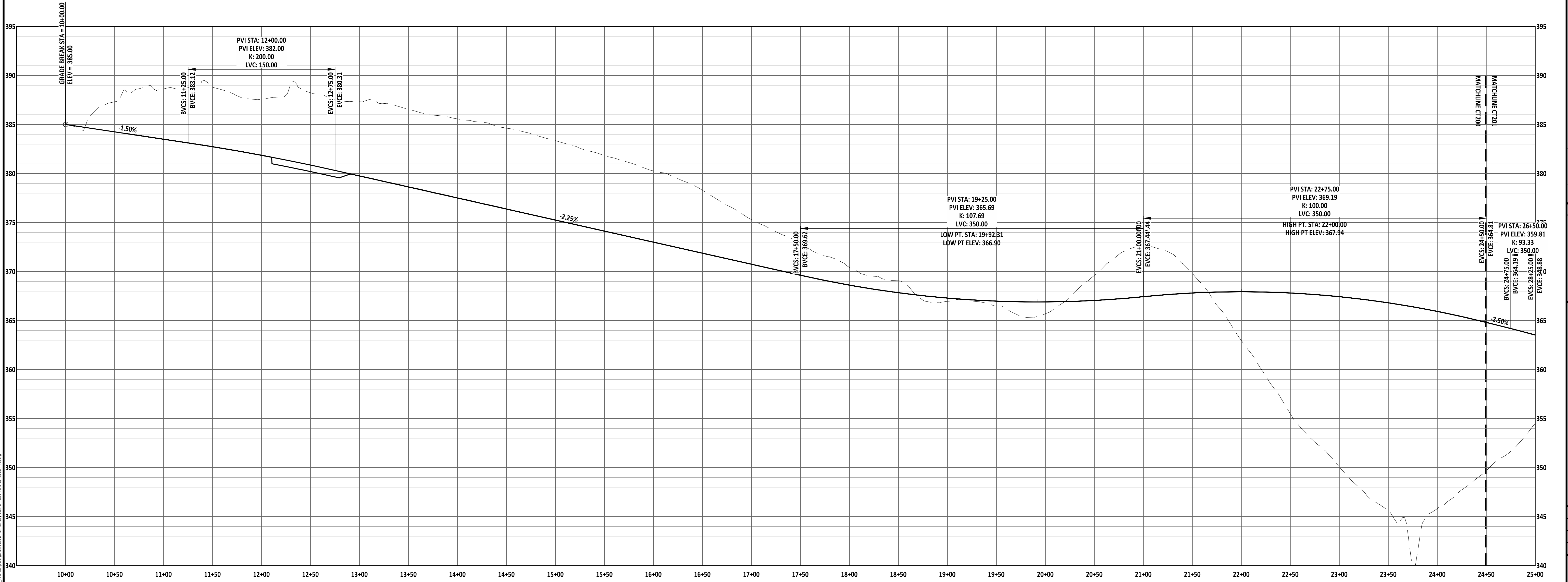
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GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-108





FOWLER ROAD PLAN AND PROFILE



NO.	DATE	REVISION
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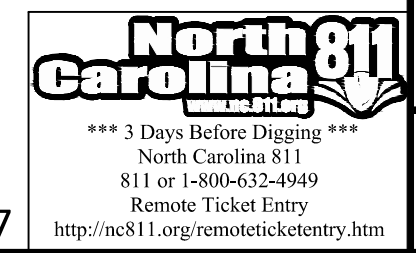
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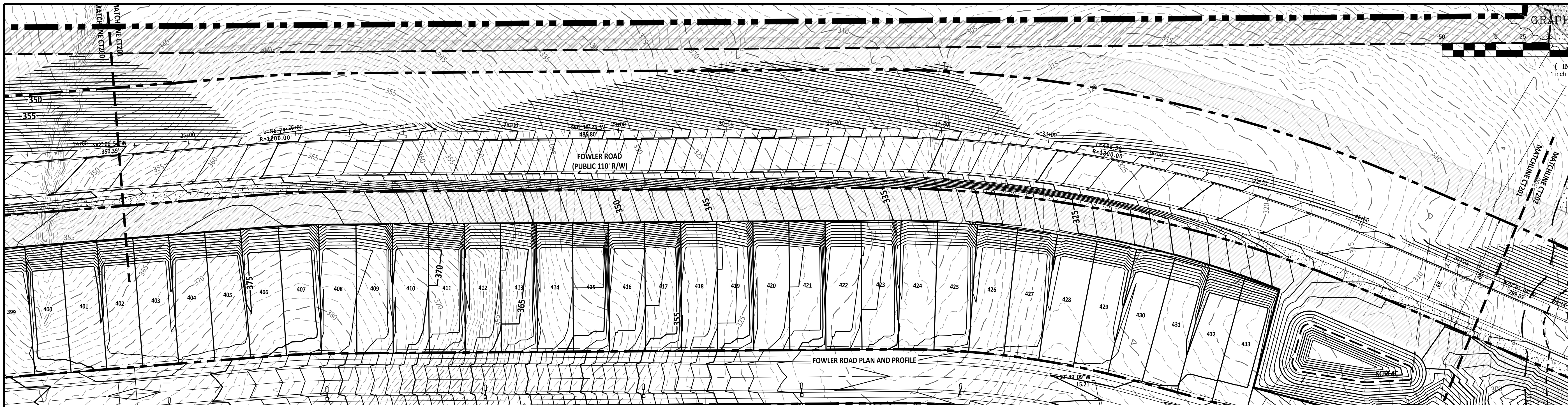
**MERRITT RESERVE
FOWLER ROAD
PLAN AND
PROFILE (1 OF 4)
ROLESVILLE RD
WAKE COUNTY NC 27312**

JOB NUMBER: 23-0004
CHECKED BY:
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DATE: 12/02/2024
SHEET TITLE:

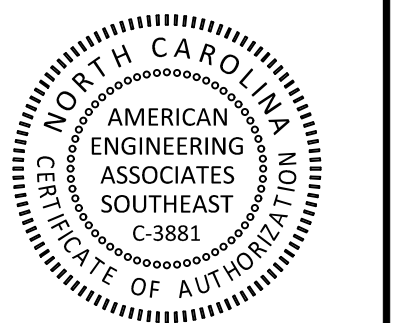
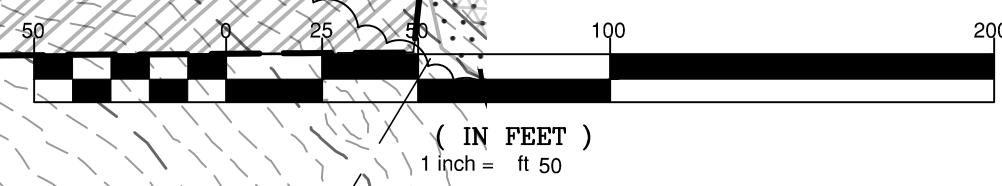
**FOWLER ROAD
PLAN AND
PROFILE (1 OF 4)**

SHEET NO.:
CT-200



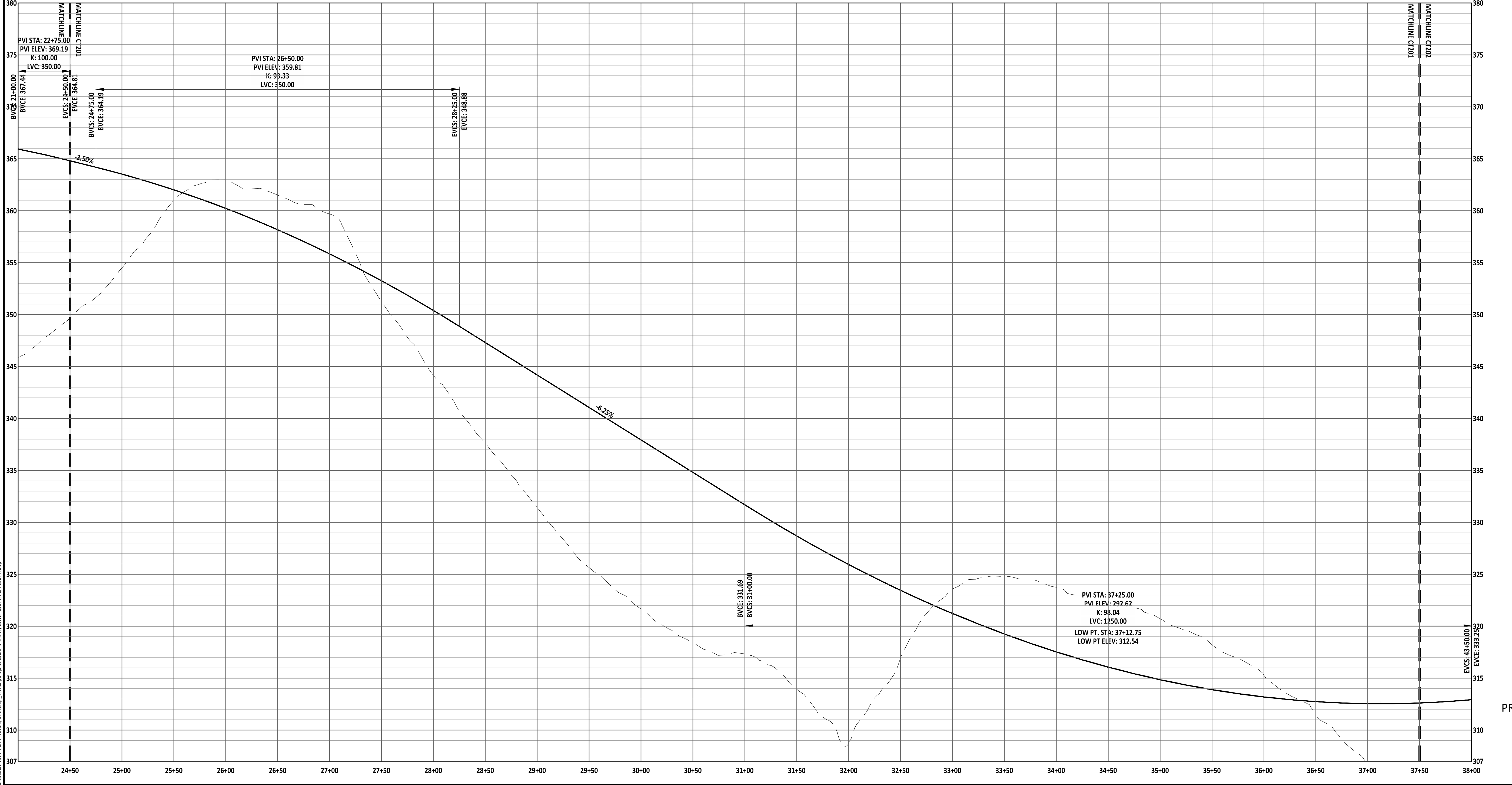


GRAPHIC SCALE



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**MERRITT RESERVE
 FOWLER ROAD
 PLAN AND
 PROFILE (2 OF 4)
 ROLESVILLE RD
 WAKE COUNTY NC 27312**

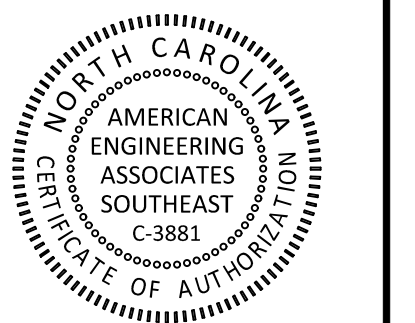
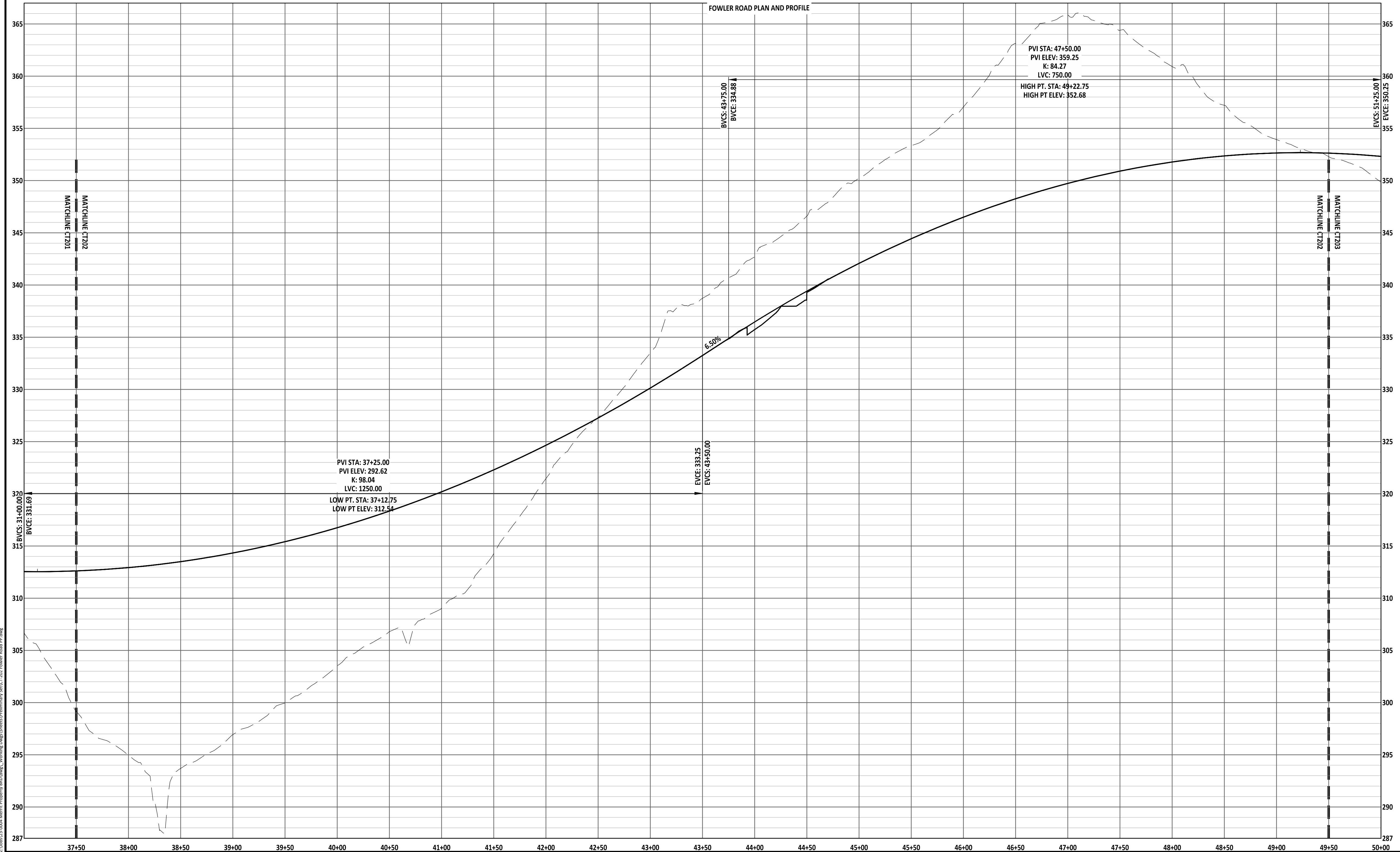
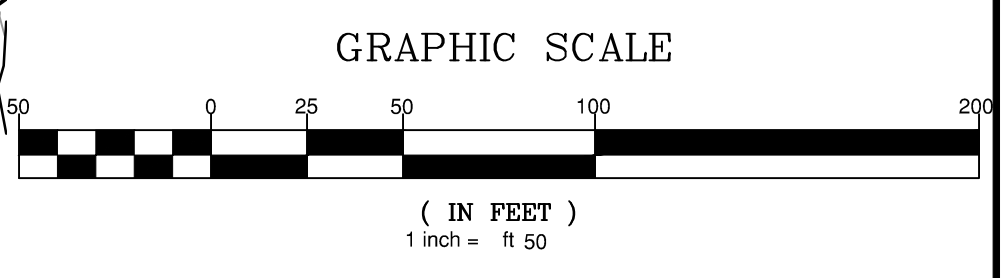
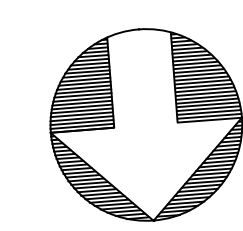
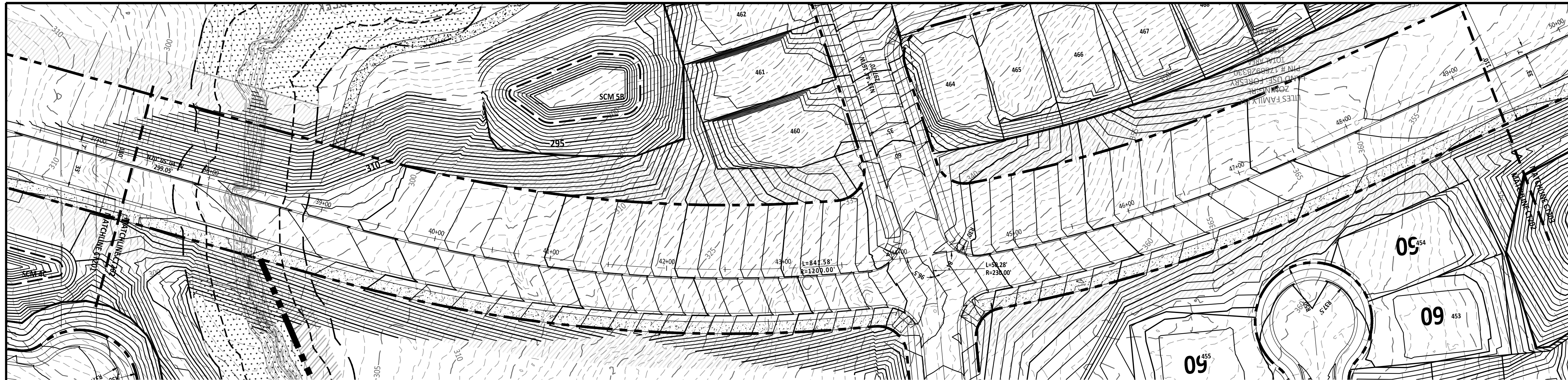
JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: 12/02/2024

SHEET TITLE:
**FOWLER ROAD
 PLAN AND
 PROFILE (2 OF 4)**

SHEET NO.:
CT-201

PROJECT NUMBER = PSP-24-07





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**MERRITT RESERVE
 FOWLER ROAD
 PLAN AND
 PROFILE (3 OF 4)
 ROLESVILLE RD
 WAKE COUNTY NC 27312**

JOB NUMBER: 23-0004
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 DATE: 12/02/2024

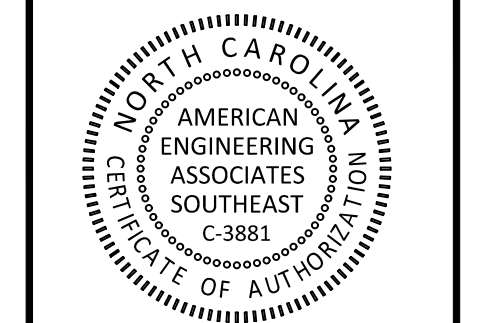
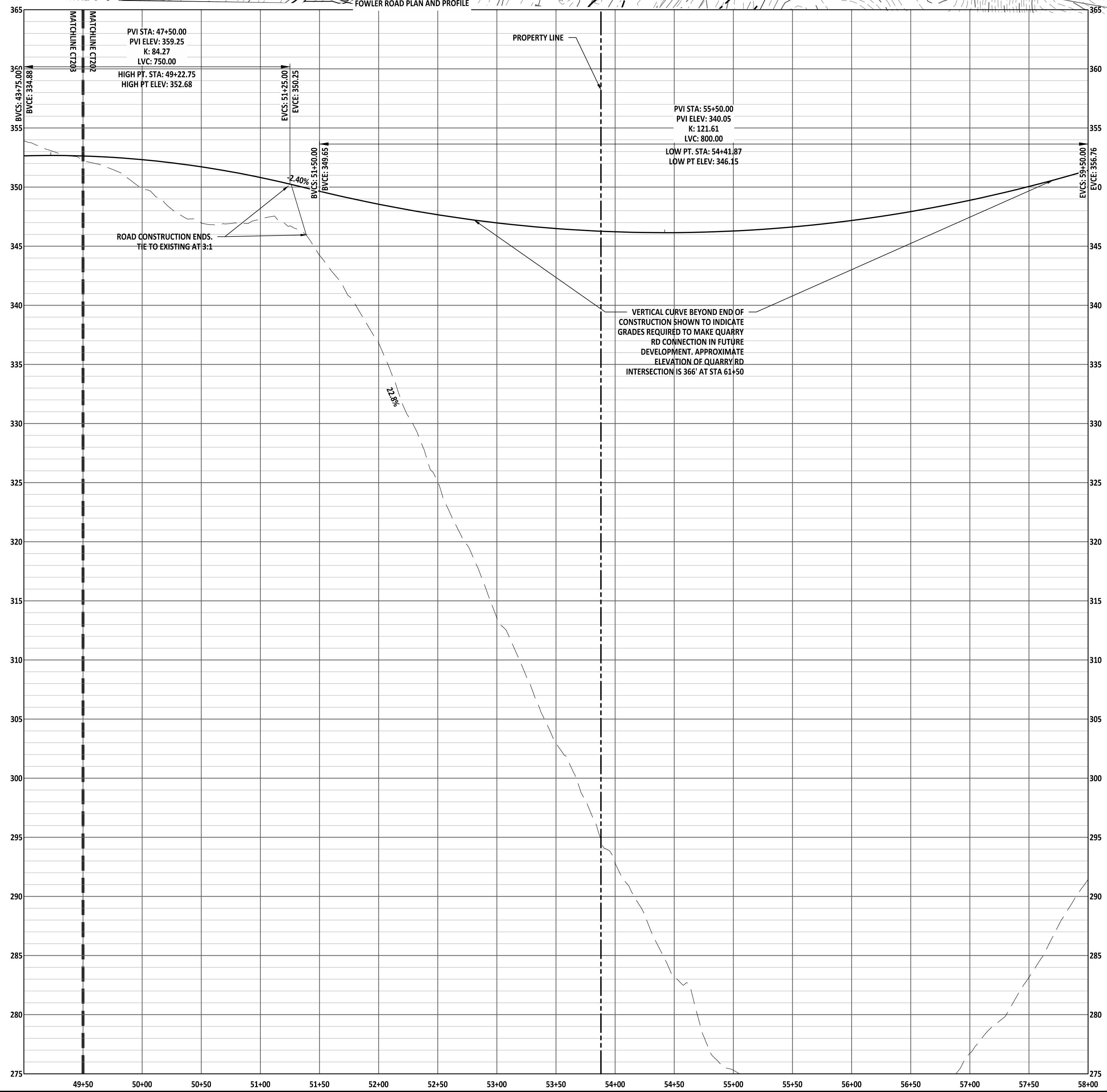
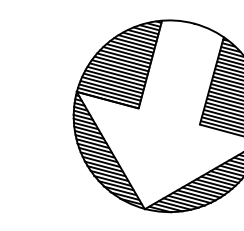
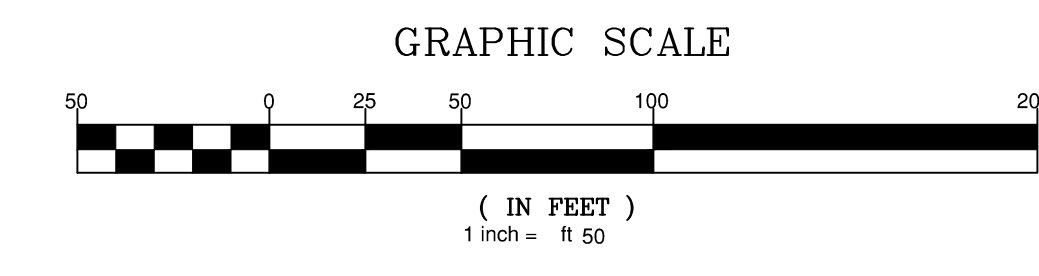
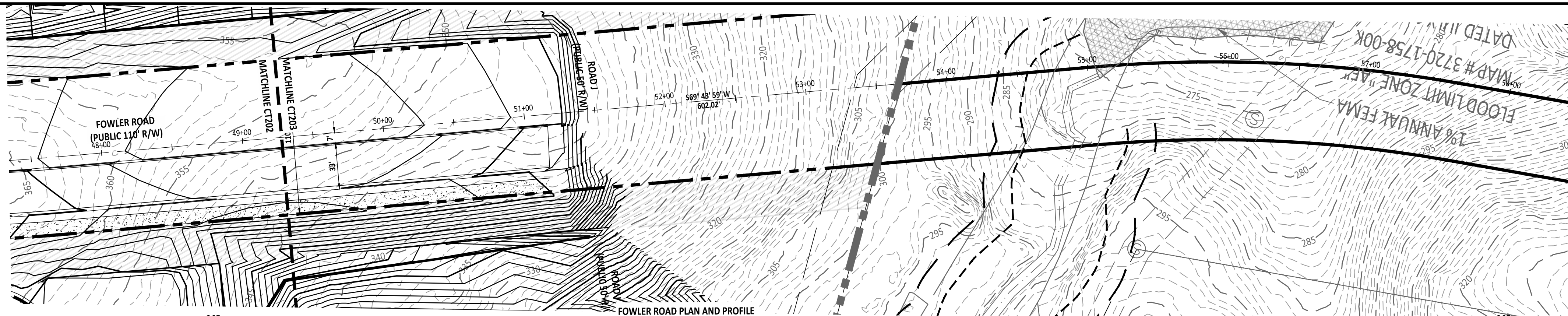
SHEET TITLE:
**FOWLER ROAD
 PLAN AND
 PROFILE (3 OF 4)**

SHEET NO.:
CT-202

PROJECT NUMBER = PSP-24-07



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**MERRITT RESERVE
 FOWLER ROAD
 PLAN AND
 PROFILE (4 OF 4)
 ROLESVILLE RD
 WAKE COUNTY NC 27312**

JOB NUMBER: 23-0004
 CHECKED BY:
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 DATE: 12/02/2024

SHEET TITLE:
**FOWLER ROAD
 PLAN AND
 PROFILE (4 OF 4)**

SHEET NO.:
CT-203

PROJECT NUMBER = PSP-24-07



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 2025-02-04

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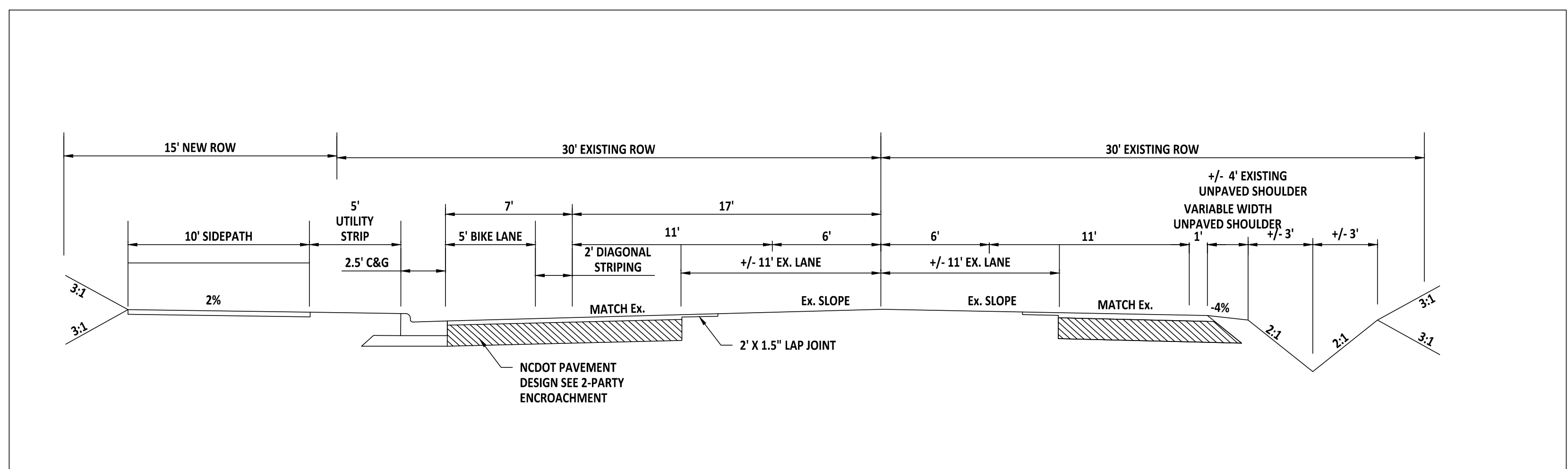
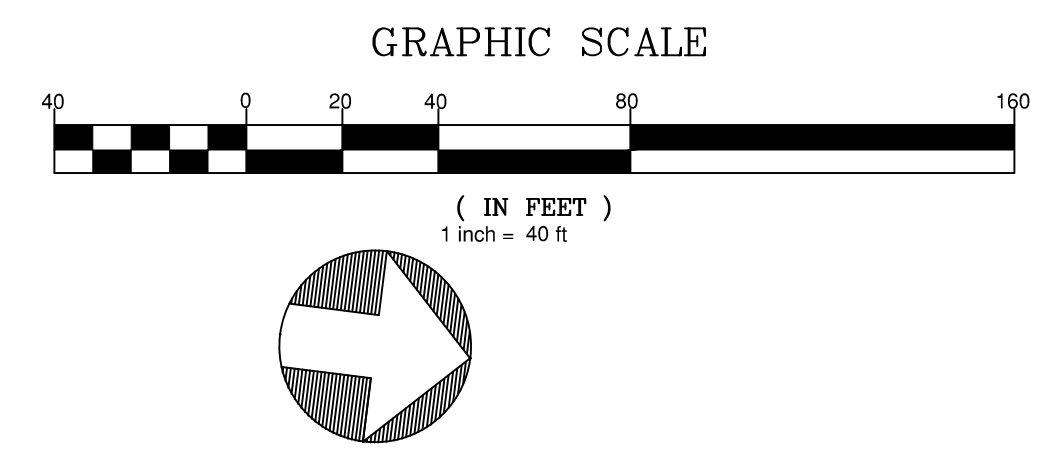
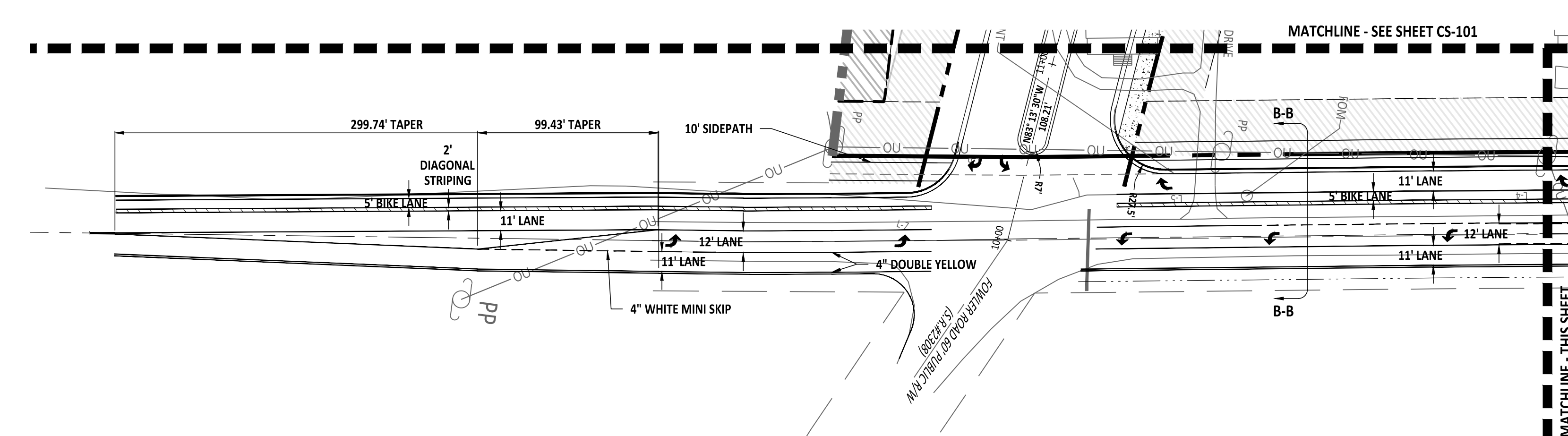
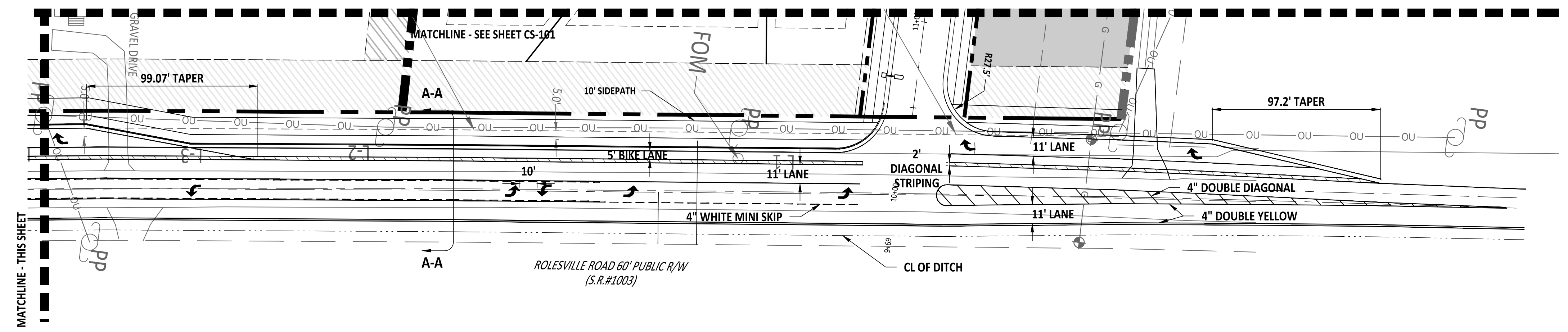
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**MERRITT RESERVE
STRIPING
PLAN**
ROLESVILLE RD
WAKE COUNTY NC 27312

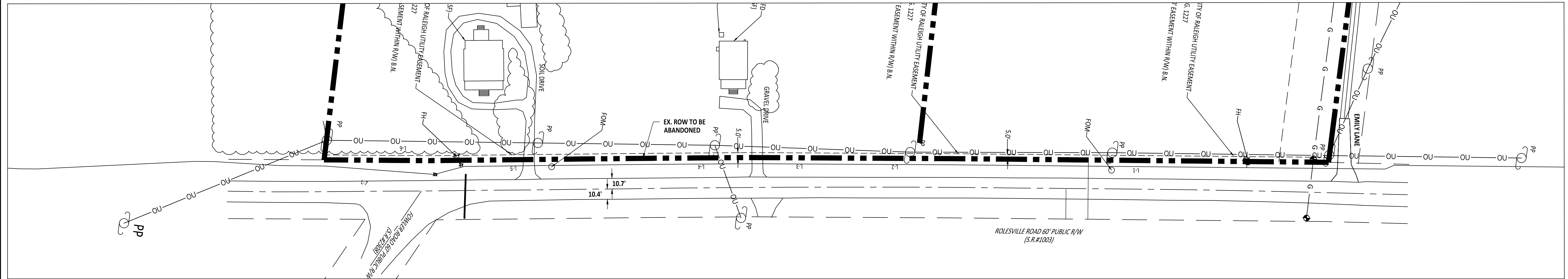
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DATE: 12/02/2024
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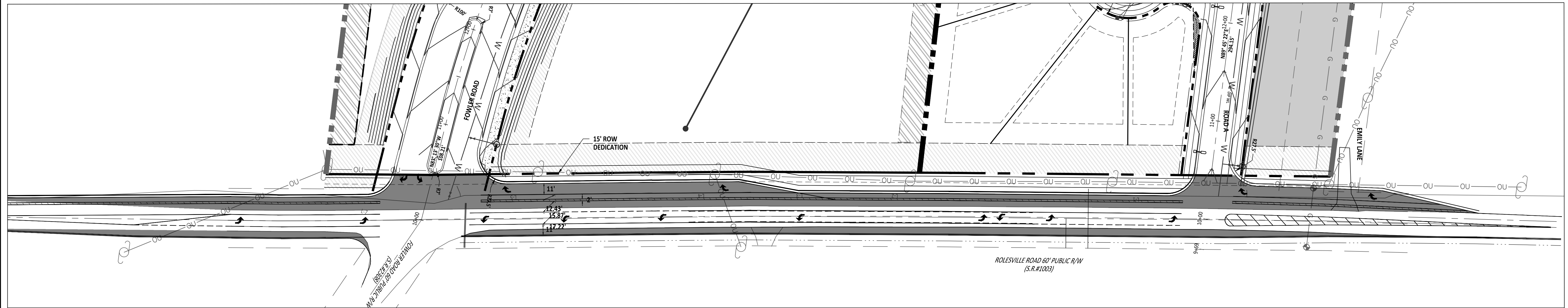
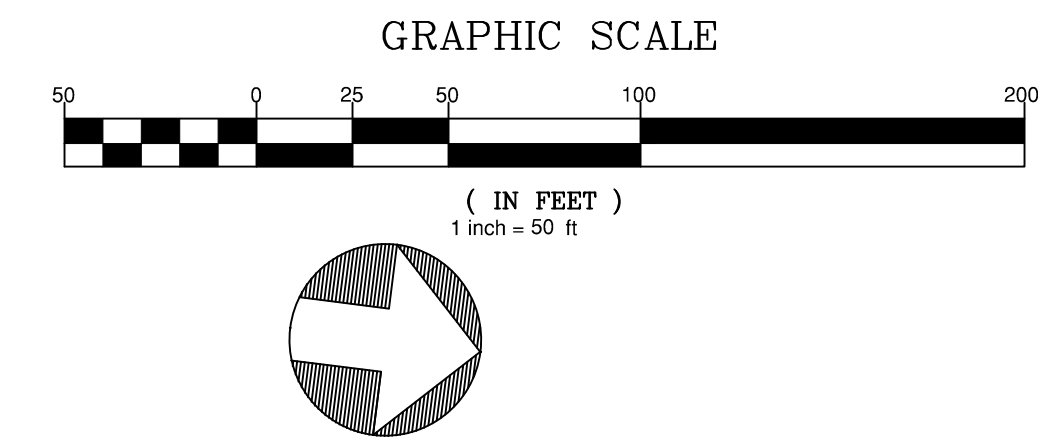
SHEET NO.: **CT-300**



**ROLESVILLE ROAD TYPICAL
SECTION A-A
NTS**



EXISTING CONDITIONS



IMPROVEMENTS

NO.	DATE	REVISION
1	02/03/25	FIRST REVISION SET

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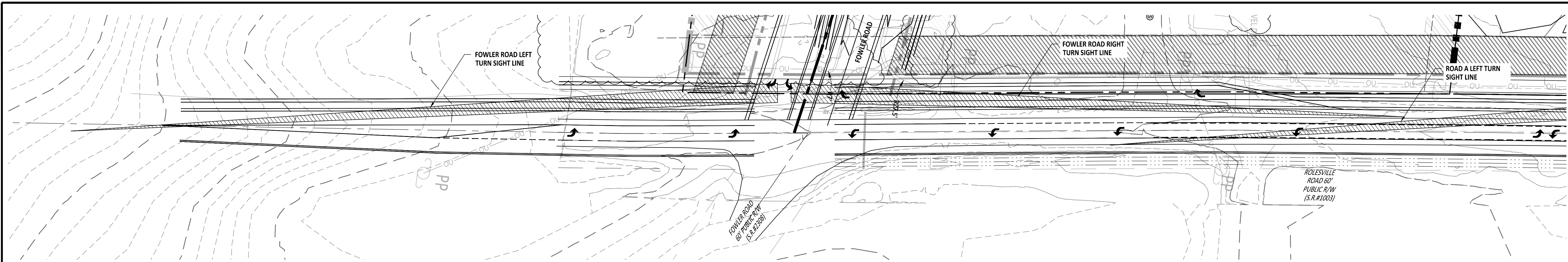
**MERRITT RESERVE
ROAD IMPROVEMENTS
PLAN**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DATE: 12/02/2024

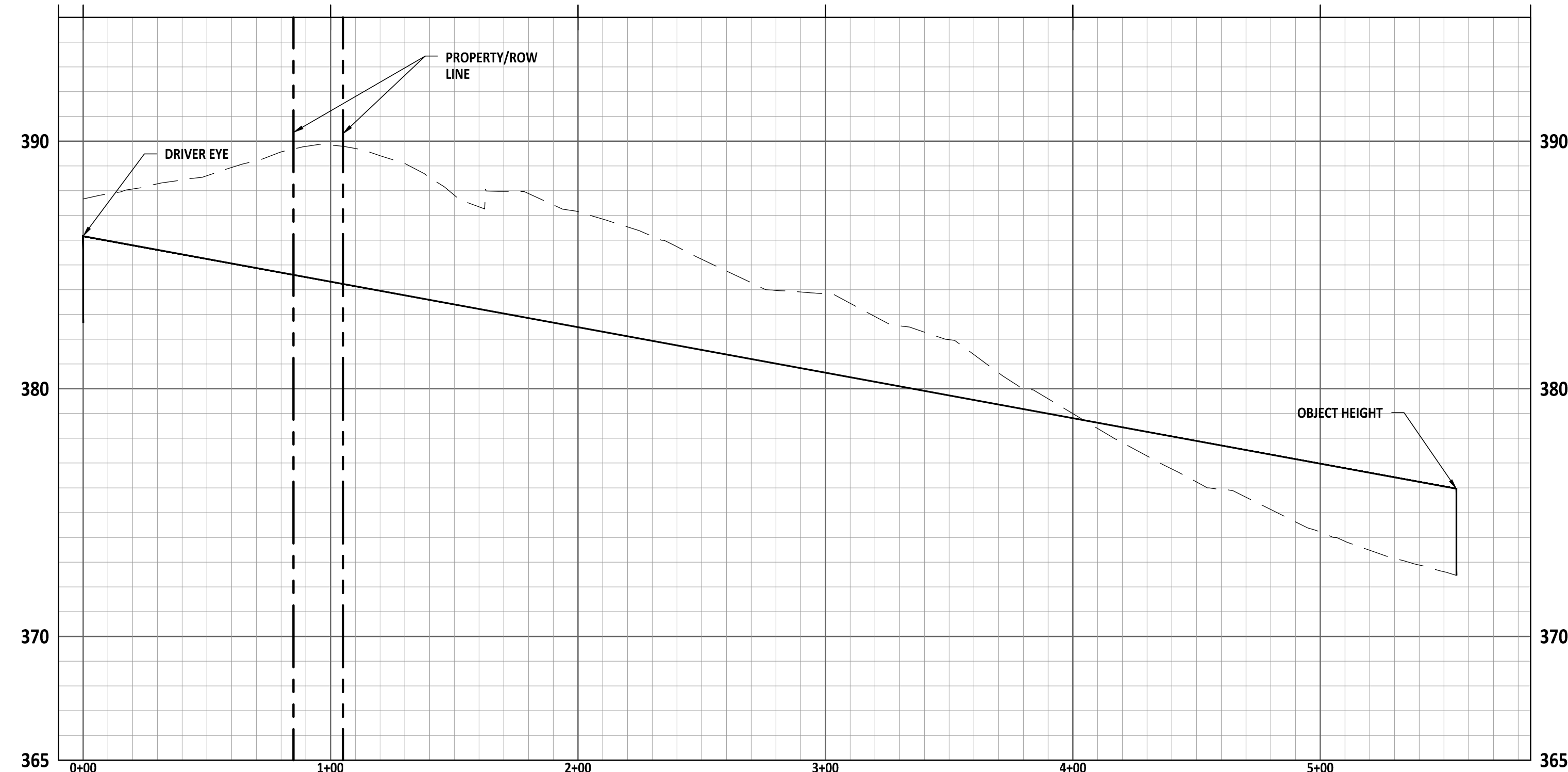
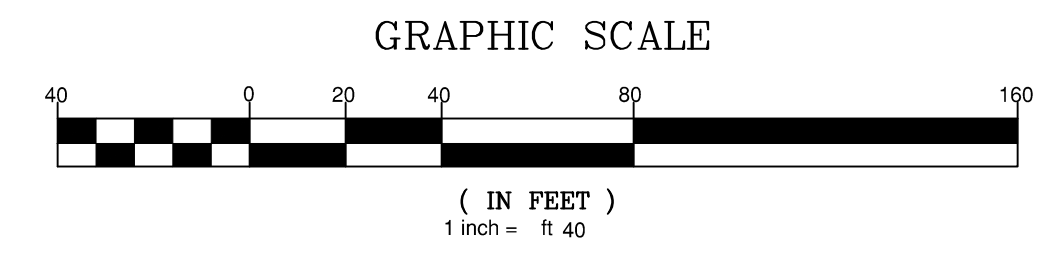
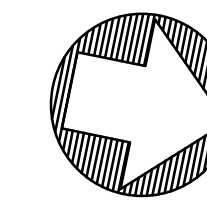
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ROAD IMPROVEMENTS PLAN

SHEET NO.:
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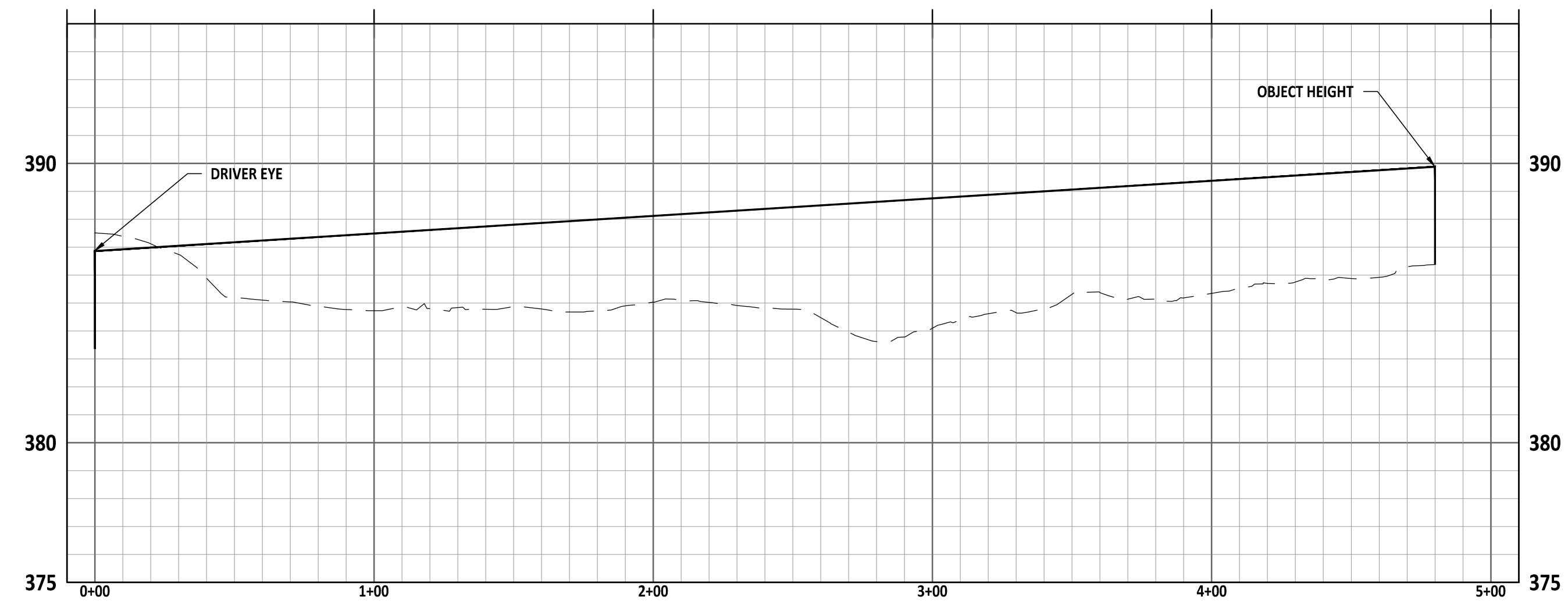




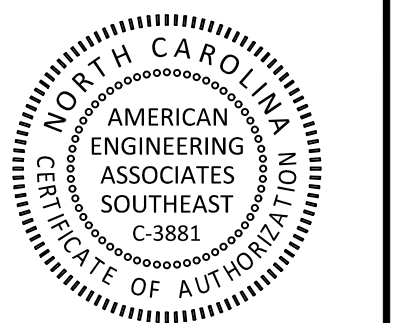
FOWLER ROAD & ROLESVILLE RD SIGHT LINE PLAN



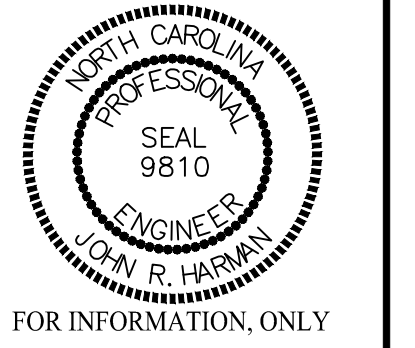
FOWLER ROAD LEFT TURN LOOKING RIGHT SIGHT LINE PROFILE



FOWLER ROAD RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE



FOR INFORMATION, ONLY



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MERRITT RESERVE
FOWLER ROAD SIGHT PP
 ROLESVILLE RD
 WAKE COUNTY NC 27312

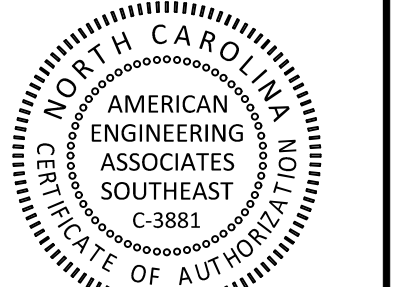
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 CHECKED BY: EDS
 DRAWN BY: EDS
 DATE: 12/02/2024

SHEET TITLE:
FOWLER ROAD SIGHT PP

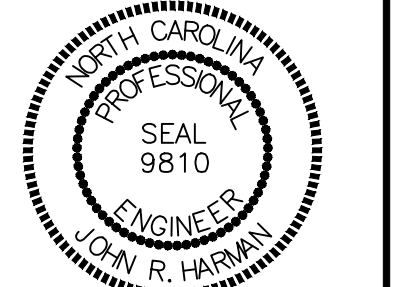
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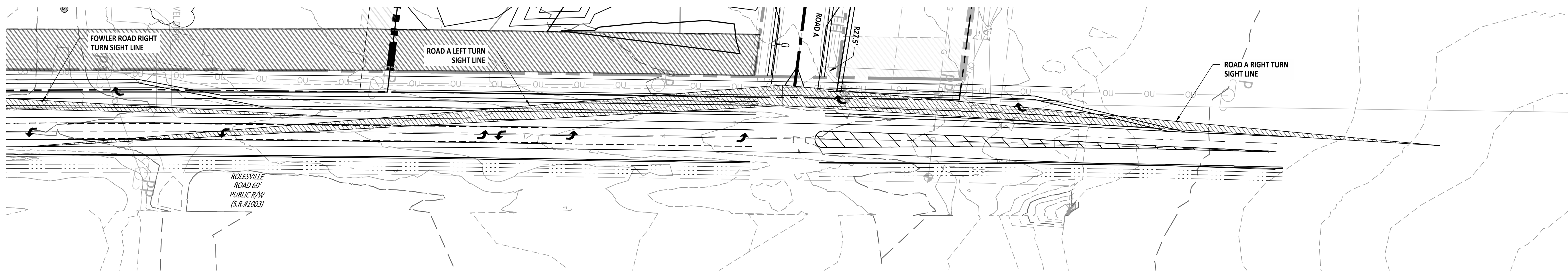
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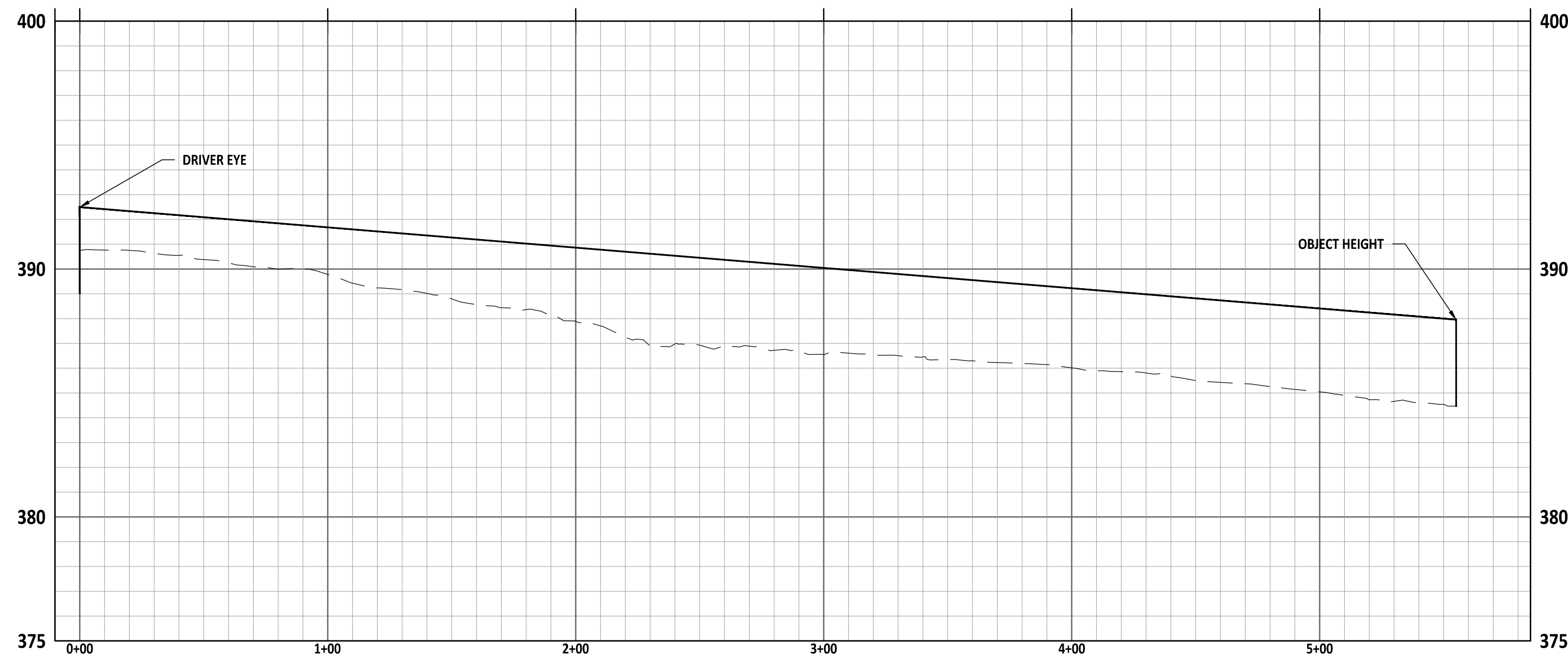
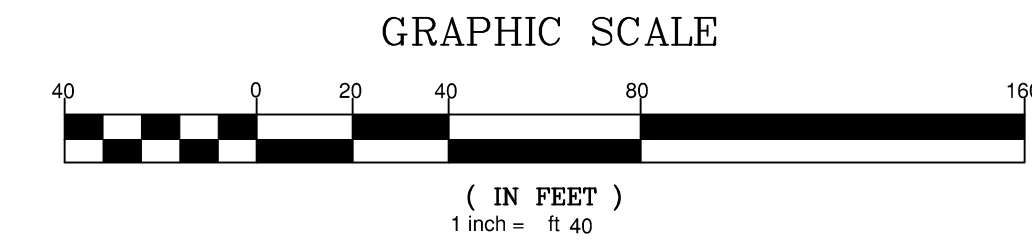
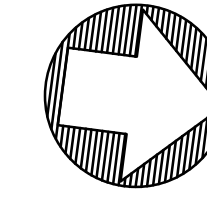
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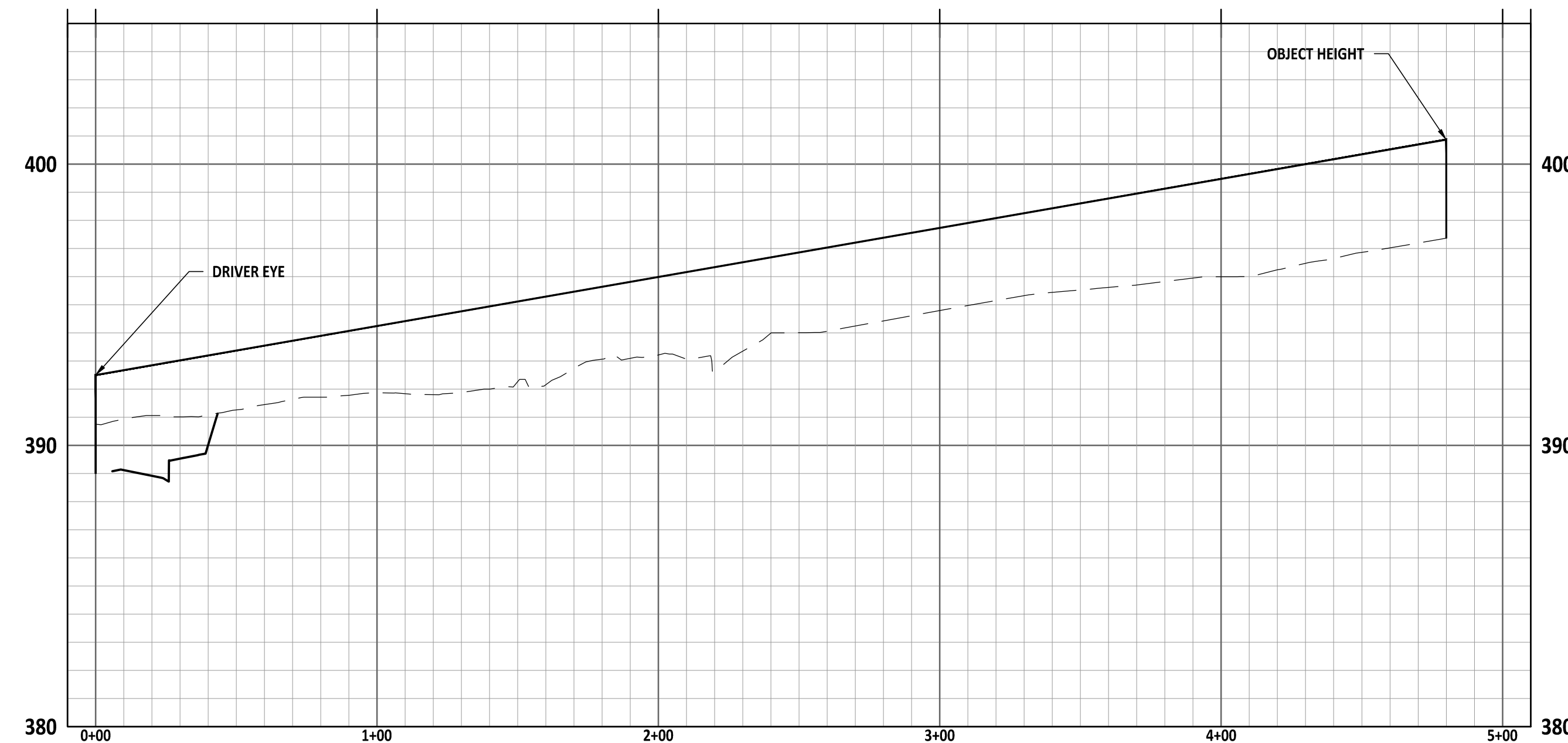
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ROAD A & ROLESVILLE RD INTERSECTION SIGHT LINE PLAN



ROAD A LEFT TURN LOOKING RIGHT SIGHT LINE PROFILE



ROAD A RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE

NO.	DATE	REVISION
1	02-03-25	FIRST REVISION SET

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MERRITT RESERVE
ROAD A SIGHT PP
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
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SHEET TITLE:

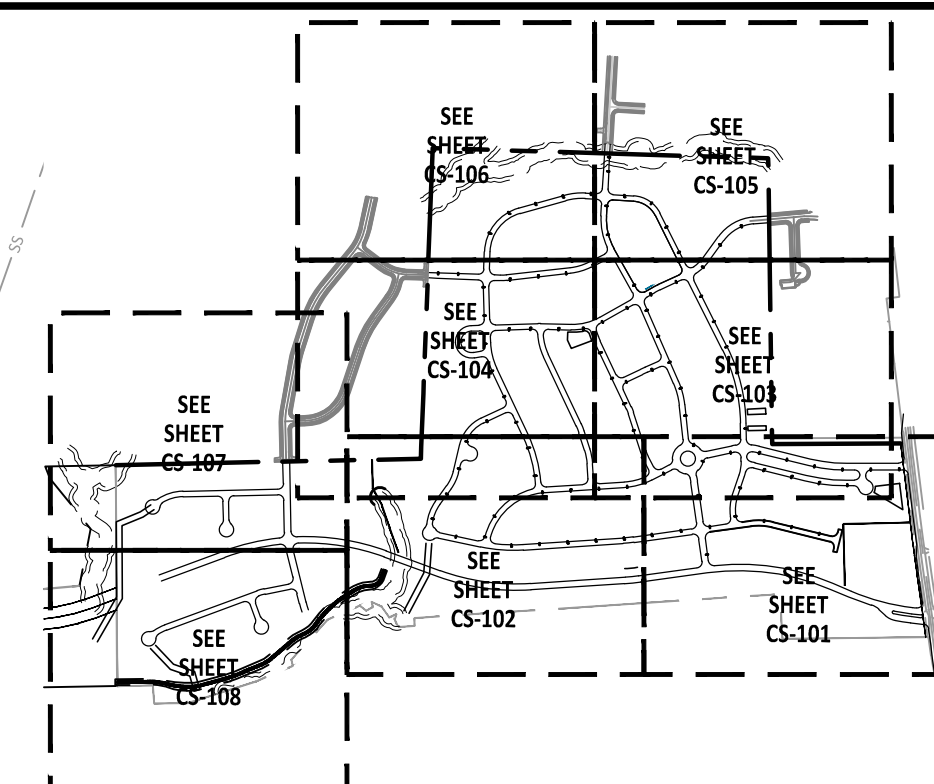
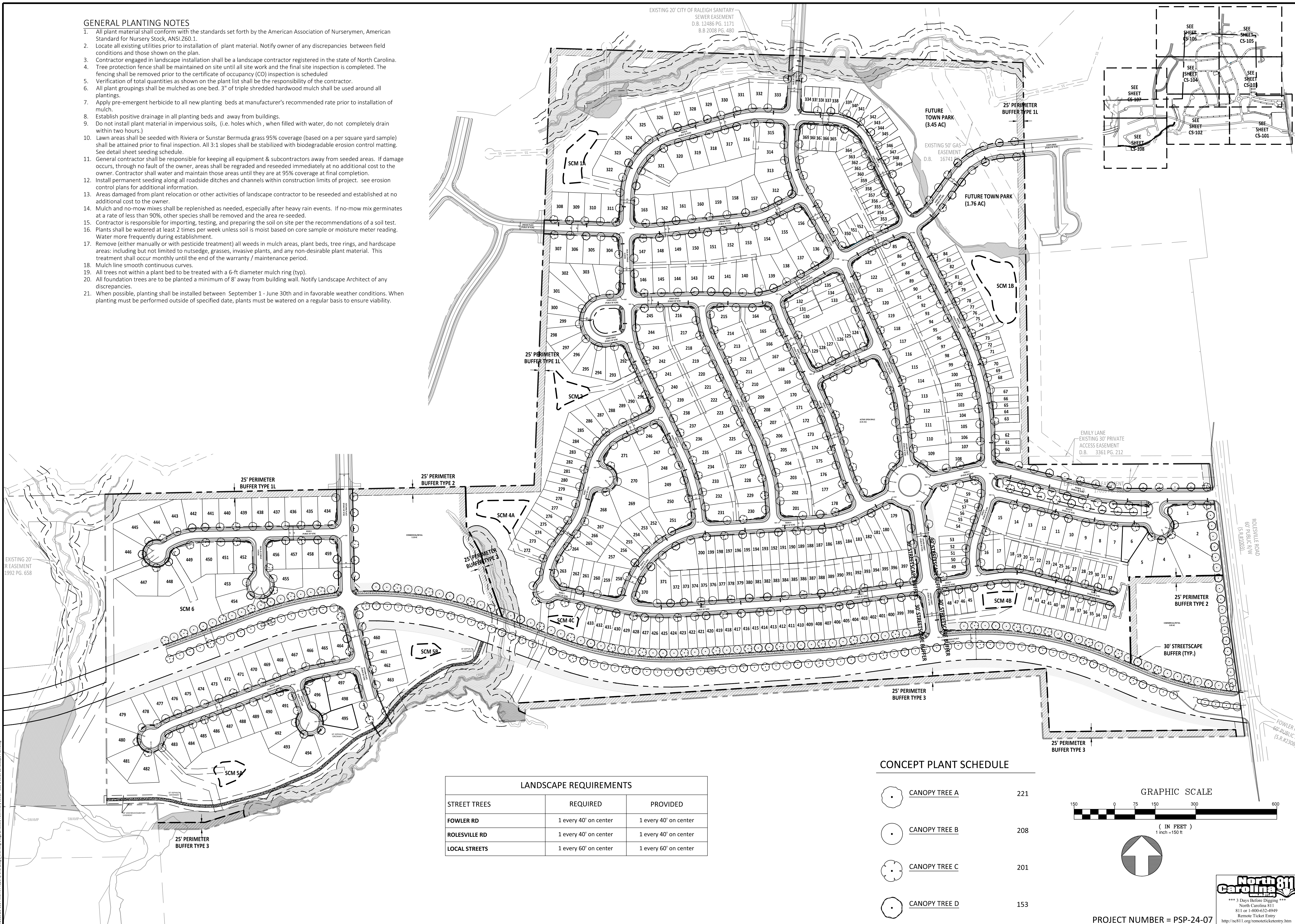
ROAD A SIGHT PP

SHEET NO.:
CT-401







GENERAL PLANTING NOTES

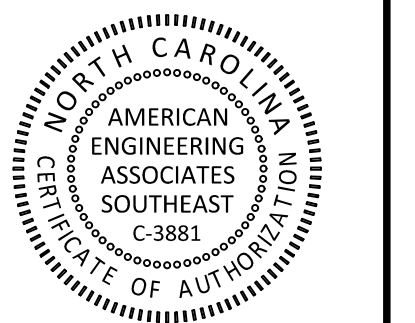
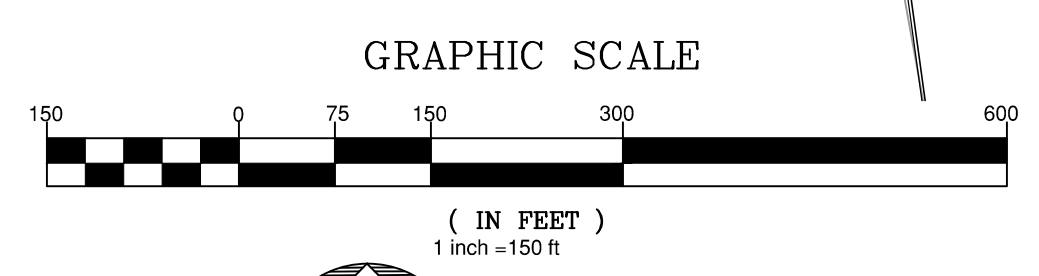
- All plant material shall conform with the standards set forth by the American Association of Nurserymen, American Standard for Nursery Stock, ANSI Z60.1.
- Locate all existing utilities prior to installation of plant material. Notify owner of any discrepancies between field conditions and those shown on the plan.
- Contractor engaged in landscape installation shall be a landscape contractor registered in the state of North Carolina.
- Tree protection fence shall be maintained on site until all site work and the final site inspection is completed. The fencing shall be removed prior to the certificate of occupancy (CO) inspection is scheduled.
- Verification of total quantities as shown on the plant list shall be the responsibility of the contractor.
- All plant groupings shall be mulched as one bed. 3" of triple shredded hardwood mulch shall be used around all plantings.
- Apply pre-emergent herbicide to all new planting beds at manufacturer's recommended rate prior to installation of mulch.
- Establish positive drainage in all planting beds and away from buildings.
- Do not install plant material in impervious soils, (i.e. holes which, when filled with water, do not completely drain within two hours.)
- Lawn areas shall be seeded with Riviera or Sunstar Bermuda grass 95% coverage (based on a per square yard sample) shall be attained prior to final inspection. All 3:1 slopes shall be stabilized with biodegradable erosion control matting. See detail sheet seeding schedule.
- General contractor shall be responsible for keeping all equipment & subcontractors away from seeded areas. If damage occurs, through no fault of the owner, areas shall be regraded and reseeded immediately at no additional cost to the owner. Contractor shall water and maintain those areas until they are at 95% coverage at final completion.
- Install permanent seeding along all roadside ditches and channels within construction limits of project. see erosion control plans for additional information.
- Areas damaged from plant relocation or other activities of landscape contractor to be reseeded and established at no additional cost to the owner.
- Mulch and no-mow mixes shall be replenished as needed, especially after heavy rain events. If no-mow mix germinates at a rate of less than 90%, other species shall be removed and the area re-seeded.
- Contractor is responsible for importing, testing, and preparing the soil on site per the recommendations of a soil test.
- Plants shall be watered at least 2 times per week unless soil is moist based on core sample or moisture meter reading. Water more frequently during establishment.
- Remove (either manually or with pesticide treatment) all weeds in mulch areas, plant beds, tree rings, and hardscape areas; including but not limited to nutsedge, grasses, invasive plants, and any non-desirable plant material. This treatment shall occur monthly until the end of the warranty / maintenance period.
- Mulch line smooth continuous curves.
- All trees not within a plant bed to be treated with a 6-ft diameter mulch ring (typ).
- All foundation trees are to be planted a minimum of 8' away from building wall. Notify Landscape Architect of any discrepancies.
- When possible, planting shall be installed between September 1 - June 30th and in favorable weather conditions. When planting must be performed outside of specified date, plants must be watered on a regular basis to ensure viability.



LANDSCAPE REQUIREMENTS		
STREET TREES	REQUIRED	PROVIDED
FOWLER RD	1 every 40' on center	1 every 40' on center
ROLESVILLE RD	1 every 40' on center	1 every 40' on center
LOCAL STREETS	1 every 60' on center	1 every 60' on center

CONCEPT PLANT SCHEDULE

-  CANOPY TREE A 221
-  CANOPY TREE B 208
-  CANOPY TREE C 201
-  CANOPY TREE D 153



PRELIMINARY

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NO.	DATE	REVISION
1	02-03-25	FIRST REVISION SET

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MERRITT RESERVE
OVERALL LANDSCAPE PLAN
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: 12/02/2024
 SHEET TITLE:
OVERALL LANDSCAPE PLAN
 SHEET NO.: **LP-100**



PROJECT NUMBER = PSP-24-07

23-0004-0008 Merritt Reserve Property (8857)dwg, Working Drawn (Sheet) Preliminary Set LP-100 Overall Landscape Plan.dwg, 2025-02-04