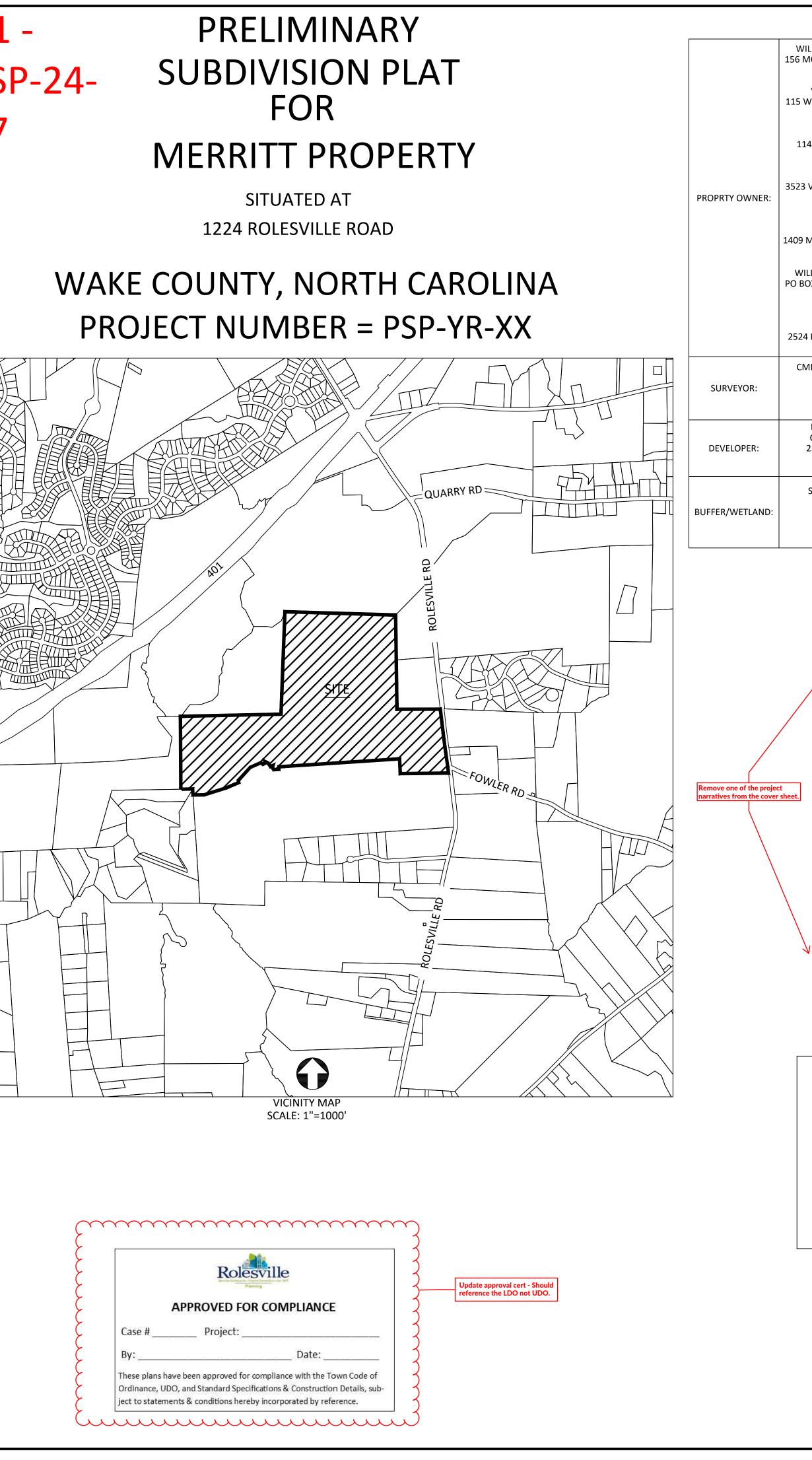
			4.Condition #1 referring to conformity with the concept plan should be updated as there is no "Exhibit A" within the plan	
ZONING CONDITIONS FOR THE	MERRITT PROPERTY		set (appears these were copied and pasted from the conditions of approval from the 11/07 BOC hearing). Simply refer to the associated concept plan	V
REZ-24-01			with REZ-24-01, approved on 11/07.	
1. THE SUBJECT PROPERTY SHALI	E), 1768-23-6815 AND 1768-32-8863 (PORTI L BE DEVELOPED GENERALLY IN ACCORDAN		V/ZONING IN EXHIBIT A INCORPORATED HEREIN AS IF	3 P.
FULLY SET OUT. 2. NO SINGLE TOWNHOUSE BUIL	לואה לאאנר כטאלאוא אטרב דאאא זוג טאו	TS.		• ر
3. CONSTRUCTION OF THE ON-SI 300TH UNIT.	ITE AMENITIES SHALL BE COMPLETED ON O	R BEFORE THE ISSUANCE OF THE	CERTIFICATE OF COMPLIANCE/OCCUPANCY FOR THE	U
	CTED DEVELOPMENT LIMITED TO RESIDENTS		DANCE WITH THE RULES AND REGULATIONS FOR	
5. NO MORE THAN 505 UNITS W	ILL BE PERMITTED FOR THE DEVELOPMENT	WITH THE MAXIMUM NUMBER (DF ATTACHED UNITS LIMITED TO 278.	
6. THE FOLLOWING USES ARE PR TOBACCO STORE, VEHICLE RENT		BE ZONED GENERAL COMMERCIA	AL DISTRICT: TATTOO ESTABLISHMENT, VAPE AND	
	COHIBITED IN THE PORTION OF THE SITE TO			
9. ONE (1) BUILDING CONSISTING	G OF TWO (2) TOWNHOME UNITS SHALL BE	E DEVELOPED AND DONATED AS P		
	ED DWELLINGS SHALL HAVE THE FOLLOWIN		WIN OF ROLLS VILLE PERIVITY LEST OR THESE ONTS.	
B) ALL GARAGE DOORS SH				
D) IF MASONRY IS NOT TH	TION AT THE FRONT DOOR SHALL BE MININ E PREDOMINANT FIRST FLOOR FINISH, THEI BE COMBINED WITH SHAKE/BOARD AND B	N THE FRONT ELEVATION SHALL F	ADE ACROSS THE FRONT FAÇADE OF THE HOUSE. IAVE 2 TYPES OF SIDING. FOR EXAMPLE,	
F) ALL WINDOWS ON FROM	L BE ASPHALT SHINGLES, METAL COPPER OF NT FAÇADE SHALL HAVE SHUTTERS OR WIN FACHED HOME SHALL BE CONSTRUCTED WI	DOW TRIM;	R PALETTE THAT IS IDENTICAL TO THE HOME ON	
EITHER SIDE OF IT OR DIRE	ECTLY ACROSS FROM IT; AND TE SHALL BE USED THROUGHOUT THE SUB			
	GS SHALL HAVE THE FOLLOWING FEATURES	:		THE
HORIZONTAL SIDING MAY	E PREDOMINANT FIRST FLOOR FINISH, THEN BE COMBINED WITH SHAKE/BOARD AND B	ATTEN;	AVE 2 TYPES OF SIDING. FOR EXAMPLE,	
•			IER SIDE OF IT; AND A VARIED PALETTE SHALL BE	
12. A HOMEOWNERS ASSOCIATION MUST BE RECORDED WITH THE F		RDANCE WITH THE ROLESVILLE LA	ND DEVELOPMENT ORDINANCE. HOA DOCUMENTS	
	CEPTACLES IN OPEN SPACE AREAS TO BE M	AINTAINED BY THE HOA.		
FINISHED-PAD SPOT ELEVATIONS	S. (III) 1-FOOT CONTOURS OF THE PROPOSE	D GRADES, (IV) PROPOSED HIGH F	ED FINISHED FLOOR ELEVATIONS. (II) 4- CORNER POINT(S), (V) PROPOSED SWALE DIRECTIONS, SPOT	
SECTION R401.3 OF THE NC RESI	DENTIAL CODE.	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		
SEWER EASEMENT AS SHOWN O)N		Y BOUNDARY ADJACENT TO WITHIN THE PROPOSED	
			TY WILL BE FINALIZED AND DEDICATED TO THE Y CONNECTION WITH THE EXTENSION OF FOWLER	3) /
	5.Fix the pagination issue with			
	condition #15.			
	OVERALL SIT	E DATA		
	PIN	1768328863, 1768236815, 1758928330		
	DEED BOOK AND PAGE #	010194 016287 009920 02092 ,00077 , 01879		
	ZONING	RH-CZ & GC-CZ	-	\land
	TOTAL TRACT ACREAGE	16.745/ 98.166/ 37.367		
		TOTAL=152.278 AC	_	
	TOWNSHIP	HARRIS CREEK WAKE FOREST	_	
	RIVER BASIN	NEUSE	-	
	EXISTING USAGE	AGRICULTURE		
	PROPOSED USAGE	MIXED USE		
	STREAM CLASS	C;NSW		
	EXISTING IMPERVIOUS	.04 AC	b.The proposed impervious surface area total of 12.84ac	
		12.84 AC	seems to be inaccurate. Please update as appropriate.	
	DENSITY	3 UNITS/ACRE PANEL 1768	_	
	FEMA FLOOD MAP SINGLE FAMILY DETACHED	DATE JULY 19,2022 4,000 SF MIN. LOT AREA	_	
	ATTACHED UNITS	1,900 SF MIN. LOT AREA		
	40' SINGLE FAMILY 50' SINGLE FAMILY <u>ATTACHED DWELLINGS</u>	136 89 <u>274</u> TOTAL 499	a.The overall site data table should show both required and proposed setbacks to confirm compliance throughout the project for both attached and residential lots. Refer to the approved text amendment	
Ę	MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK	20' 5' 20'	when showing this information.	
2	CORNER SIDE	15'	К	



ILLIAM MERRITT & KATHY LLAMAS MONTERERY ST. POINCIANA FL 34759 1768-23-6815
WESLEY AND ROXEY WILKINS W. YOUNG ST. ROLESVILLE, NC 27571 1768-23-6815
EDWARD AND LINDA SELF L4 MAUDE LA. MT. AIRY, NC 27030 1768- 23-6815
JAMES AND SUE MERRITT VIOLET CT. WILMINGTON, NC 28409 1768-23-6815
GUNZ/ROGERS PROPERTY BETTY R. GUNZ MAYLAND AVE. CHALOTTE, NC 28209 1768-32-8863
ILLIAM ROGERS, C/O TEXWEST, LLC OX 101149 FORTH WORTH, TX 76185 1768-32-8863
LILES FAMILY PROPERTY LILES FAMILY, LLC 4 HOLIDAY AVE. ZEBULON, NC 27597 1758-92-8330
MP PROFESSIONAL LANDSCAPE, PL CONTACT: MIKE MOSS 206 HIGH HOUSE RD STE 205 WAKE FOREST, NC 27587 919-556-3148
BRD LAND AND INVESTMENT CONTACT: MICHAEL FLEMING 234 KINGSLEY PARK DR STE 110 FORT MILL, SC 29715 919-346-6014
SAGE ECOLOGICAL SOLUTIONS CONTACT: SEAN CLARK 3707 SWIFT CREEK DRIVE RALEIGH, NC 27606 919-559-1537

	Sheet List Table		
Sheet Number	Sheet Title COVER		
G-001 G-002	LOT AREA PER PHASE		
CV-100	EXISTING CONDITIONS		
CV-100 CX-100	DEMOLITION PLAN		
CX-100 CS-100	Site Overall Plan		
CS-100 CS-101			
CS-101 CS-102	Site Plan (50 Scale) Site Plan (50 Scale)		
CS-102 CS-103	Site Plan (50 Scale)		
CS-103 CS-104			
CS-104 CS-105	Site Plan (50 Scale)		
	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 PROJECT 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 5		
CT-201	Fowler Road Plan and Profile (2 of 5		
CT-202	Fowler Road Plan and Profile (3 of 5		
CT-203	Fowler Road Plan and Profile (4 of 5		
CT-204	Fowler Road Plan and Profile (5 of 5		
CT-300	STRIPING PLAN		
CT-301	ROAD IMPROVEMENTS		
LP-100	Overall Landscape Plan		

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:

- 1. CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- 2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS. 3. ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR, PL.
- 4. 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 THUS OWNED AND MAINTAINED BY TOWN. 7. ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY
- OF RALEIGH STANDARDS AND SPECIFICATIONS. 8. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE
- PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.
- 9. ALL CONDITIONS OF SUP 19-01 AND MA 19-02 R&PUD ARE APPLICABLE AND WILL BE MET. 10. SIGNS REQUIRE A SEPARATE SIGN PACKAGE TO BE APPROVED BY THE TOWN.

▶ PROJECT NARRATIVE

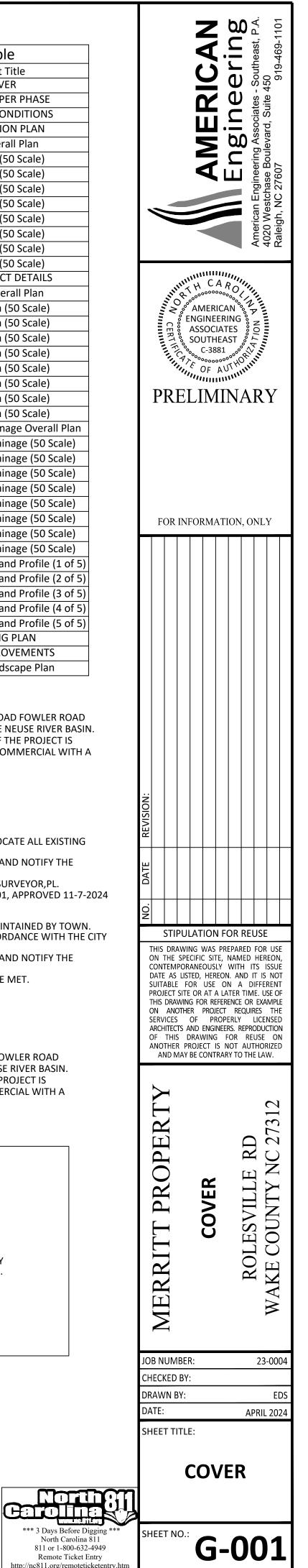
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ATTENTION CONTRACTORS:

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND / OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARMENT 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 DOWNSTEAM 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.



North Carolina 811

Remote Ticket Entry

