

ZONING CONDITIONS FOR THE MERRITT PROPERTY

REZ-24-01

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

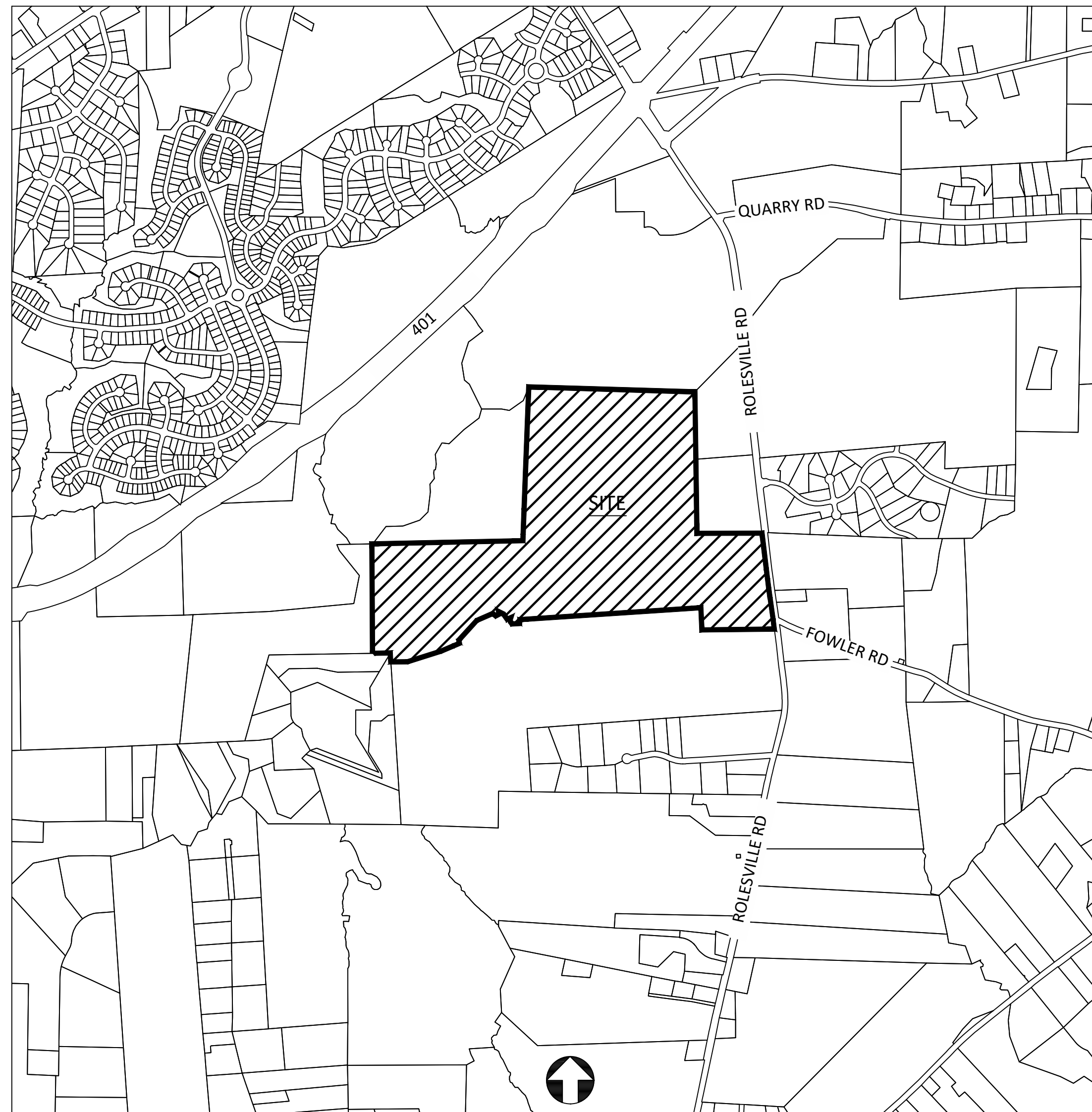
1. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE CONCEPT SITE PLAN/ZONING IN EXHIBIT A INCORPORATED HEREIN AS IF FULLY SET OUT.
 2. NO SINGLE TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SIX UNITS.
 3. CONSTRUCTION OF THE ON-SITE AMENITIES SHALL BE COMPLETED ON OR BEFORE THE ISSUANCE OF THE CERTIFICATE OF COMPLIANCE/OCCUPANCY FOR THE 300TH UNIT.
 4. 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.
 5. NO MORE THAN 505 UNITS WILL BE PERMITTED FOR THE DEVELOPMENT WITH THE MAXIMUM NUMBER OF ATTACHED UNITS LIMITED TO 278.
 6. 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.
 7. THE FOLLOWING USES ARE PROHIBITED IN THE PORTION OF THE SITE TO BE ZONED RESIDENTIAL MEDIUM DENSITY: TELECOMMUNICATIONS TOWER
 8. THE DEVELOPER SHALL INSTALL A TYPE 2 BUFFER IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN ON EXHIBIT B.
 9. 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.
 10. ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A) AT LEAST ONE (1) SINGLE OR DOUBLE CAR GARAGE;
 - B) ALL GARAGE DOORS SHALL HAVE WINDOWS;
 - C) GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE MINIMUM OF 12" ABOVE AVERAGE GRADE ACROSS THE FRONT FAÇADE OF THE HOUSE.
 - D) 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;
 - E) ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
 - F) ALL WINDOWS ON FRONT FAÇADE SHALL HAVE SHUTTERS OR WINDOW TRIM;
 - G) 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
 - H) A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.
 11. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A) ONE (1) SINGLE OR DOUBLE CAR GARAGE
 - B) 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;
 - C) ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;
 - D) 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 4401.3 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.

V1 - PSP-24- 07

PRELIMINARY SUBDIVISION PLAT FOR MERRITT PROPERTY

SITUATED AT
1224 ROLESVILLE ROAD

WAKE COUNTY, NORTH CAROLINA PROJECT NUMBER = PSP-YR-XX



OVERALL SITE DATA	
PIN	1768328863, 1768236815, 1758928330
DEED BOOK AND PAGE #	010194 016287 009920 02092 00077 01879
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	12.84 AC
DENSITY	3 UNITS/ACRE
FEMA FLOOD MAP	PANEL 1768 DATE JULY 19,2022
SINGLE FAMILY DETACHED	4,000 SF MIN. LOT AREA
ATTACHED UNITS	1,900 SF MIN. LOT AREA
40' SINGLE FAMILY	136
50' SINGLE FAMILY	89
ATTACHED DWELLINGS	274
	TOTAL 499
MINIMUM BUILDING SETBACKS	
FRONT SETBACK	20'
SIDE SETBACK	5'
REAR SETBACK	20'
CORNER SIDE	15'

PROPRTY 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 1768-23-6815 GUNZ/ROGERS PROPERTY BETTY R. GUNZ 1409 MAYLAND AVE. CHALOTTE, NC 28209 1768-32-8863 WILLIAM ROGERS, C/O TEXWEST, LLC PO BOX 101149 FORTH WORTH, TX 76185 1768-92-8863 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	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 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)
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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.
5. OPEN SPACE LOTS AND SCM'S WILL BE OWNED AND MAINTAINED BY HOA.
6. 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

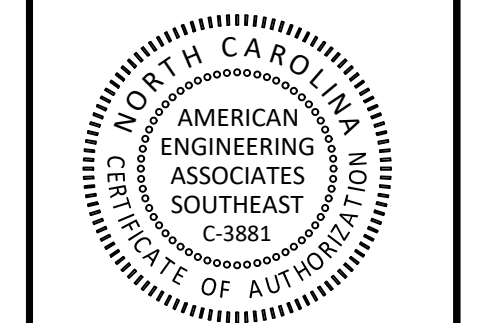
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ATTENTION CONTRACTORS:

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

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 PROPERTY COVER

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	EDS
DRAWN BY:	EDS
DATE:	APRIL 2024
SHEET TITLE:	COVER
SHEET NO.:	G-001



Z:\03\03\0008 Merritt Property_811\Drawings\Working\Drawings\03-0001 Area Per Phase.dwg

PHASE 1 table with columns: Number, Area. Rows 1-69.

PHASE 1 table with columns: Number, Area. Rows 70-138.

PHASE 1 table with columns: Number, Area. Rows 139-207.

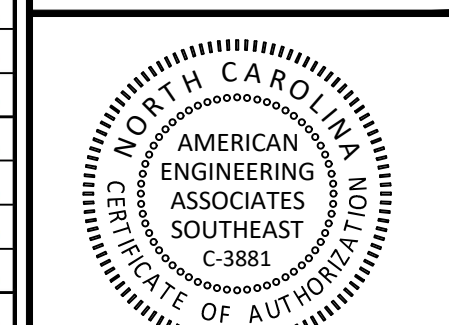
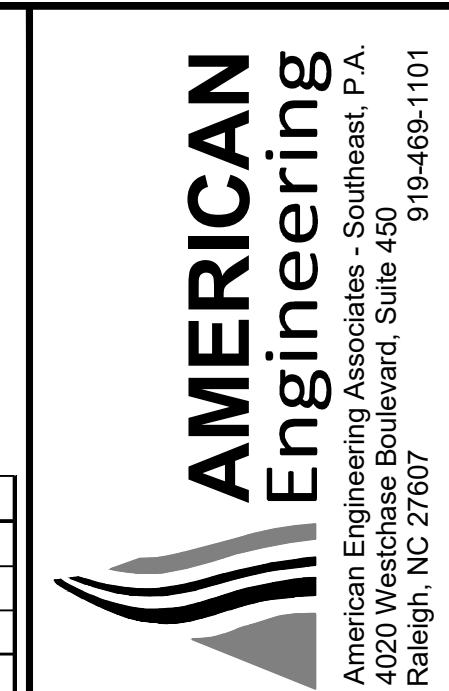
PHASE 1 table with columns: Number, Area. Rows 208-276.

PHASE 1 table with columns: Number, Area. Rows 277-345.

PHASE 1 table with columns: Number, Area. Rows 346-414.

PHASE 1 table with columns: Number, Area. Rows 415-430.

PHASE 2 table with columns: Number, Area. Rows 431-499.



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MERRITT PROPERTY LOT AREA PER PHASE ROLESVILLE RD WAKE COUNTY NC 27312

JOB NUMBER: 23-0004 CHECKED BY: EDS DRAWN BY: EDS DATE: APRIL 2024 SHEET TITLE:

LOT AREA PER PHASE SHEET NO.: G-002



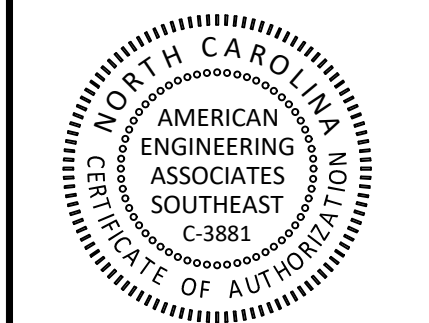
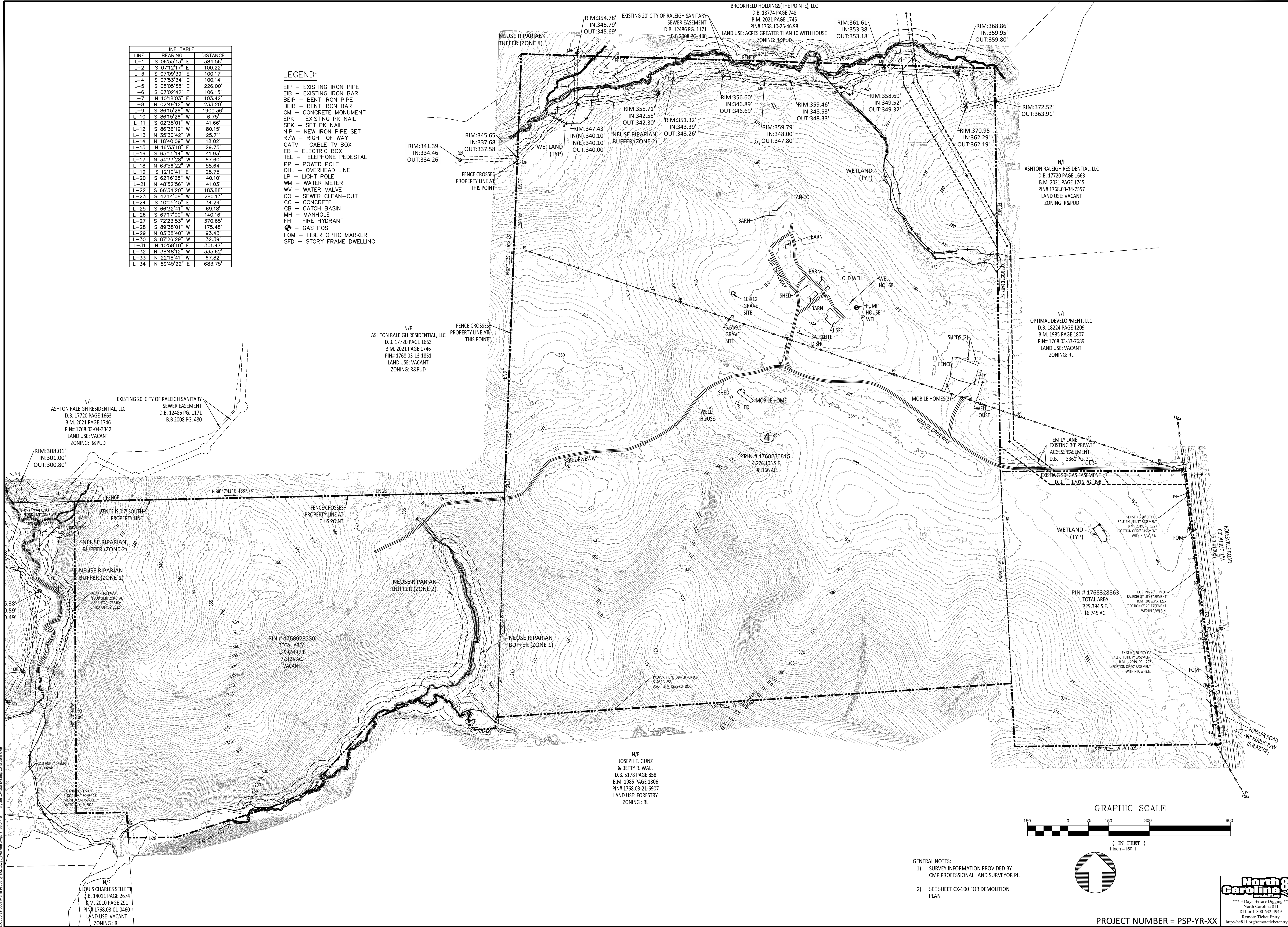
PROJECT NUMBER = PSP-YR-XX

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

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°05'39" 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°33'53" W	370.65'
L-28	S 89°33'01" 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°19'41" 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



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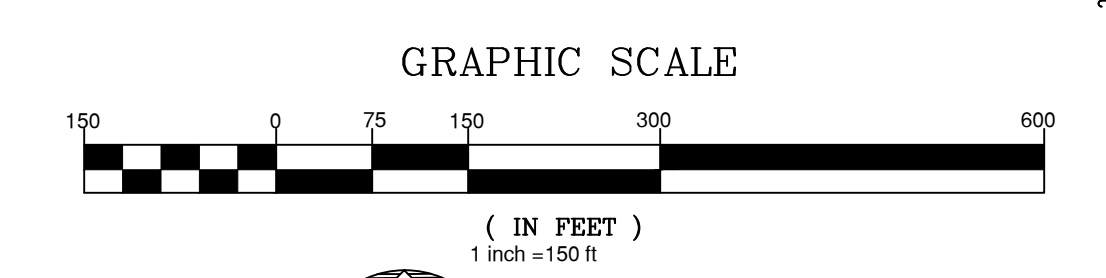
MERRITT PROPERTY EXISTING CONDITIONS

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: APRIL 2024
 SHEET TITLE:

EXISTING CONDITIONS

SHEET NO.: **CV-100**



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



PROJECT NUMBER = PSP-YR-XX

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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 COMPLETE AND SUBMIT A WAKE COUNTY APPLICATION FOR WELL REPAIR /ABANDONMENT PERMIT TO THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (WCDES)...

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 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...
2. THE ENTIRE DEPTH OF THE WELL SHALL BE SOUNDED BEFORE IT IS SEALED TO ENSURE FREEDOM FROM OBSTRUCTIONS...
3. THE WELL SHALL BE DISINFECTED IN ACCORDANCE WITH RULE 0111(B)(1)(A) THROUGH 0111(B)(1)(C) OF THIS SECTION...

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...

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.

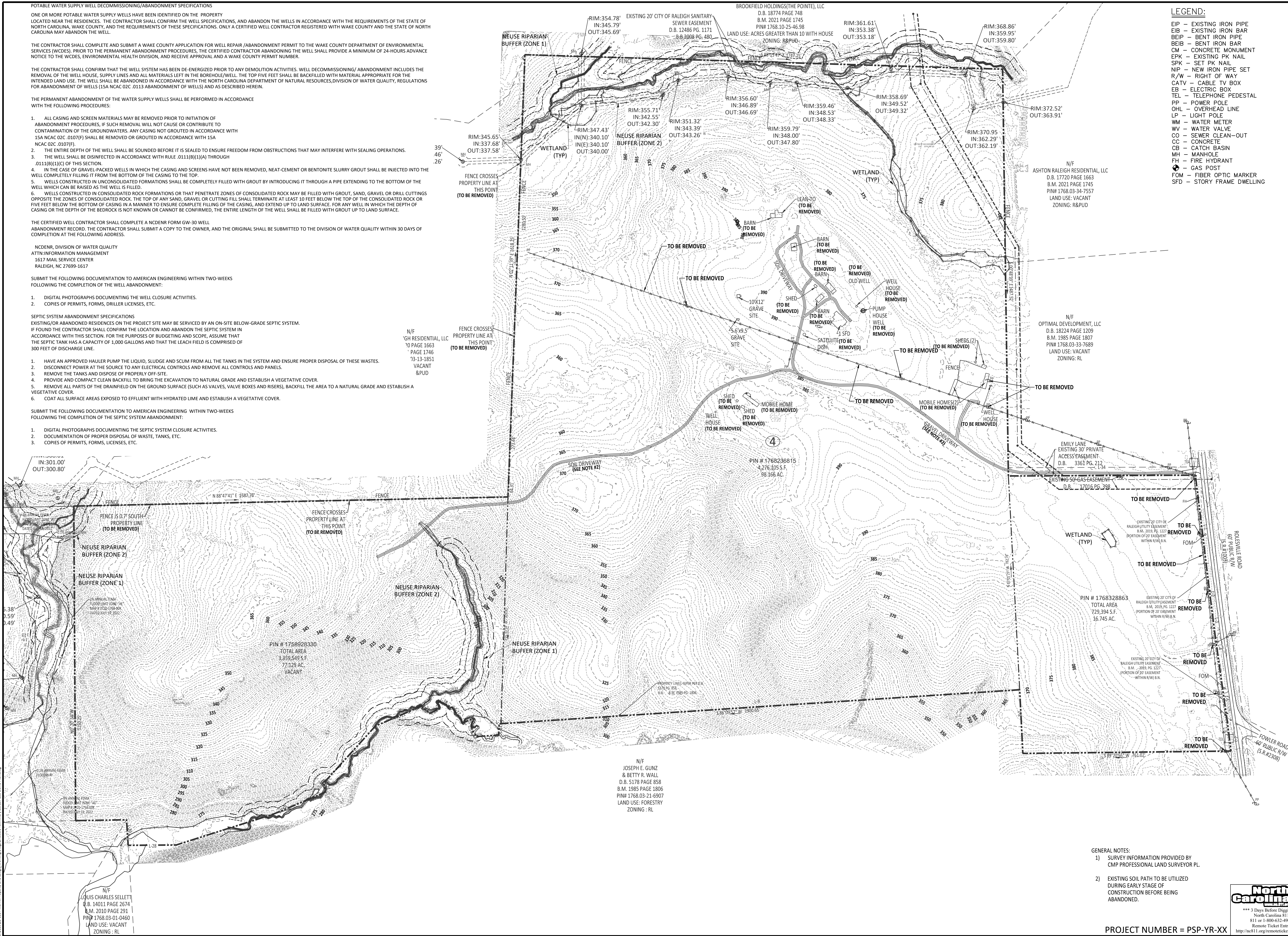
SEPTIC SYSTEM ABANDONMENT SPECIFICATIONS

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...

- 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.

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

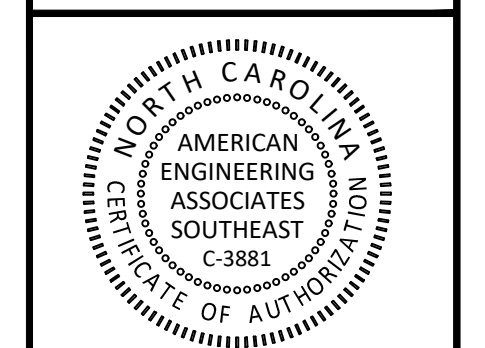
- 1. DIGITAL PHOTOGRAPHS DOCUMENTING THE SEPTIC SYSTEM CLOSURE ACTIVITIES.
2. DOCUMENTATION OF PROPER DISPOSAL OF WASTE, TANKS, ETC.
3. COPIES OF PERMITS, FORMS, LICENSES, ETC.



LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
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R/W - RIGHT OF WAY
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OHL - OVERHEAD LINE
LP - LIGHT POLE
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WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
GM - GAS POST
FOM - FIBER OPTIC MARKER
SFD - STORY FRAME DWELLING

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



PRELIMINARY

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Table with columns: NO., DATE, REVISION. It is currently empty.

STIPULATION FOR REUSE
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MERRITT PROPERTY
DEMOLITION PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 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.

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-432-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

PROJECT NUMBER = PSP-YR-XX

NO.	DATE	REVISION

STIPULATION FOR REUSE
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MERRITT PROPERTY
SITE OVERALL PLAN
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY: EDS
 DRAWN BY: EDS
 DATE: APRIL 2024
 SHEET TITLE:

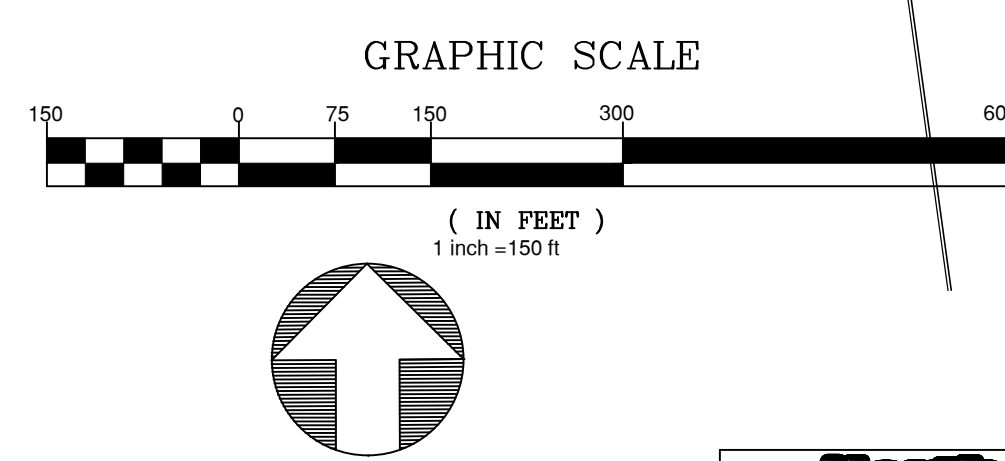
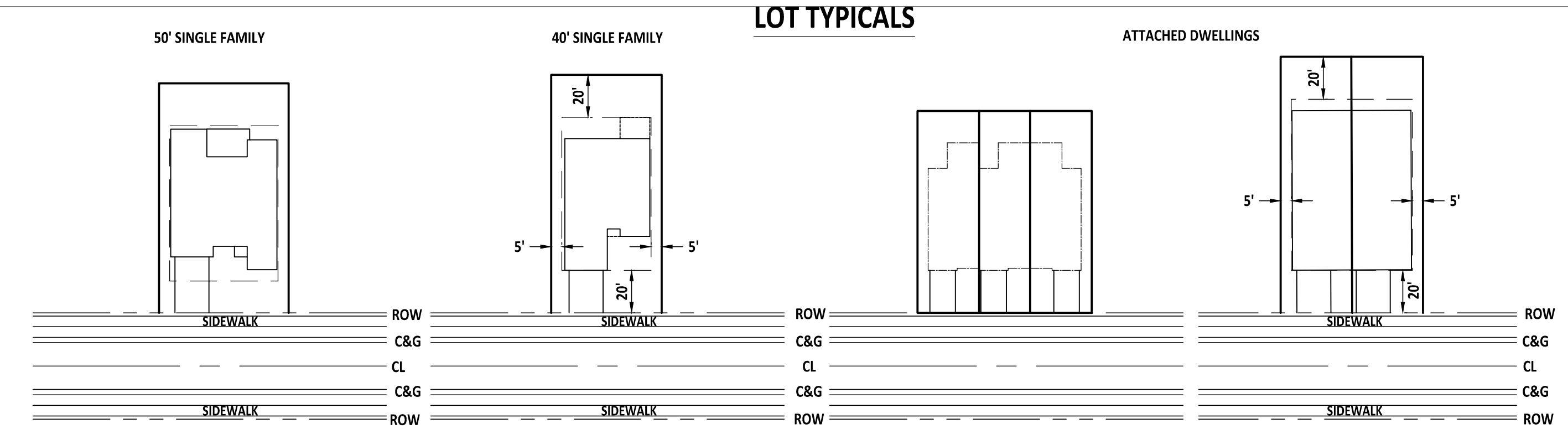
SITE OVERALL PLAN
CS-100

SHEET NO.:

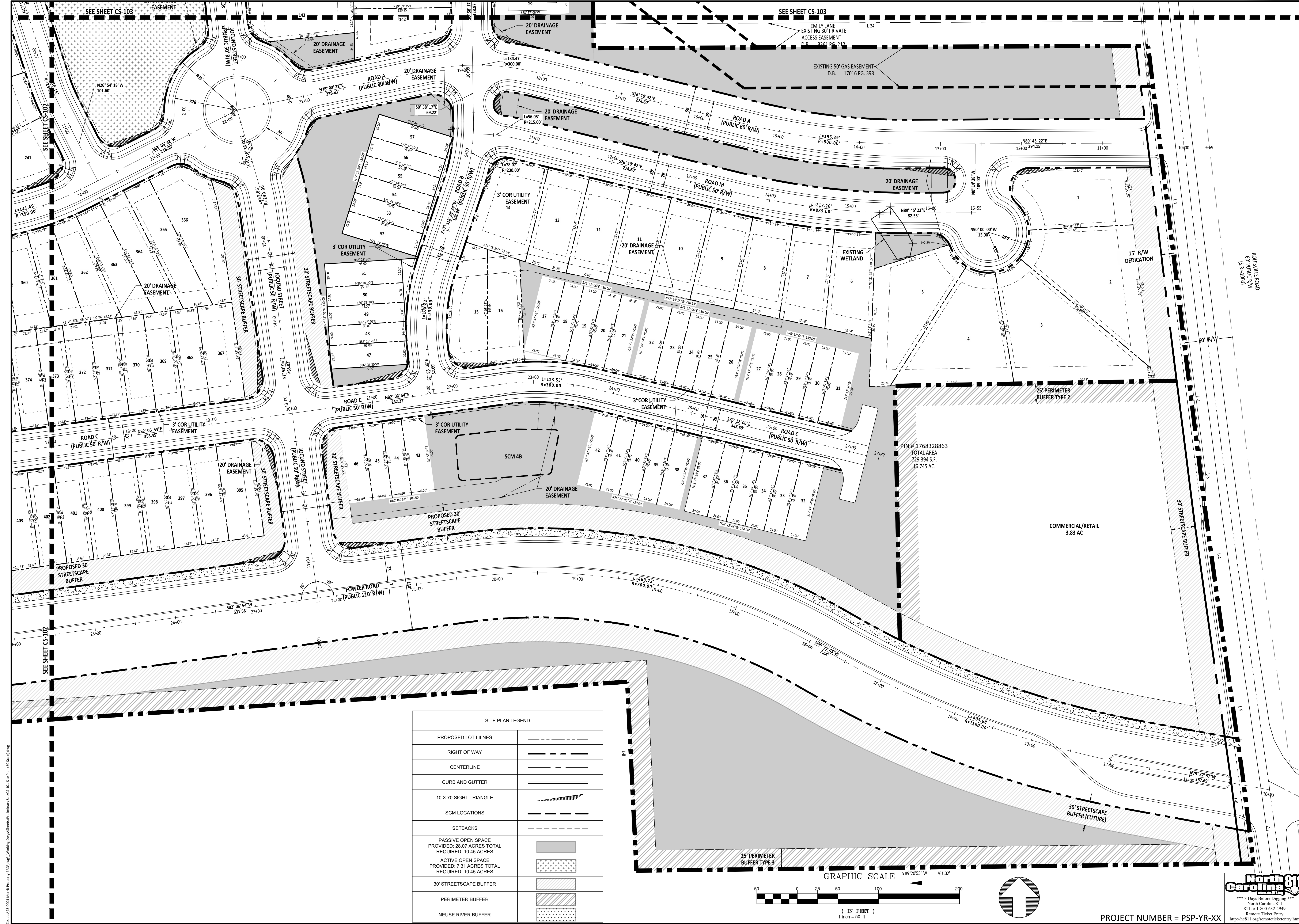
OPEN SPACE
 SMALL OPEN SPACE (OS1-OS9): BENCHES, PASSIVE GATHERING SPACE
 MEDIUM OPEN SPACE: 2.1 AC
 LARGE OPEN SPACE: TOWN PARK IN NORTHEAST CORNER



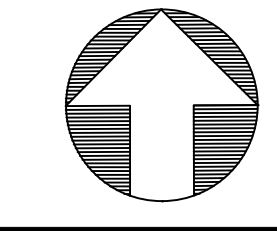
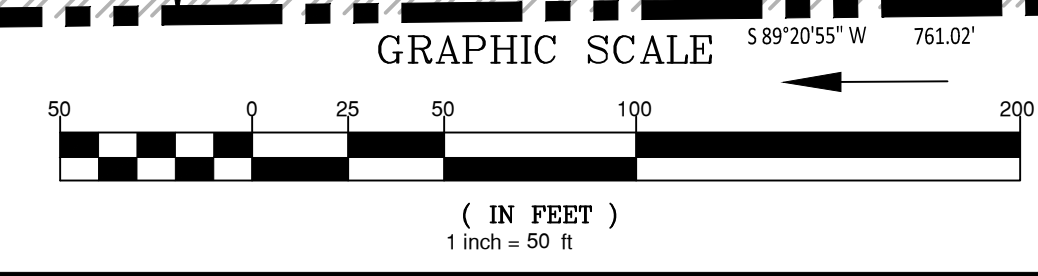
STREETSCAPE IN THIS AREA IS SHOWN FOR THE FUTURE FOWLER ROAD CONSTRUCTION AND TO BE PLANTED AT THAT TIME



PROJECT NUMBER = PSP-YR-XX



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	▨



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

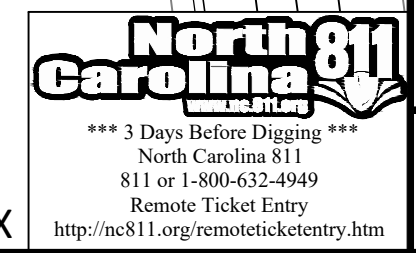
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE NAMED HEREON. CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE 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 PROPERTY
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

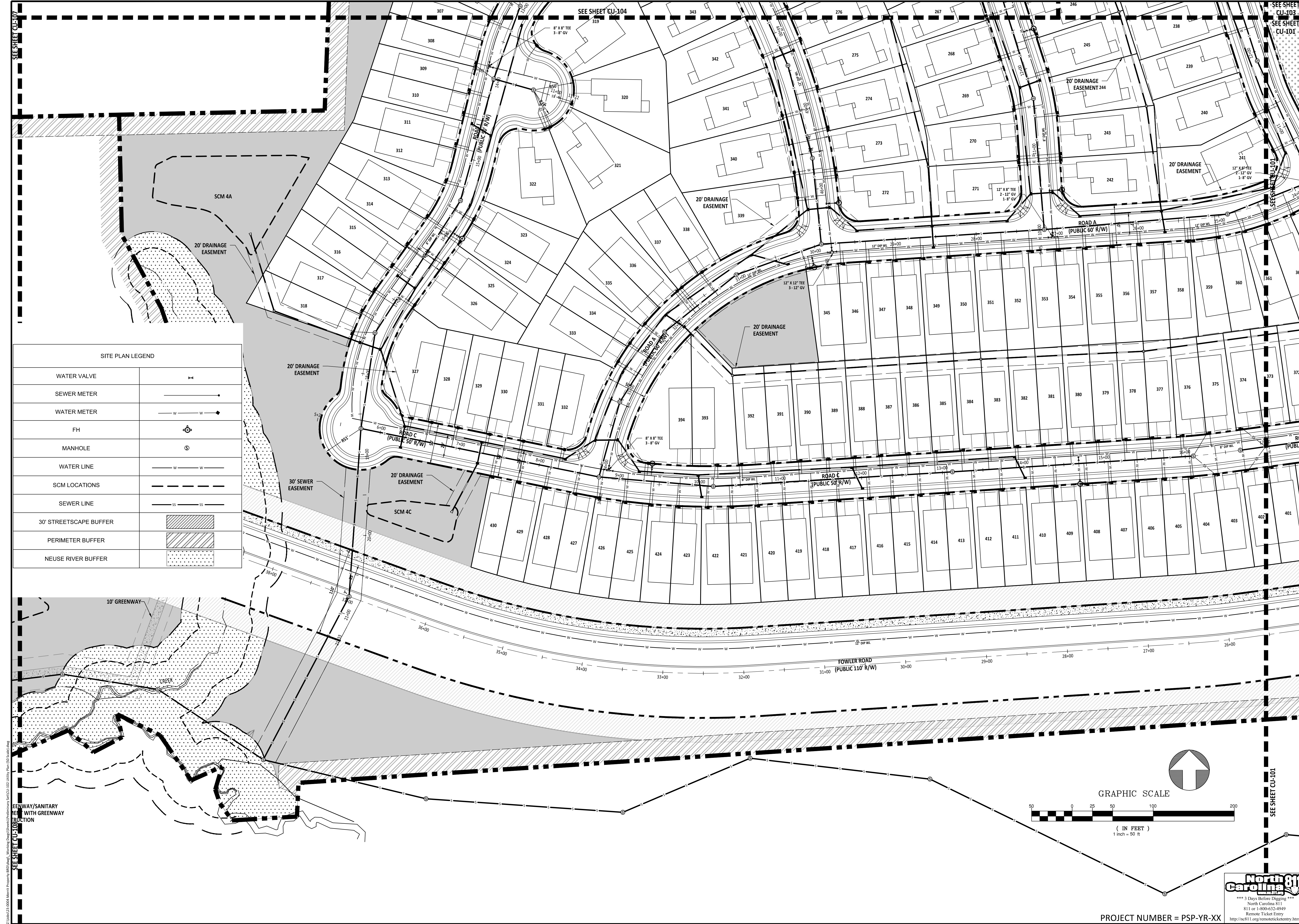
SHEET TITLE:
SITE PLAN (50 SCALE)

SHEET NO.:
CS-101

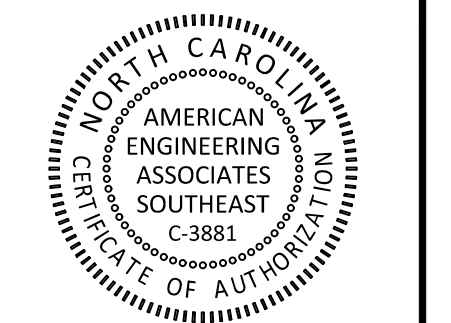


PROJECT NUMBER = PSP-YR-XX

Z:\projects\2024\Merritt Property (8/2/24)\Working Drawings\Site Plan\Site Plan (50 Scale).dwg



SEE SHEET CU-104
SEE SHEET CU-103
SEE SHEET CU-101
SEE SHEET CU-100



PRELIMINARY

FOR INFORMATION, ONLY

SITE PLAN LEGEND

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

NO.	DATE	REVISION

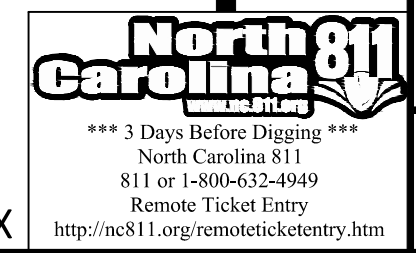
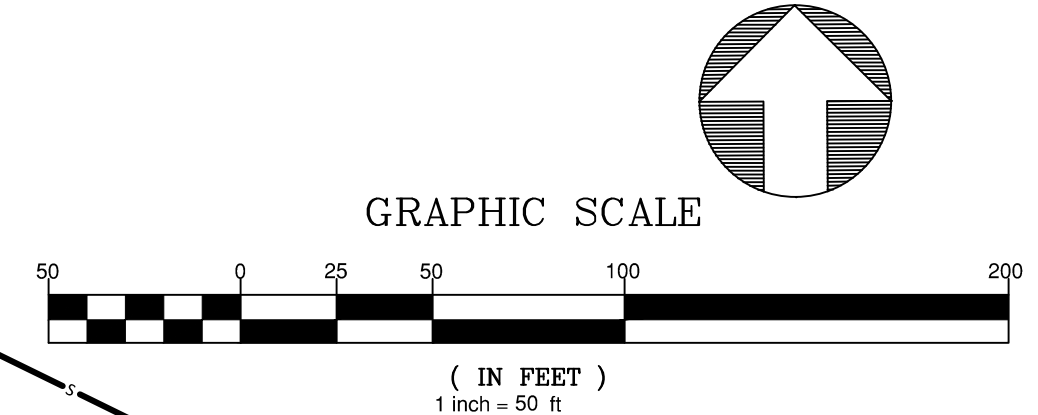
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MERRITT PROPERTY
UTILITY PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

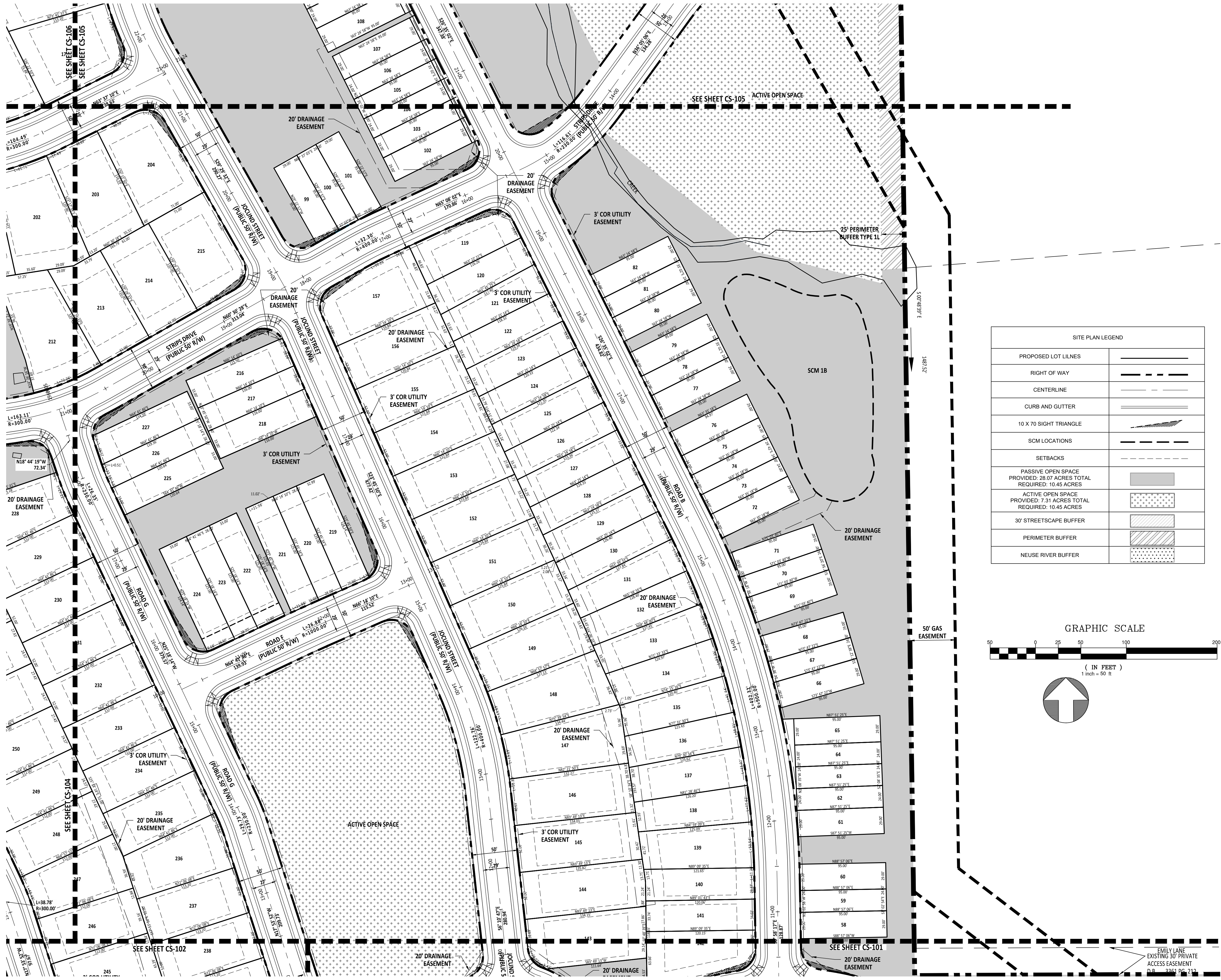
UTILITY PLAN
(50 SCALE)

SHEET NO.: **CU-102**

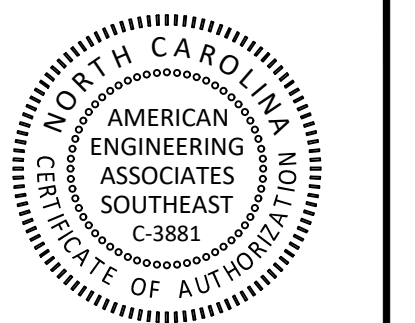
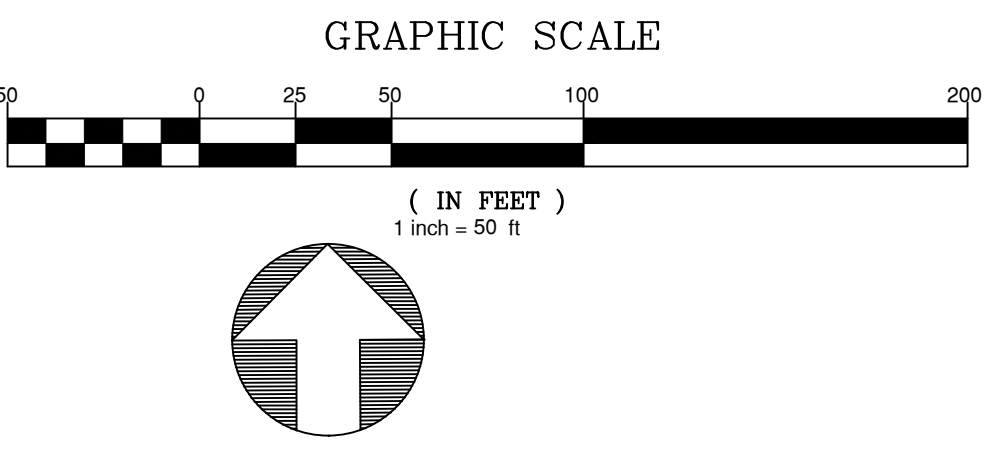


PROJECT NUMBER = PSP-YR-XX

SEE SHEET CU-104
SEE SHEET CU-103
SEE SHEET CU-101
SEE SHEET CU-100



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	



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION

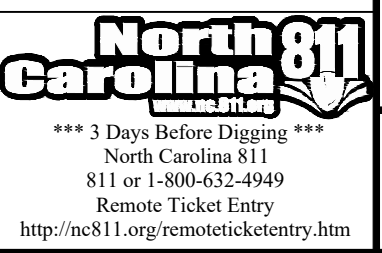
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MERRITT PROPERTY
SITE PLAN
(50 SCALE)
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: APRIL 2024
 SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-103**



PROJECT NUMBER = PSP-YR-XX

23/04/24 10:00 AM Merritt Property (8107546). Working Draw (Sheet) Preliminary Site Plan (50 Scale) Page

NO.	DATE	REVISION

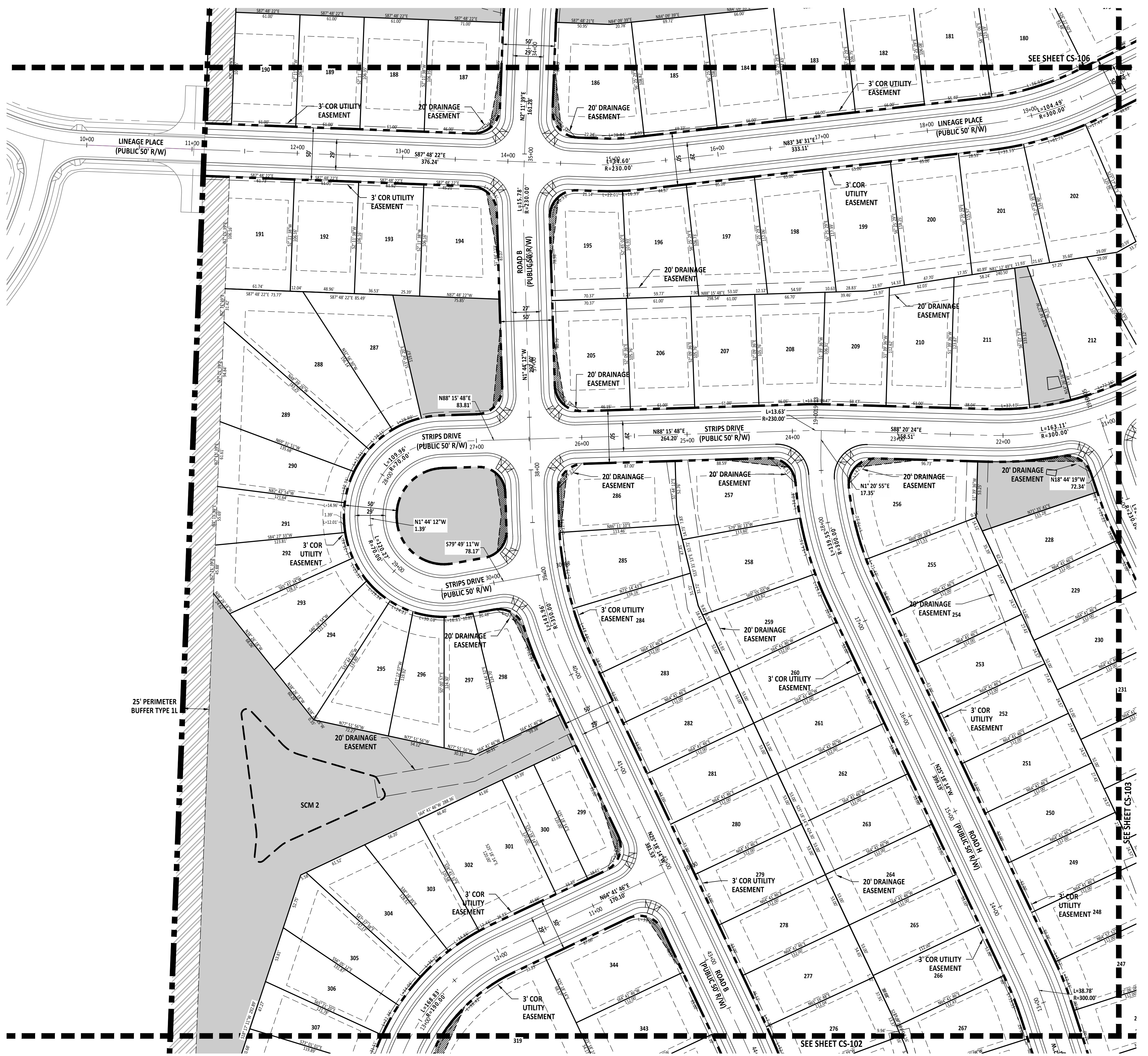
STIPULATION FOR REUSE
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MERRITT PROPERTY
SITE PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

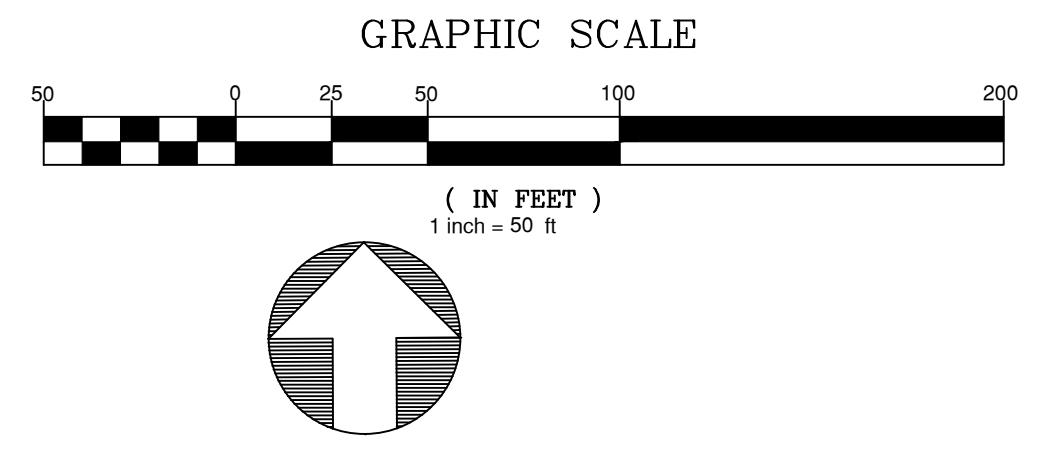
SITE PLAN (50 SCALE)

SHEET NO.:
CS-104



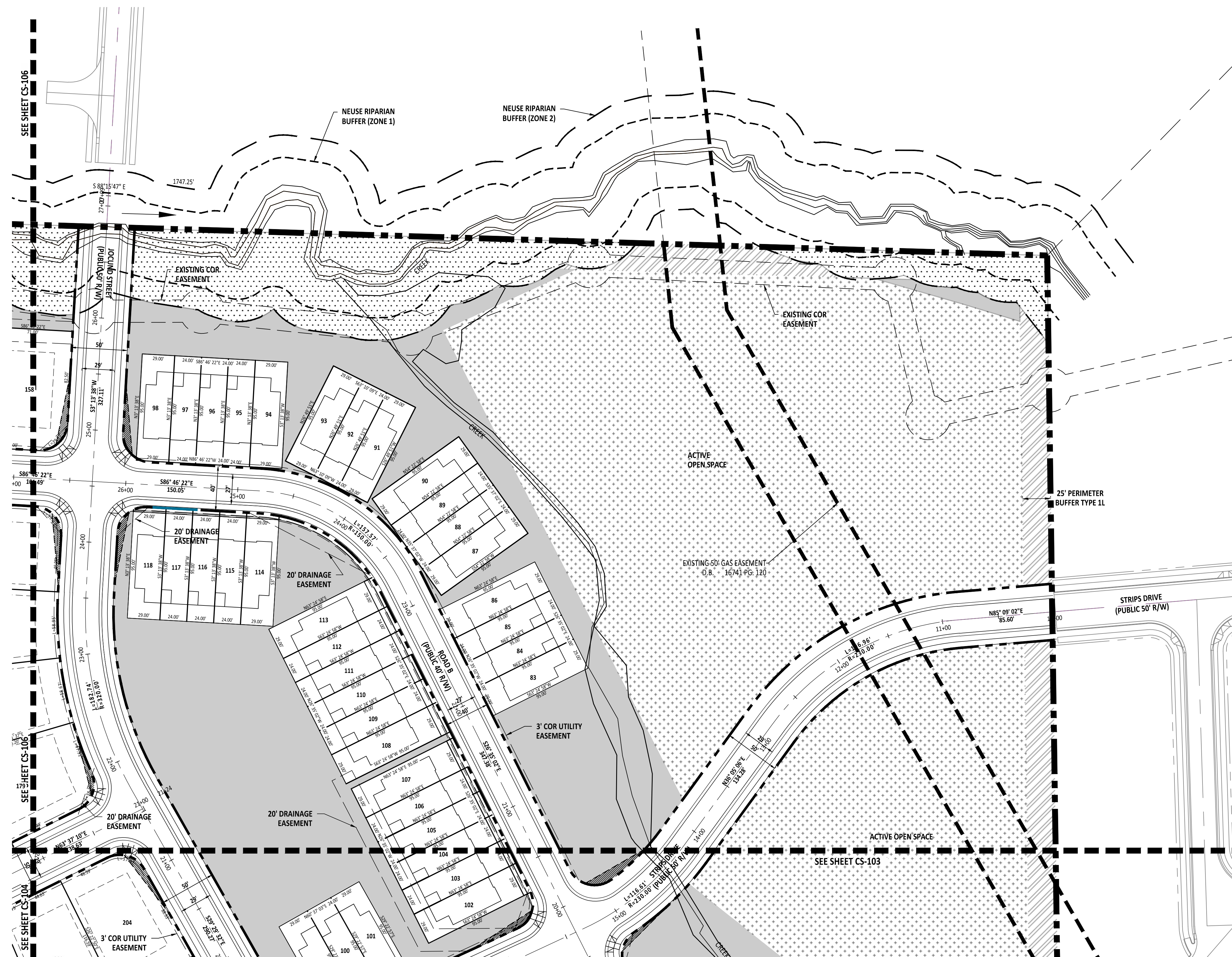
SITE PLAN LEGEND

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	

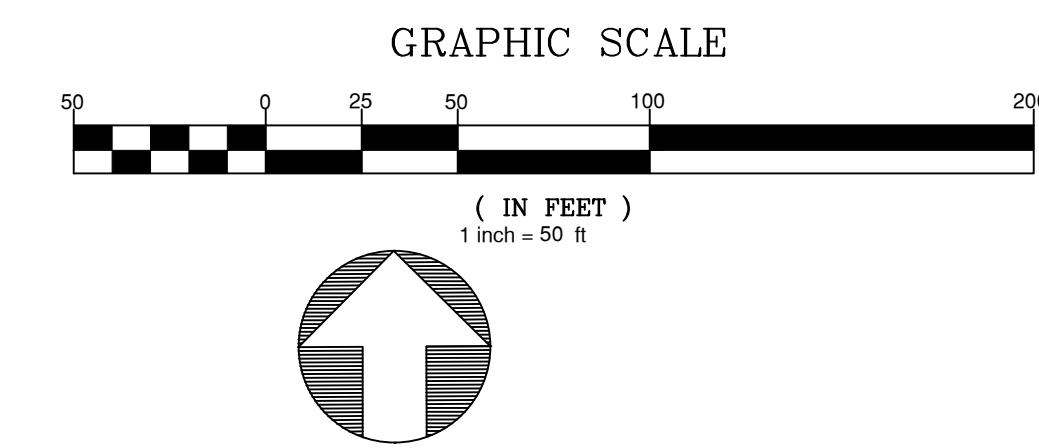


PROJECT NUMBER = PSP-YR-XX

Z:\Projects\2023\0004 Merritt Property\8107.dwg, Working\Drawings\Site\Site Plan\50 Scale.dwg



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]



NO.	DATE	REVISION

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

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
SITE PLAN (50 SCALE)

SHEET NO.:
CS-105

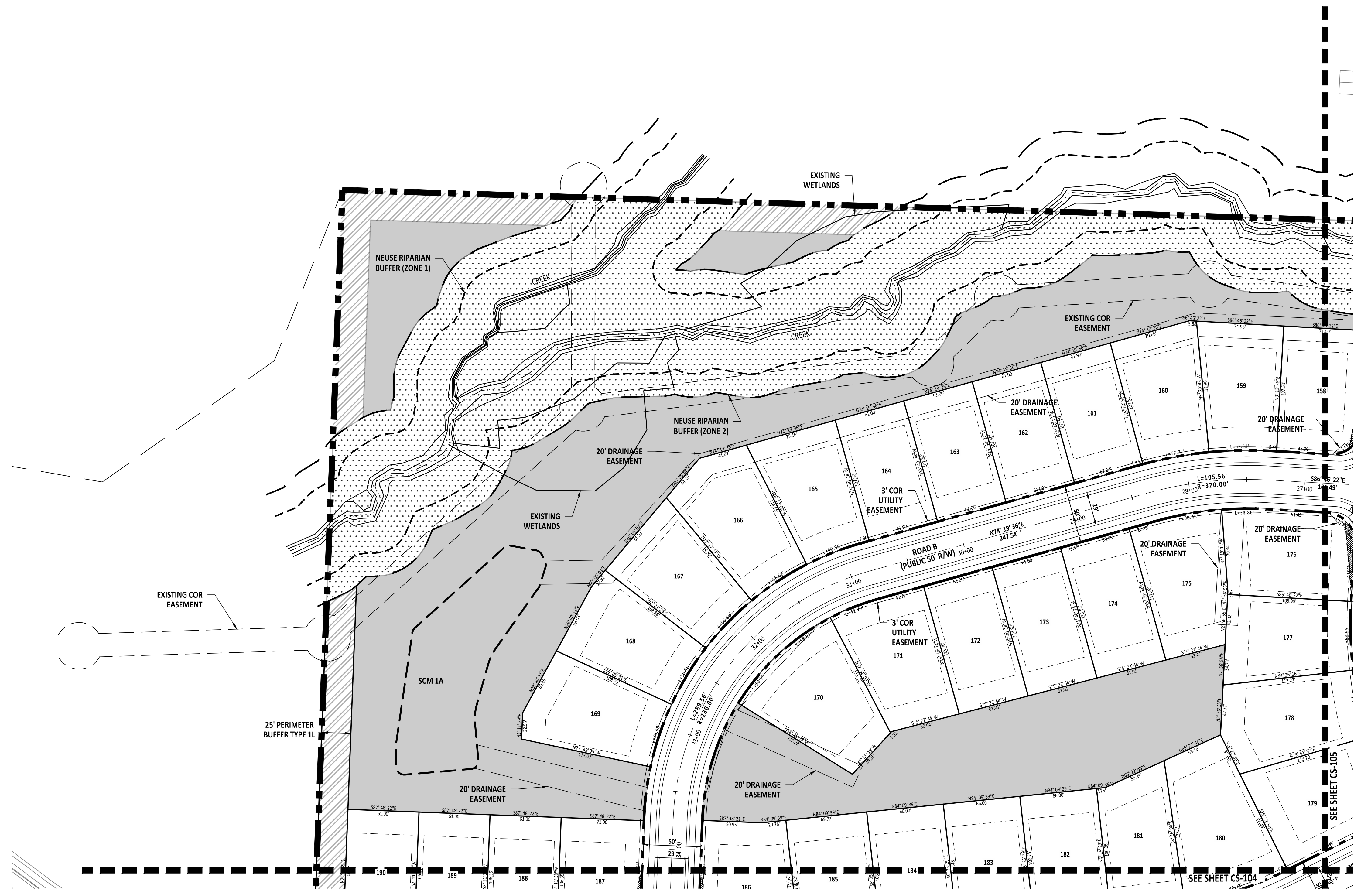
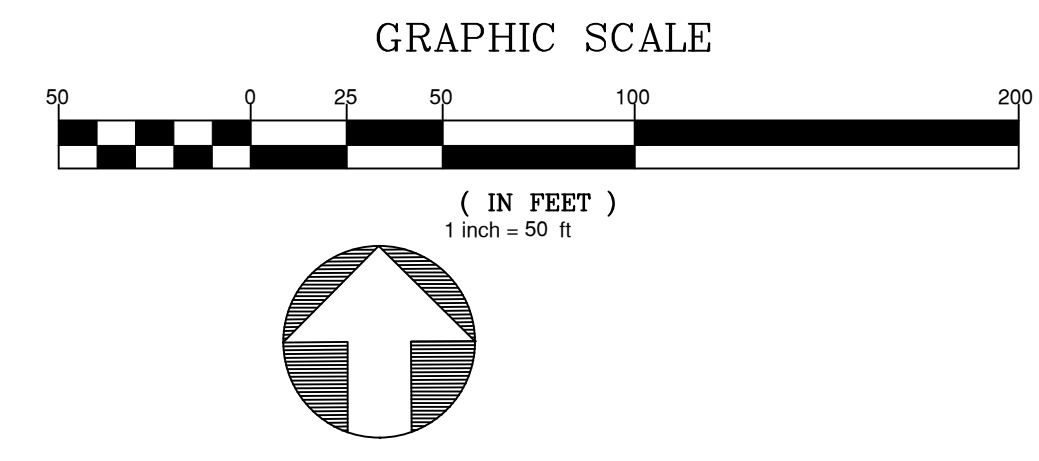




PRELIMINARY

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	
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30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



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

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-106**



PROJECT NUMBER = PSP-YR-XX

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NO.	DATE	REVISION

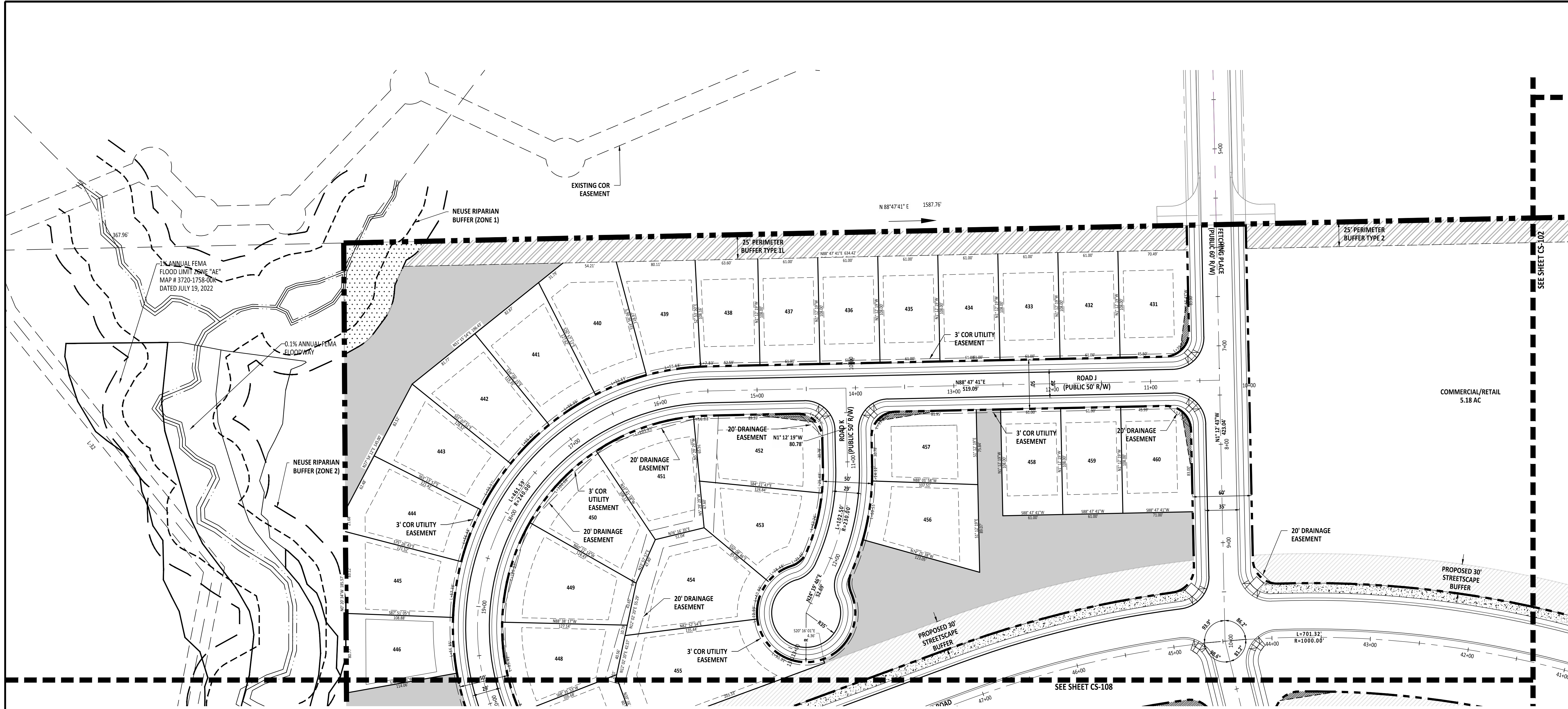
STIPULATION FOR REUSE
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MERRITT PROPERTY
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

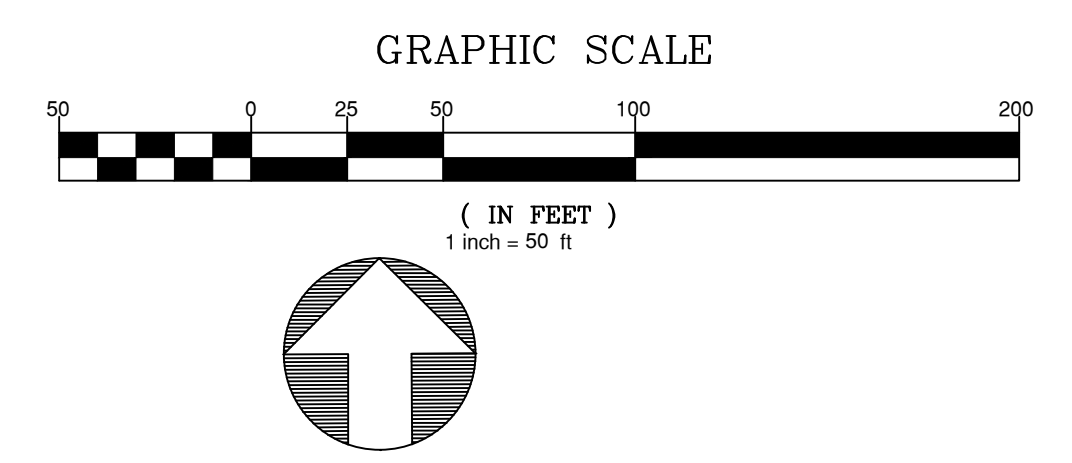
JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

SITE PLAN (50 SCALE)

SHEET NO.: **CS-107**



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	



Z:\Projects\2024\0004 Merritt Property (8/10/24)\Working Drawings\Site Plan\Site Plan (50 Scale).dwg



PROJECT NUMBER = PSP-YR-XX



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FOR INFORMATION, ONLY

NO.	DATE	REVISION

STIPULATION FOR REUSE

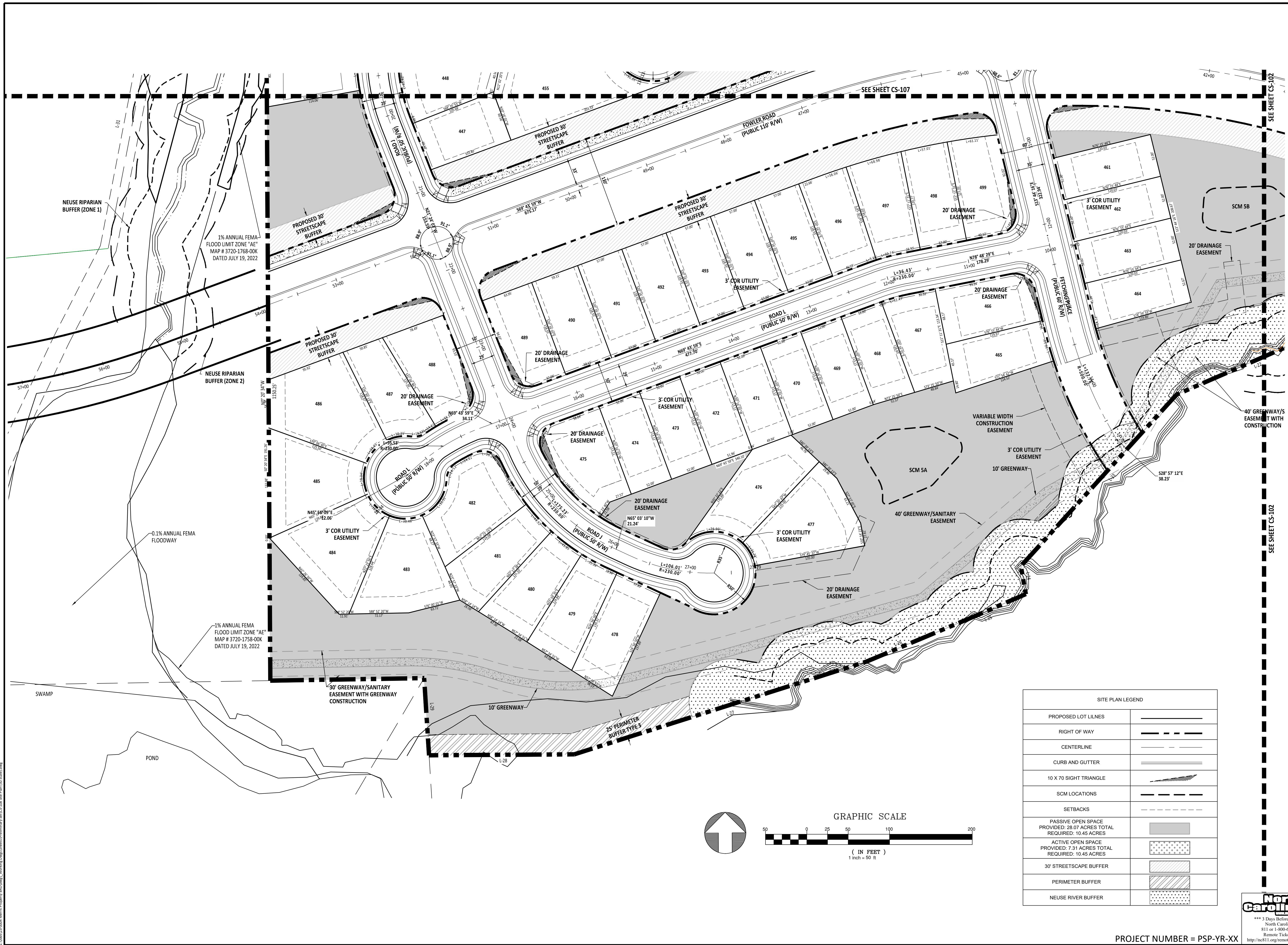
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MERRITT PROPERTY
SITE PLAN (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

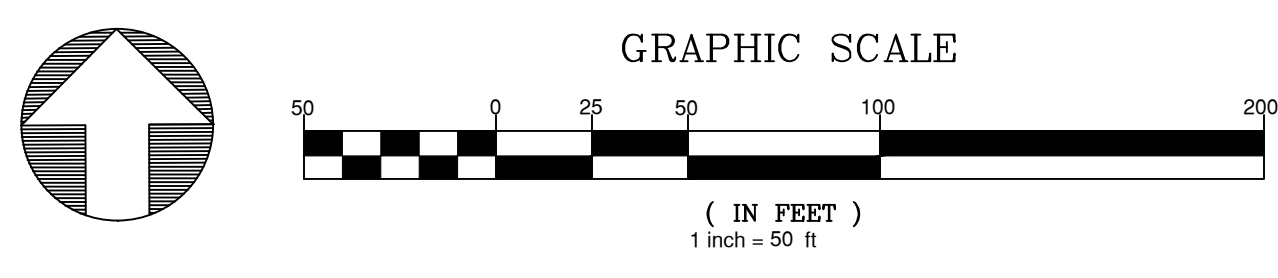
JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
SITE PLAN (50 SCALE)

SHEET NO.:
CS-108



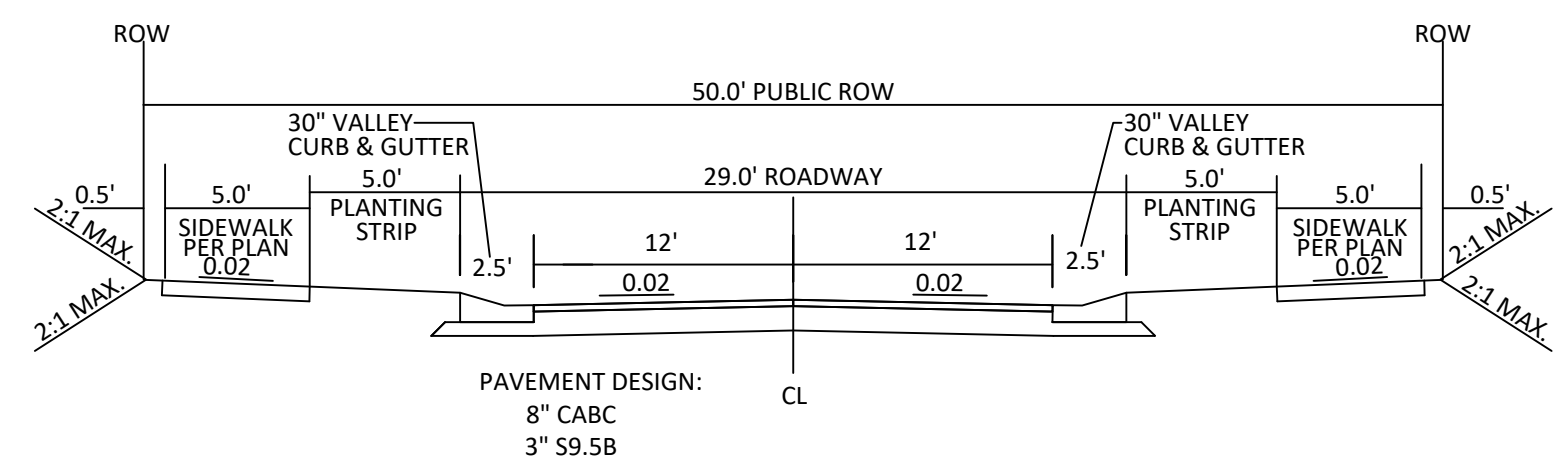
SITE PLAN LEGEND	
PROPOSED LOT LINES	— — — — —
RIGHT OF WAY	— — — — —
CENTERLINE	— — — — —
CURB AND GUTTER	— — — — —
10 X 70 SIGHT TRIANGLE	
SCM LOCATIONS	— — — — —
SETBACKS	— — — — —
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: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



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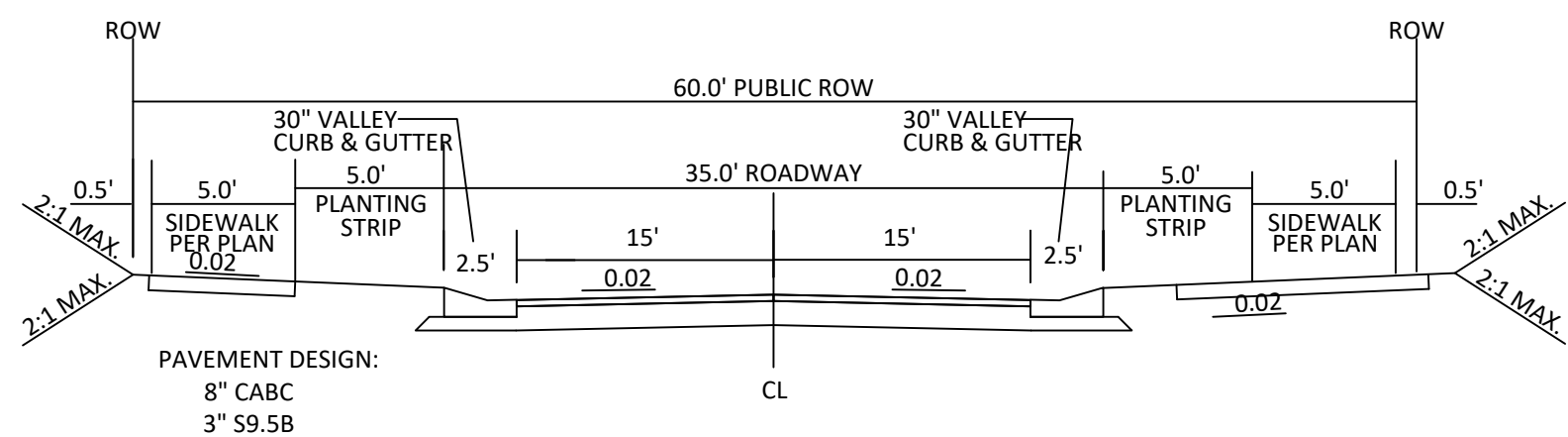
PROJECT NUMBER = PSP-YR-XX





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

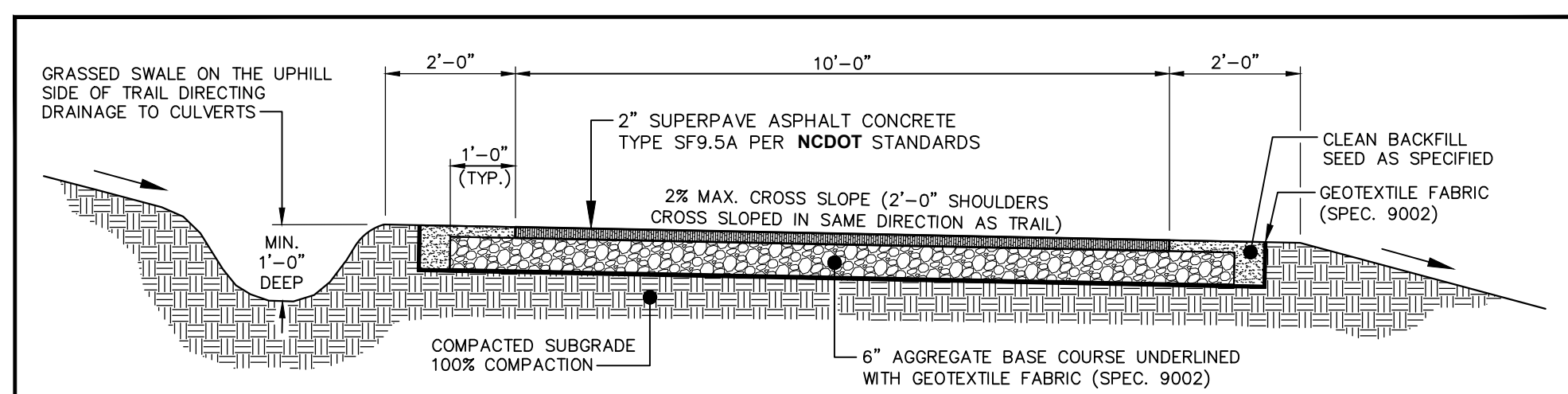
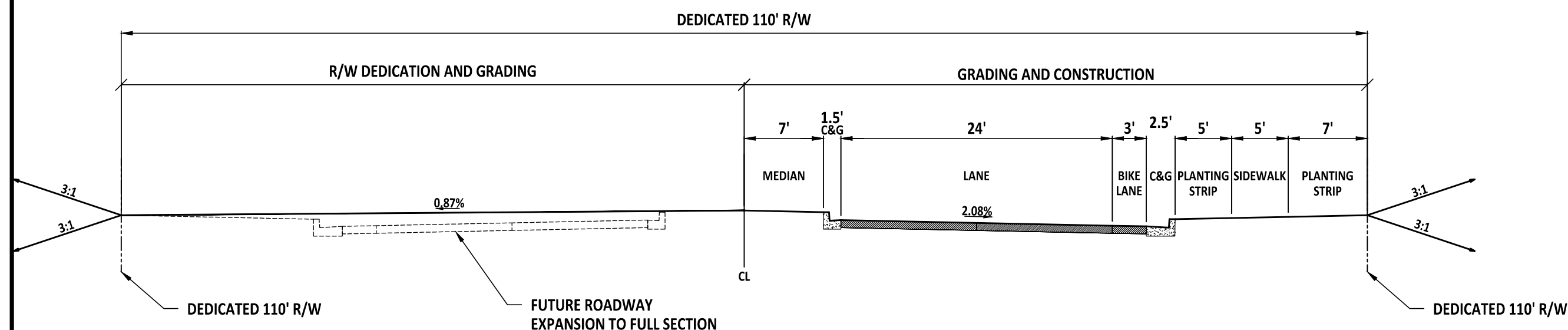
29' B-B ON A 50' R/W
TYPICAL SECTION



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

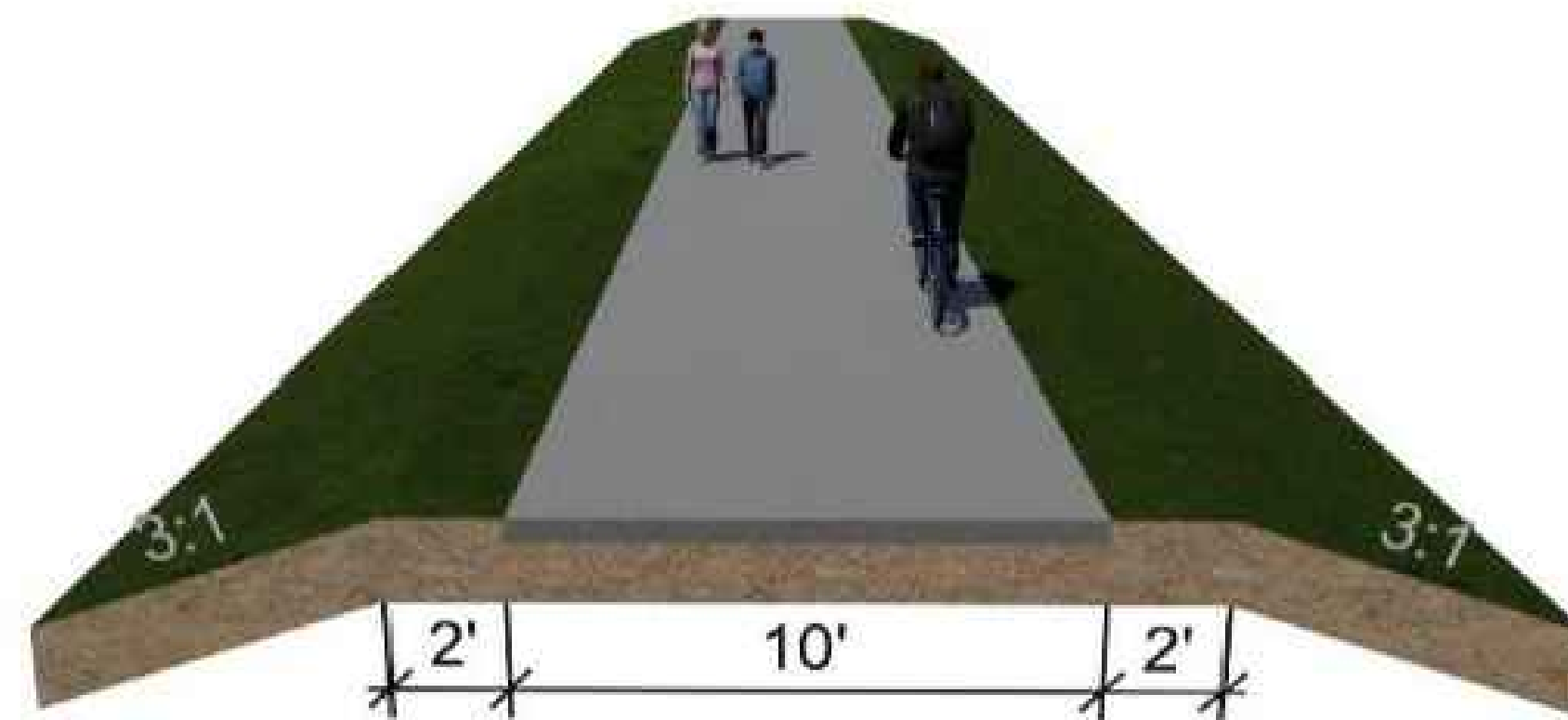
35' B-B ON A 60' R/W
TYPICAL SECTION

FOWLER ROAD 31' B-B ON A 110' R/W
FULL SECTION GRADING, HALF SECTION CONSTRUCTION
NOT TO SCALE

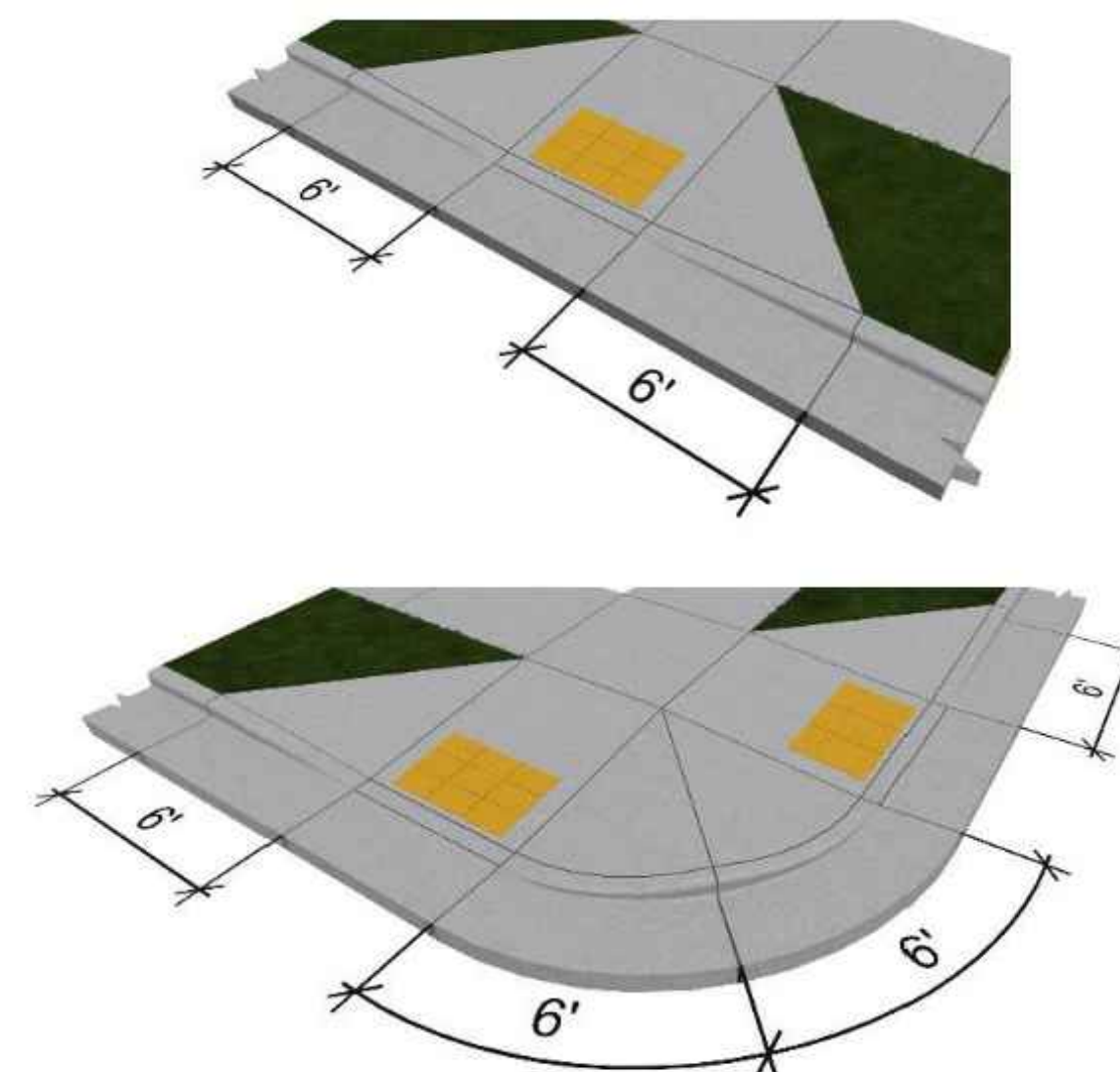


- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
 2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
 3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
 4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
 5. 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

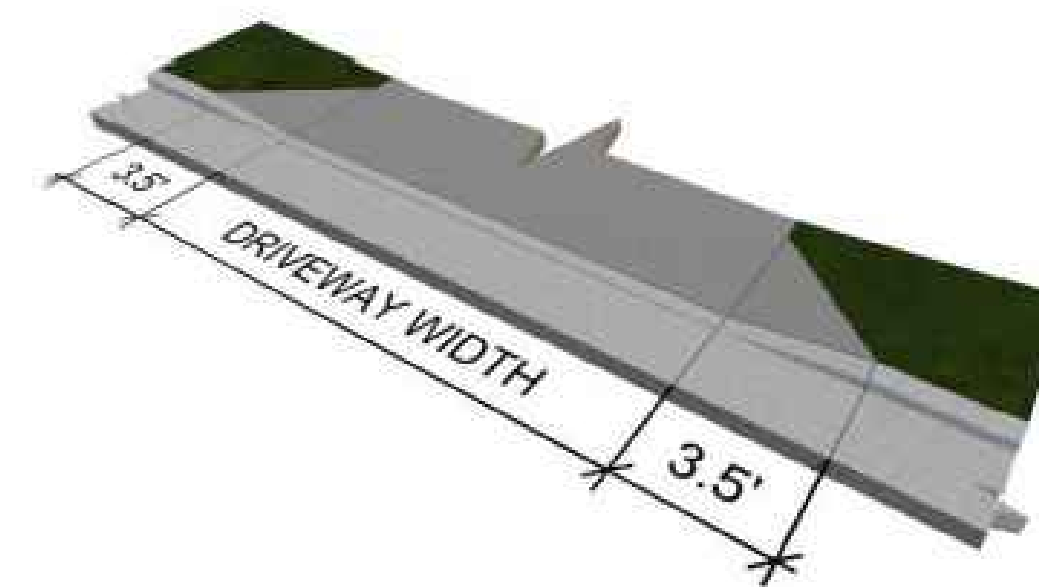


TYPICAL GREENWAY TRAIL DETAIL
NTS

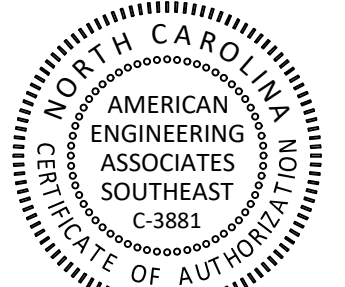


HANDICAP RAMP DETAIL
NTS

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.



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

STIPULATION FOR REUSE

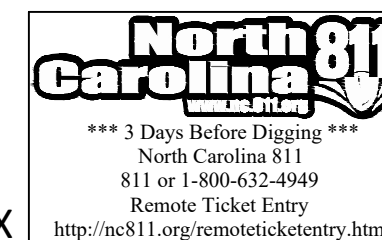
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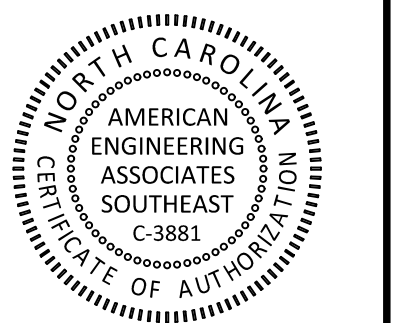
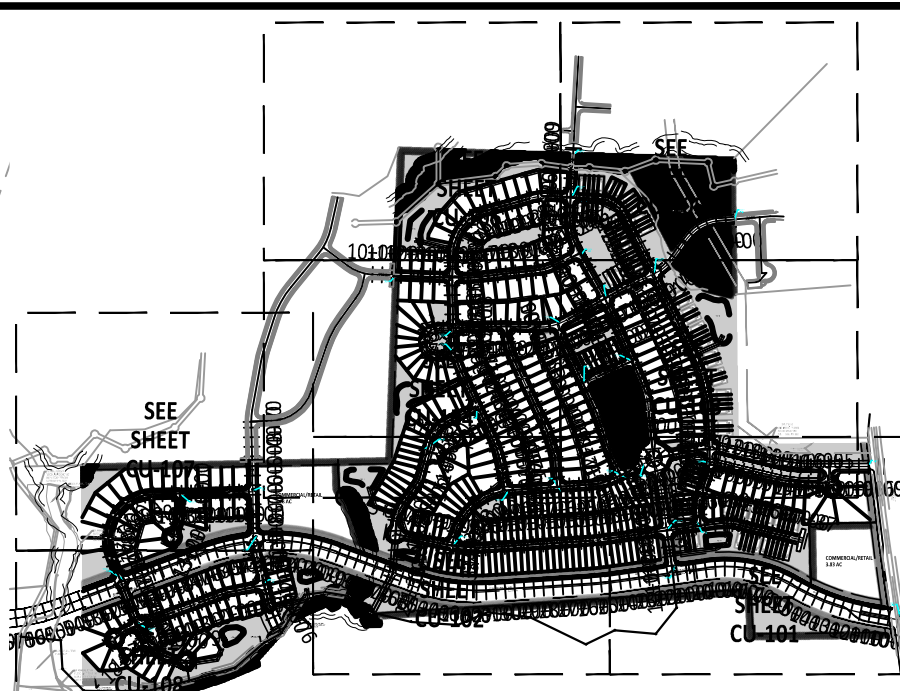
MERRITT PROPERTY
SITE PROJECT
DETAILS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024

SITE PROJECT
DETAILS

SHEET NO.:
CS-200





PRELIMINARY

FOR INFORMATION, ONLY

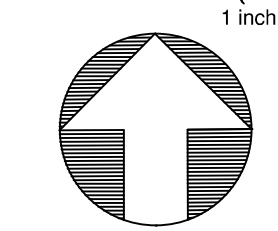
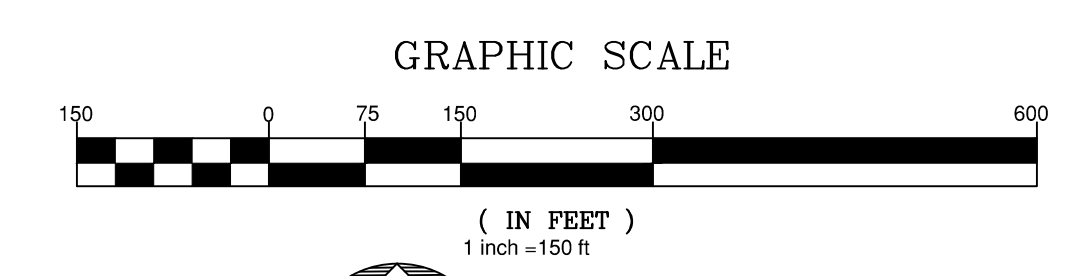
NO.	DATE	REVISION
1	7/25/24	MINOR SITE LAYOUT CHANGES

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

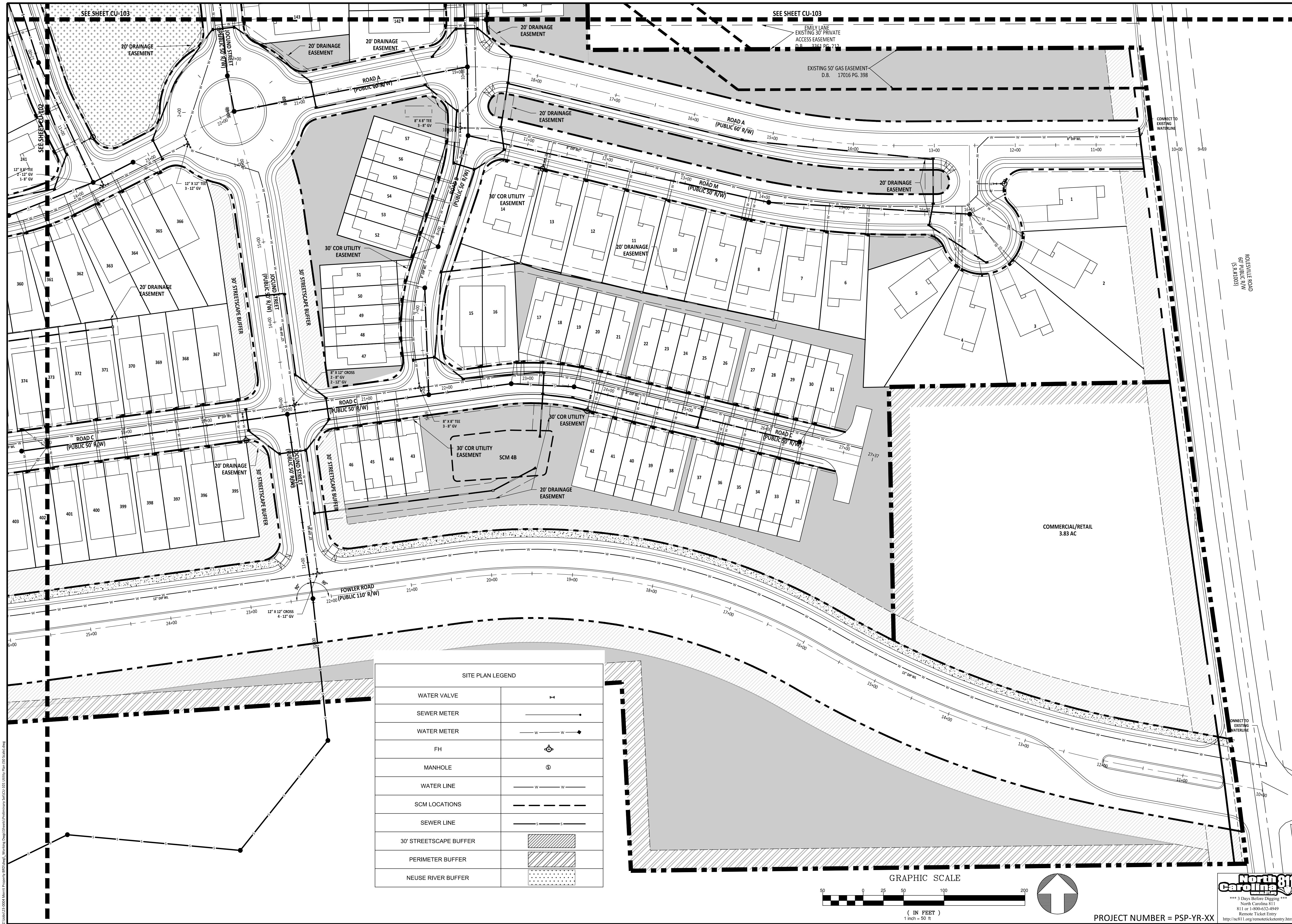
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CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

UTILITY OVERALL PLAN
SHEET NO.:
CU-100



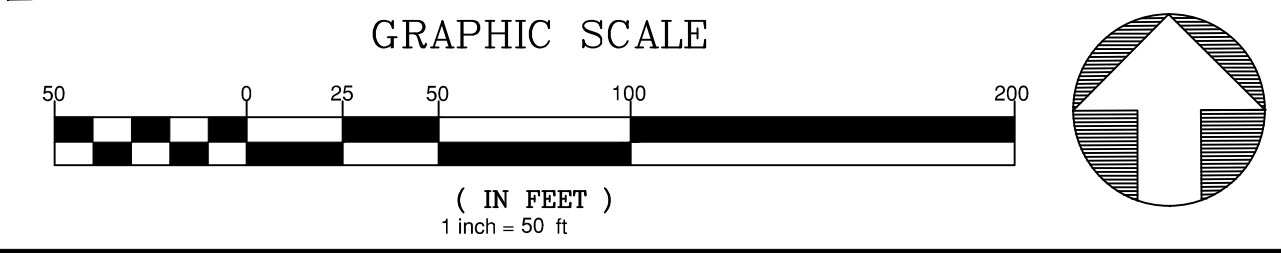
PROJECT NUMBER = PSP-YR-XX

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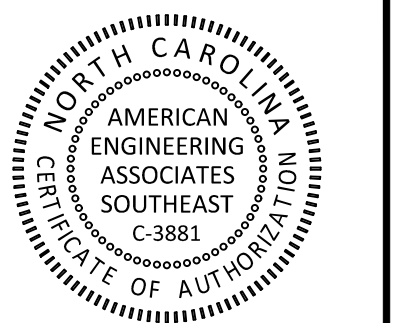
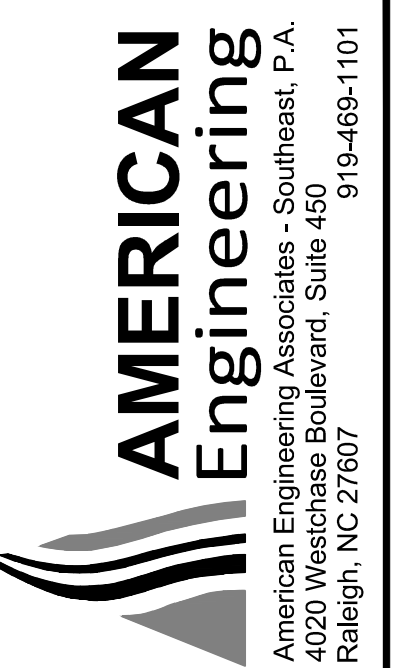


23-0004-0008 Merritt Property (8/27/24) Working Drawings (Preliminary) 4/21/24 10:11 Utility Plan (50 Scale) dwg

SITE 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-YR-XX



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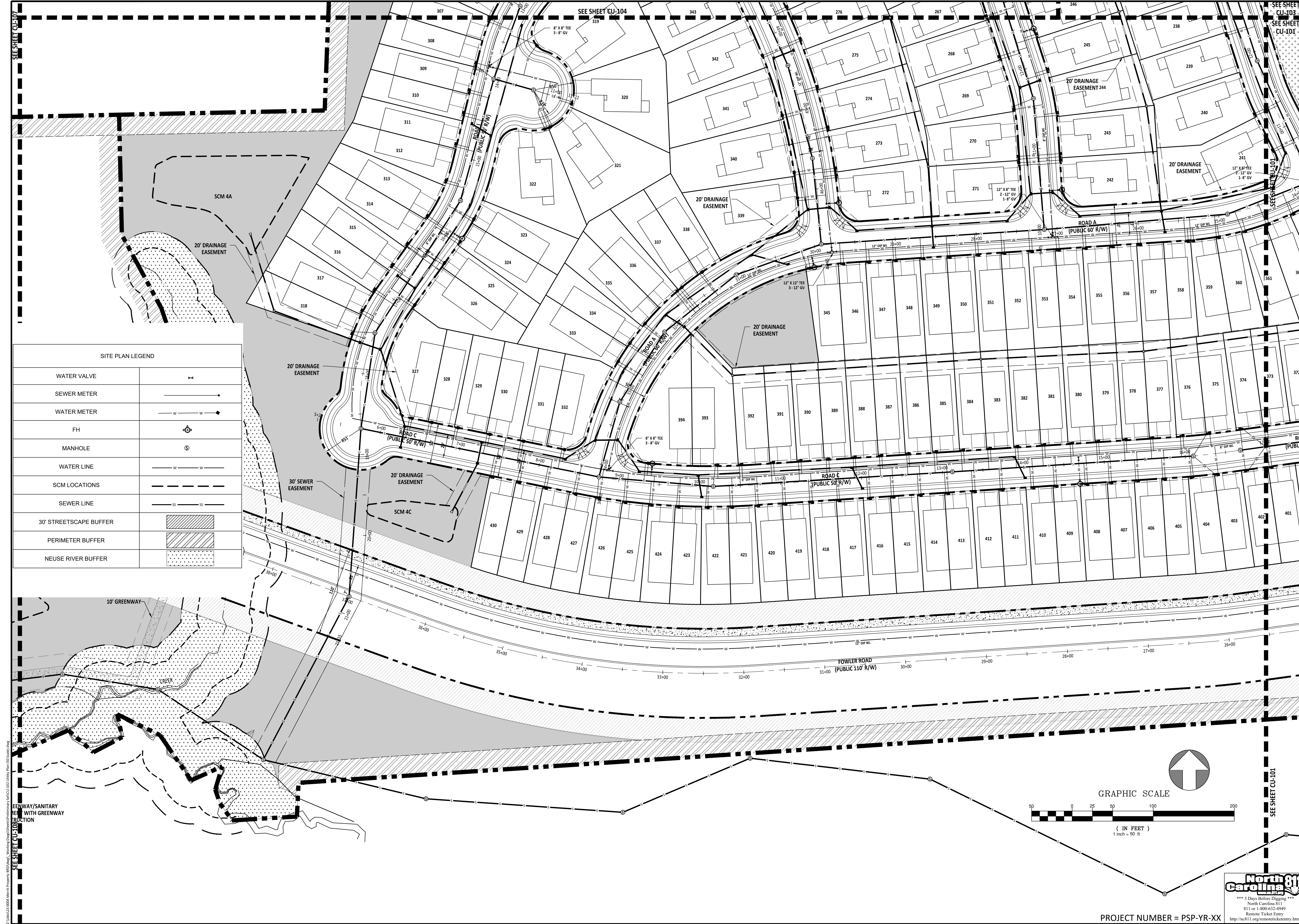
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**MERRITT PROPERTY
 UTILITY PLAN
 (50 SCALE)**
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY: EDS
 DRAWN BY: EDS
 DATE: APRIL 2024

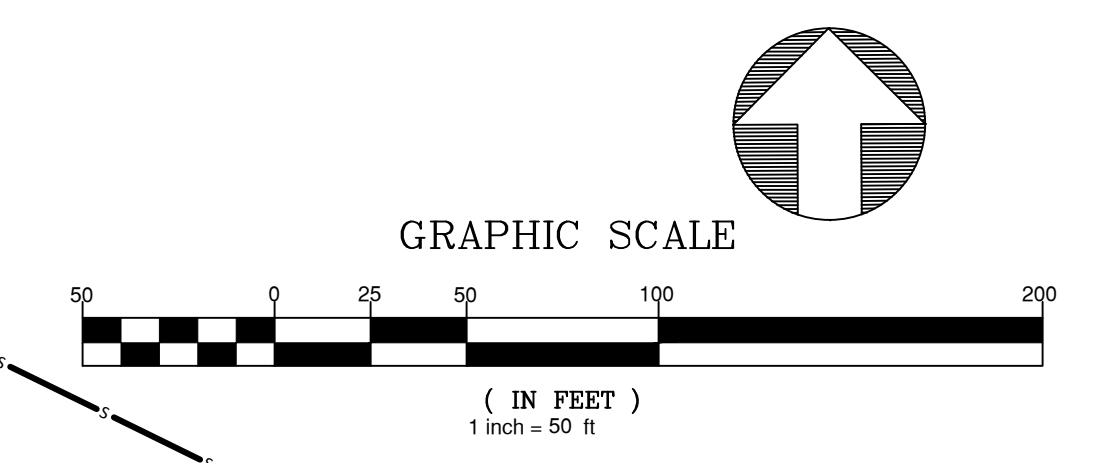
SHEET TITLE:
**UTILITY PLAN
 (50 SCALE)**

SHEET NO.:
CU-101

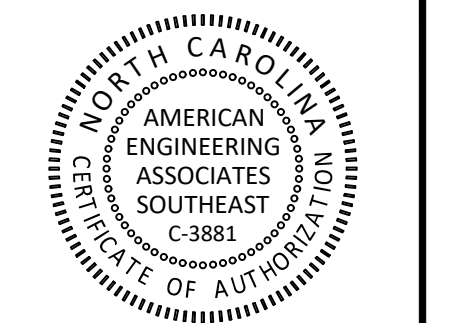


SITE PLAN LEGEND

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



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



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

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

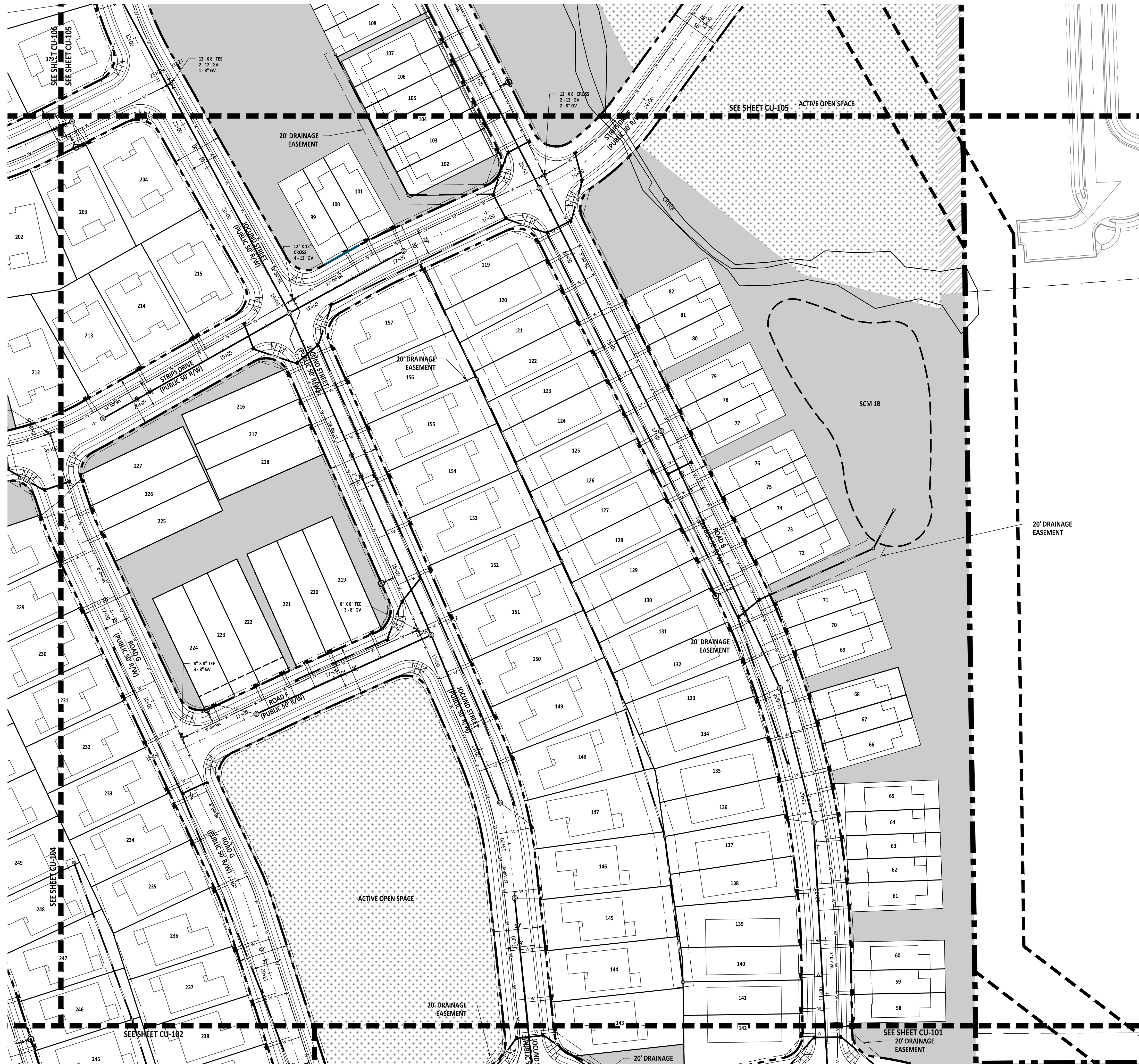
UTILITY PLAN
(50 SCALE)

SHEET NO.: **CU-102**

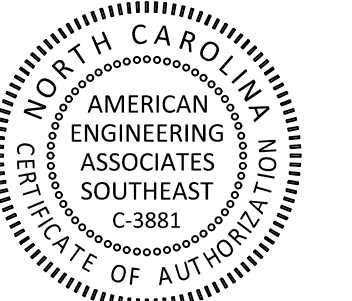
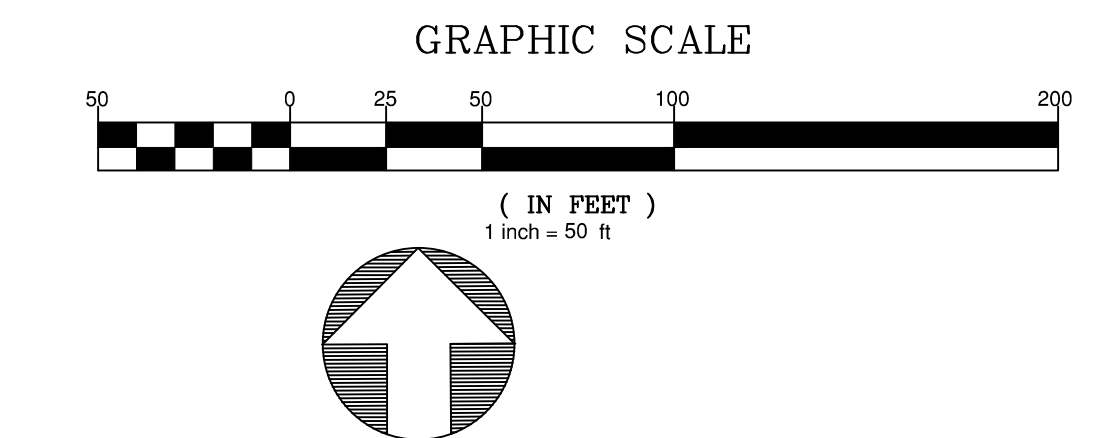


PROJECT NUMBER = PSP-YR-XX

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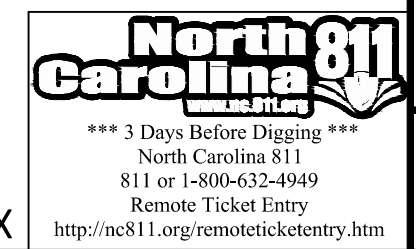
MERRITT PROPERTY
UTILITY PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

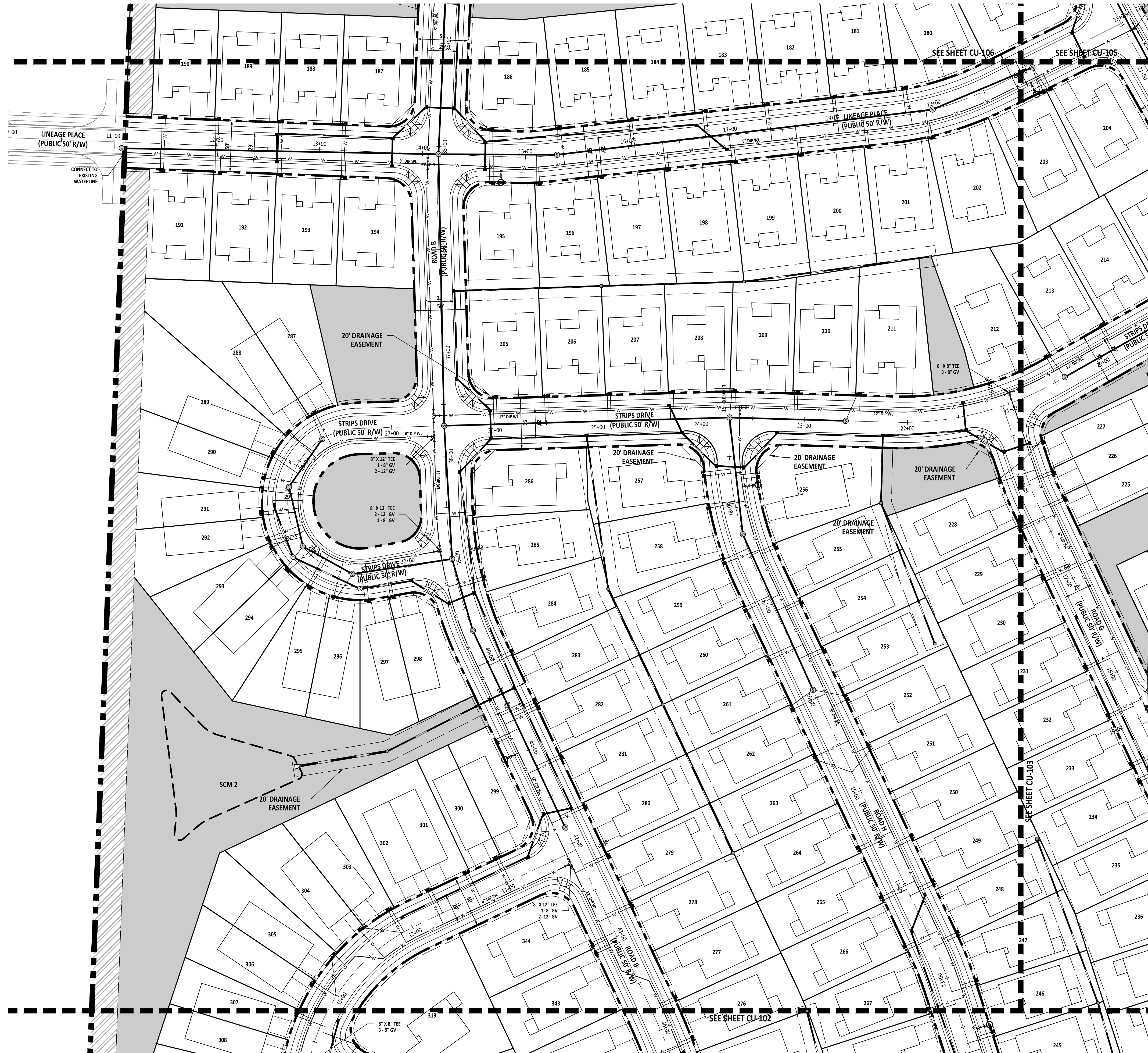
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CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

UTILITY PLAN
(50 SCALE)

SHEET NO.:
CU-103

PROJECT NUMBER = PSP-YR-XX

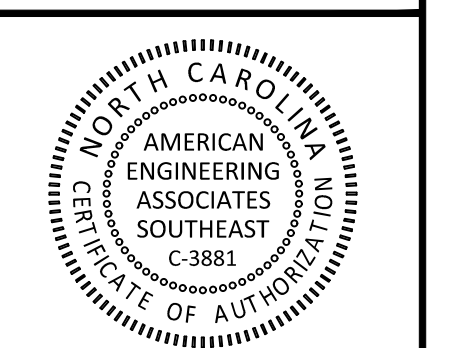
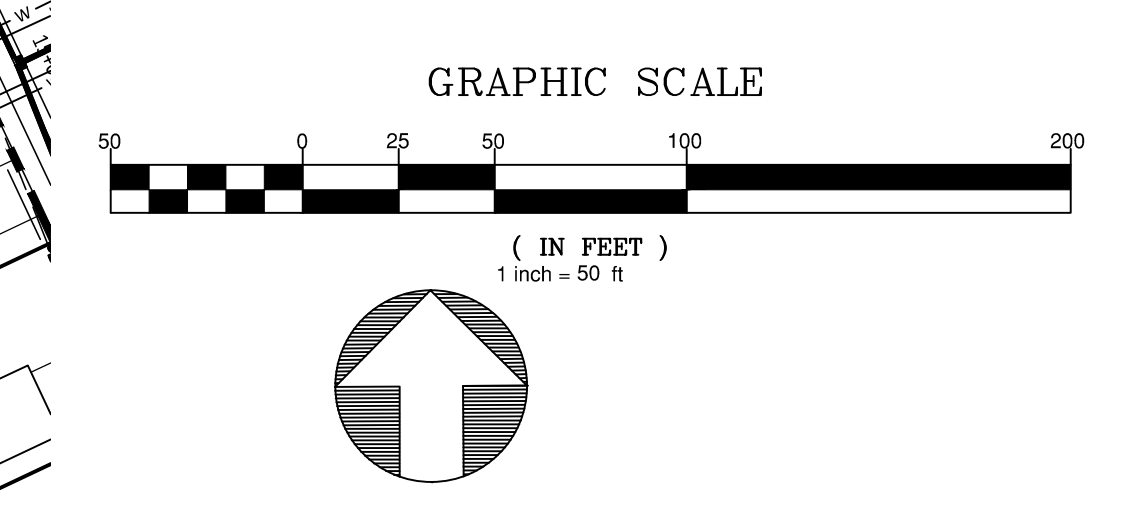




SITE PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETScape BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	

NO.	DATE	REVISION

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

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: APRIL 2024

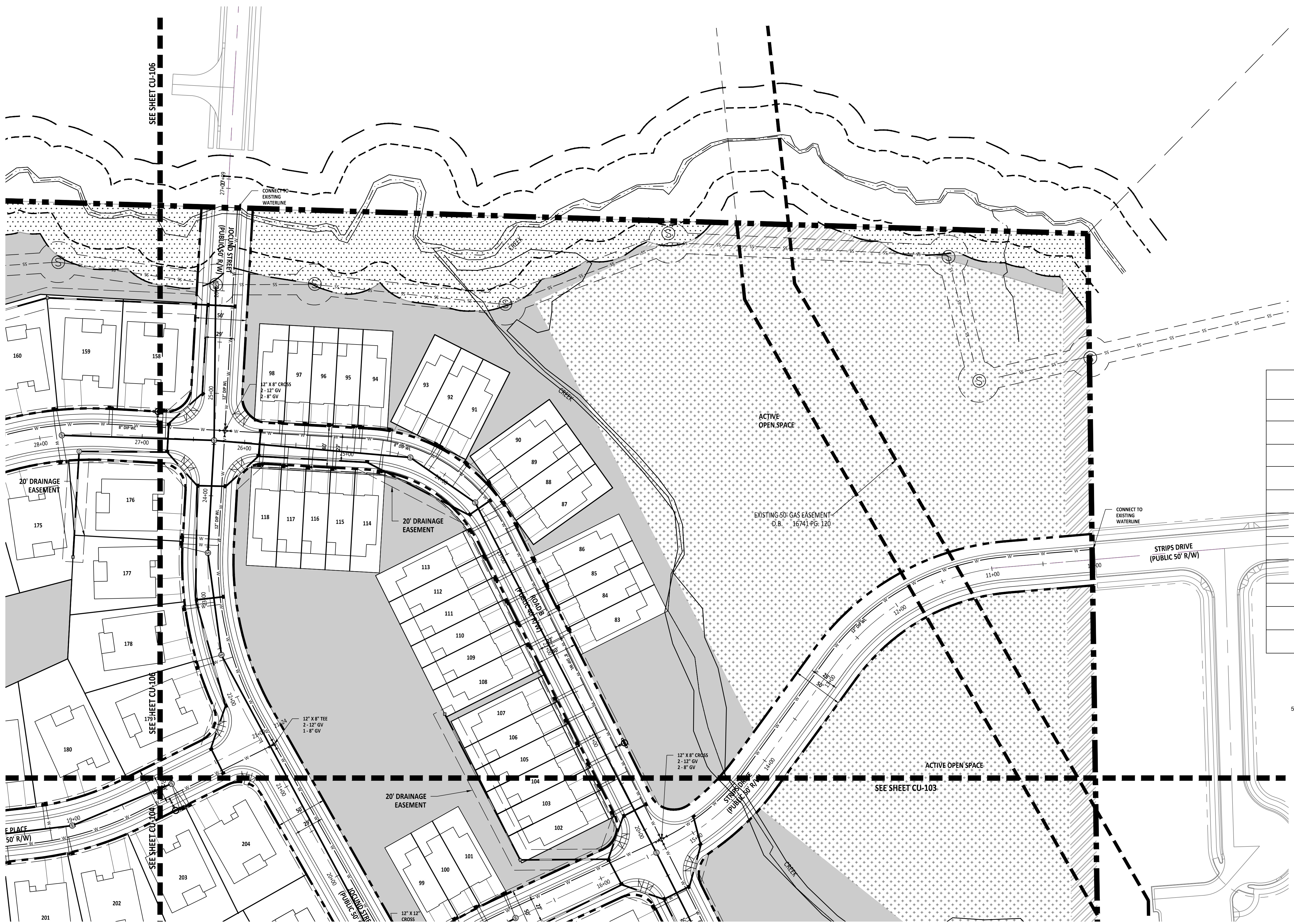
SHEET TITLE:
UTILITY PLAN
(50 SCALE)

SHEET NO.:
CU-104

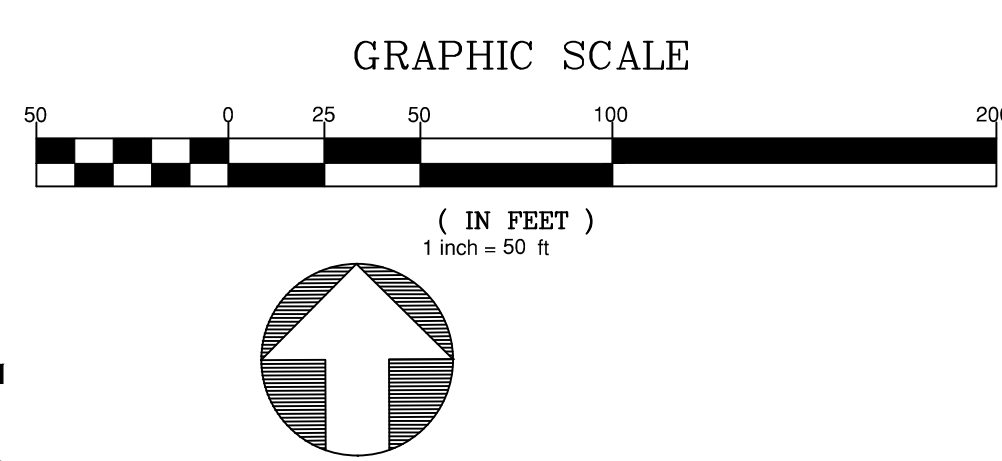


PROJECT NUMBER = PSP-YR-XX

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



NO.	DATE	REVISION

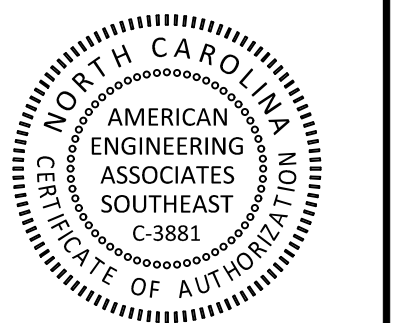
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MERRITT PROPERTY
UTILITY PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

UTILITY PLAN
(50 SCALE)
SHEET NO.:
CU-105

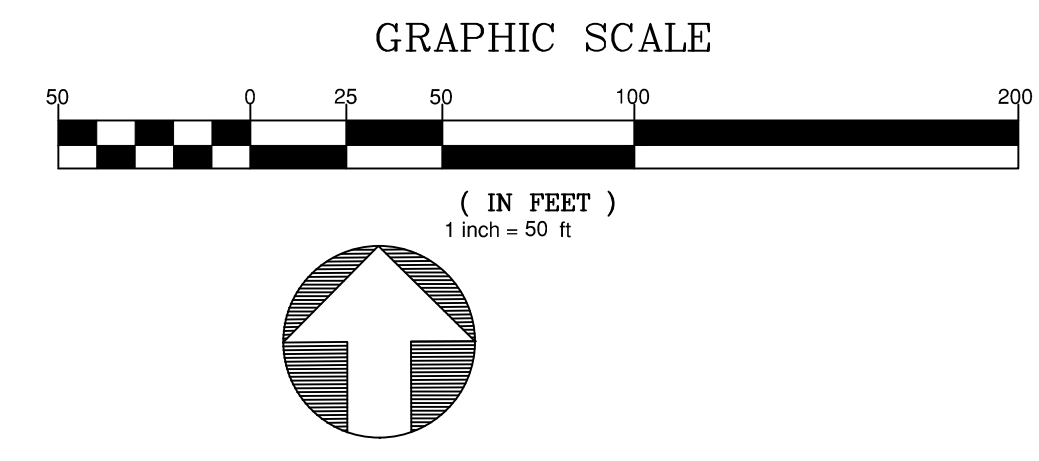




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FOR INFORMATION, ONLY

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

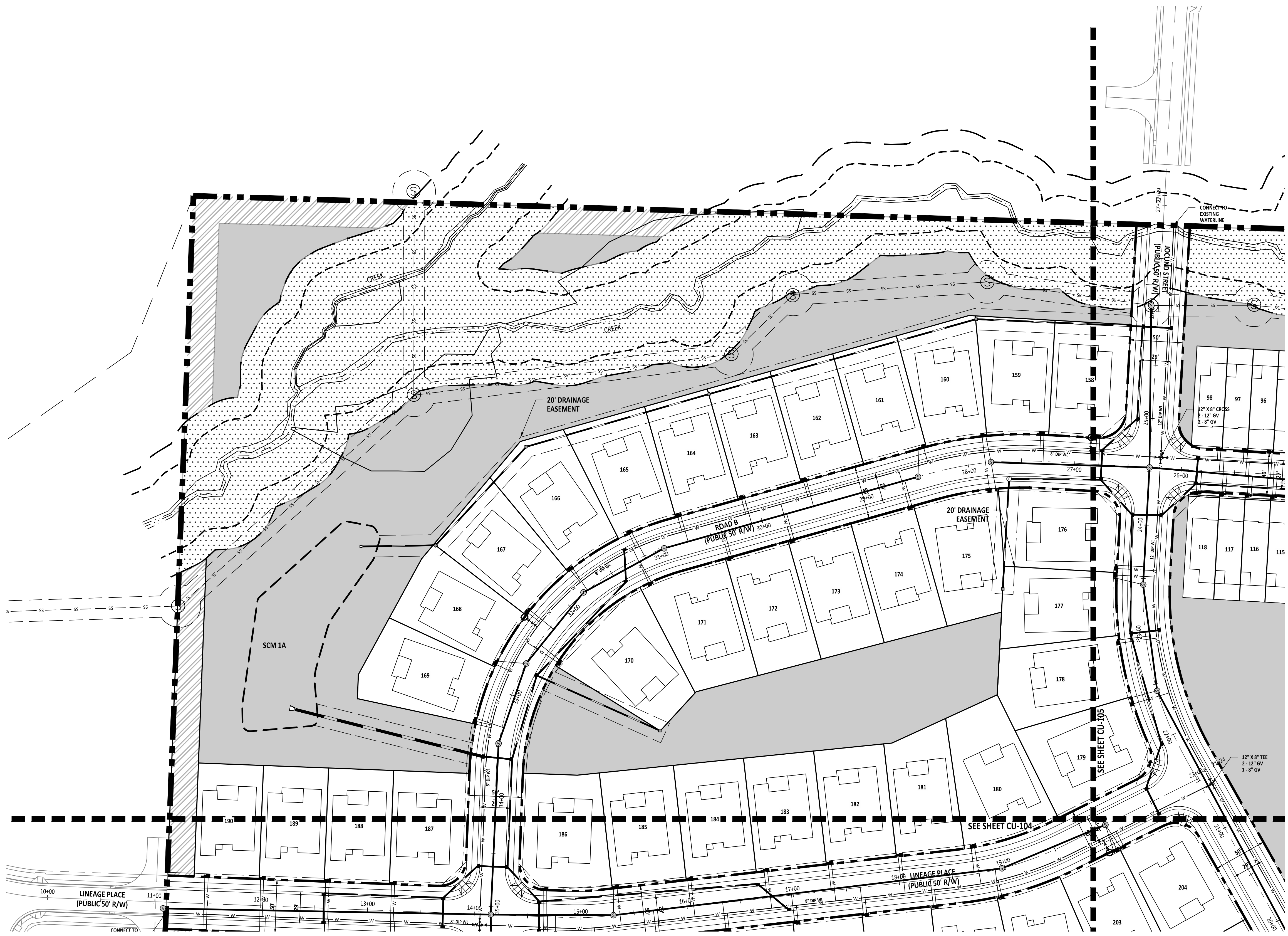
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CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

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

SHEET NO.:
CU-106



PROJECT NUMBER = PSP-YR-XX



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

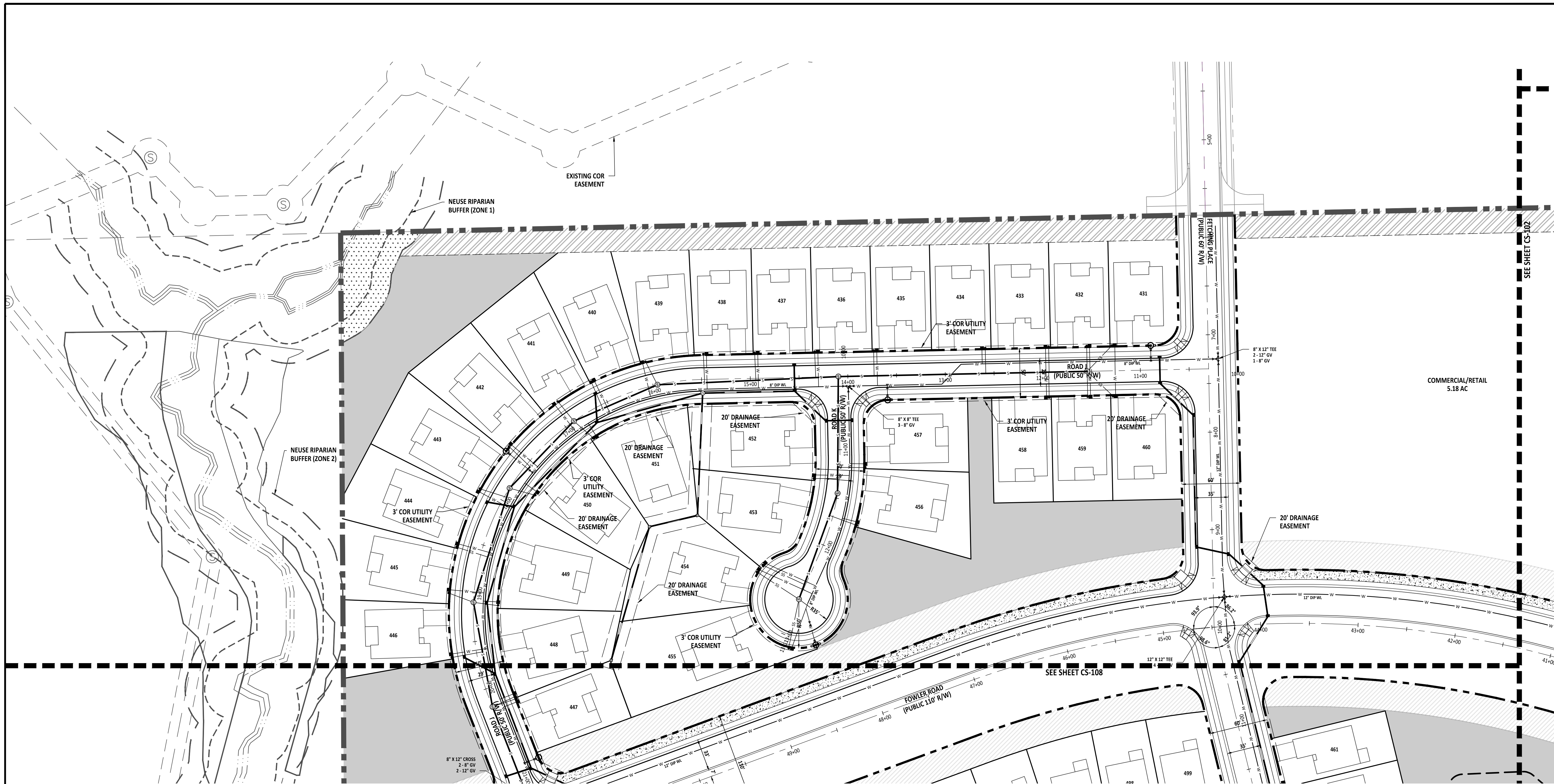
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CHECKED BY: EDS
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DATE: APRIL 2024

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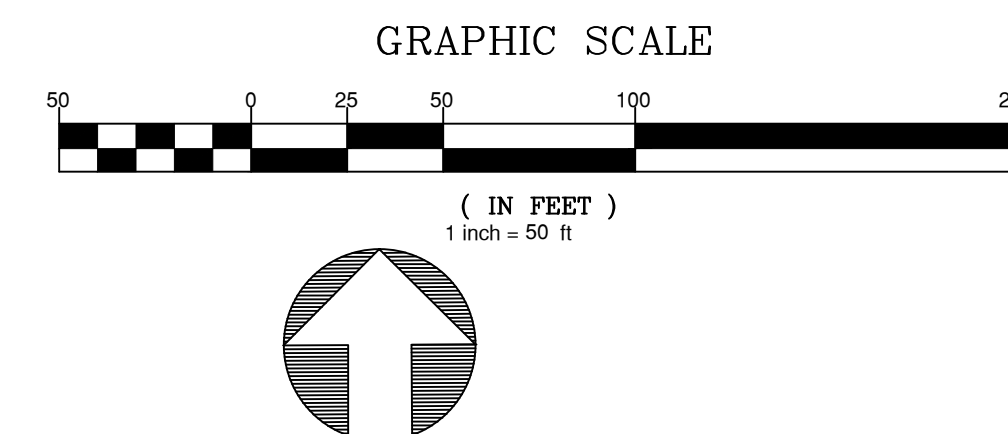
**UTILITY PLAN
(50 SCALE)**

SHEET NO.:

CU-107



SITE 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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PROJECT NUMBER = PSP-YR-XX



NO.	DATE	REVISION

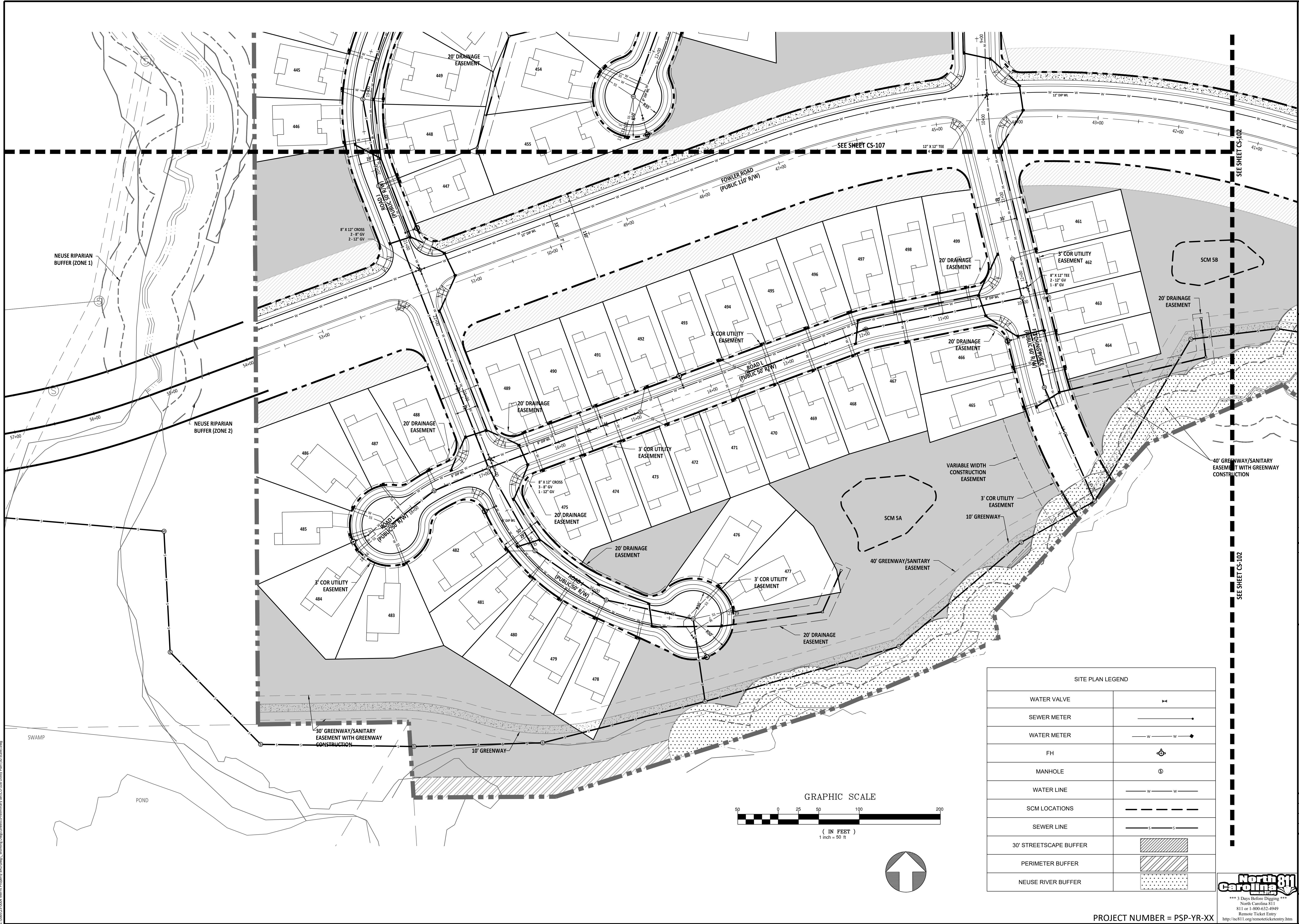
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**MERRITT PROPERTY
UTILITY PLAN
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

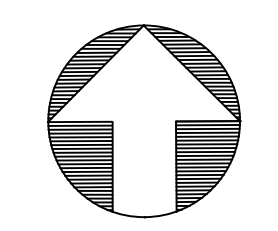
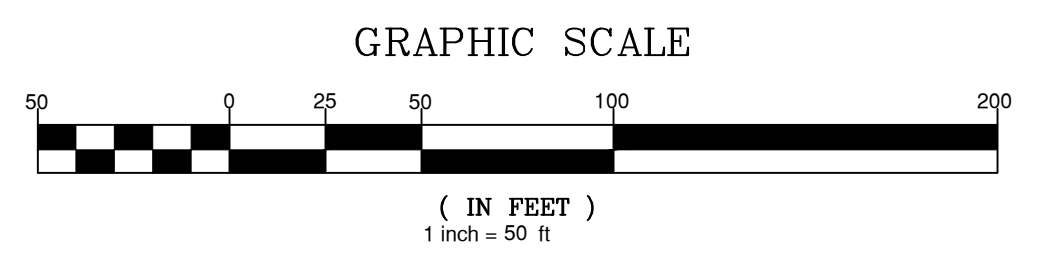
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CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

**UTILITY PLAN
(50 SCALE)**

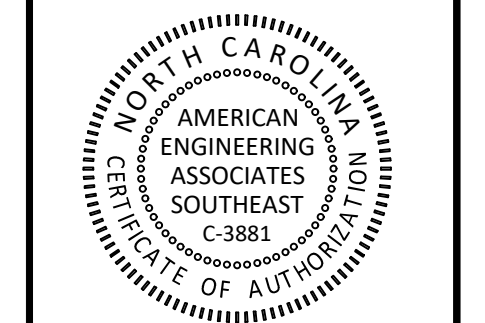
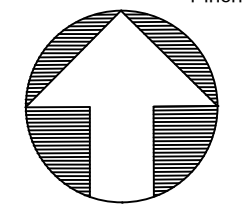
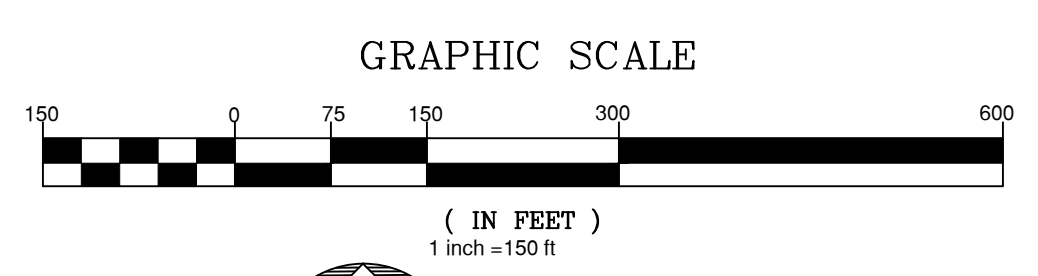
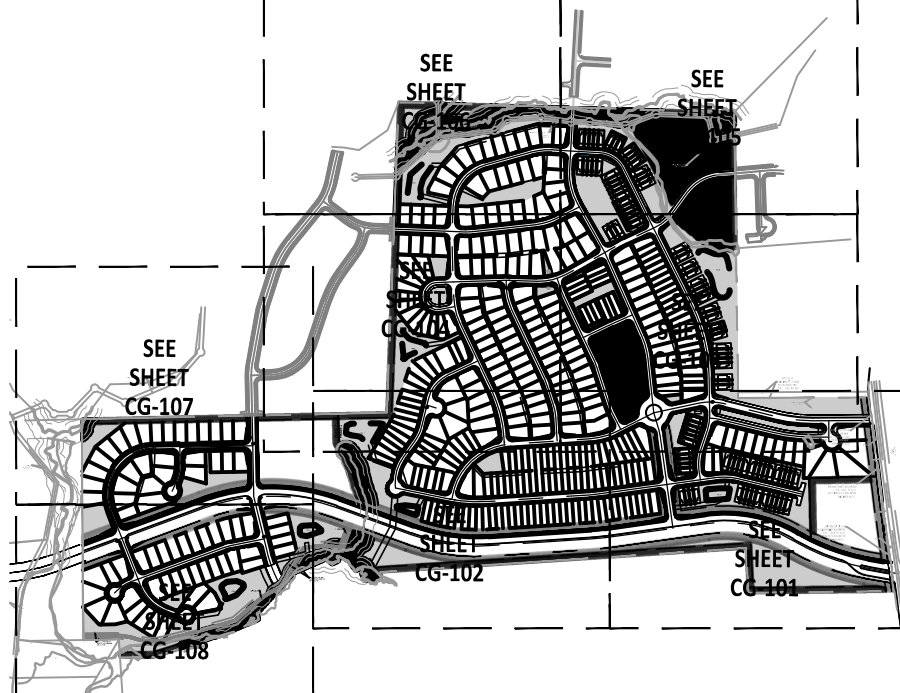
SHEET NO.: **CU-108**



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



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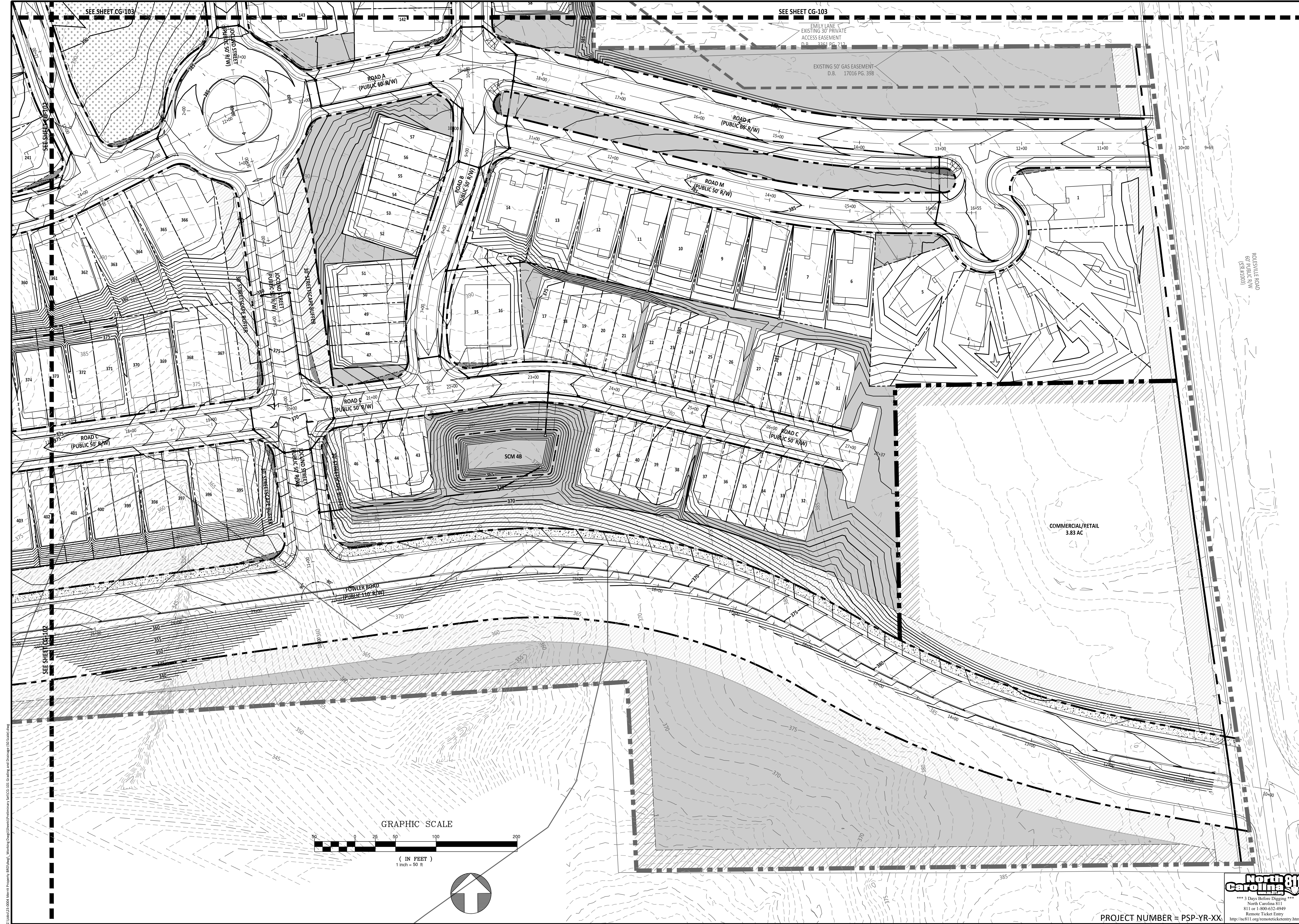
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**MERRITT PROPERTY
GRADING AND DRAINAGE OVERALL PLAN**
ROLESVILLE RD
WAKE COUNTY NC 27312

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

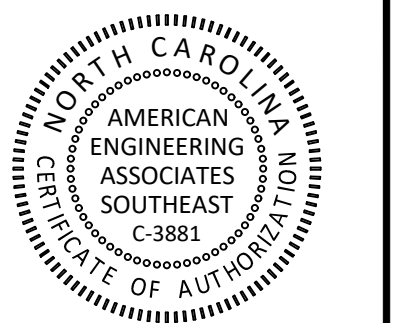


SEE SHEET CG-103

SEE SHEET CG-103

EMILY LANE
EXISTING 30' PRIVATE
ACCESS EASEMENT
D.B. 2384 PG. 212

EXISTING 50' GAS EASEMENT
D.B. 17016 PG. 398



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

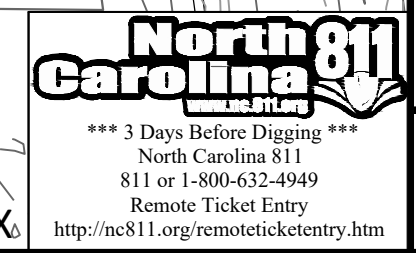
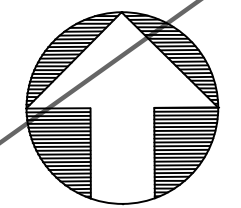
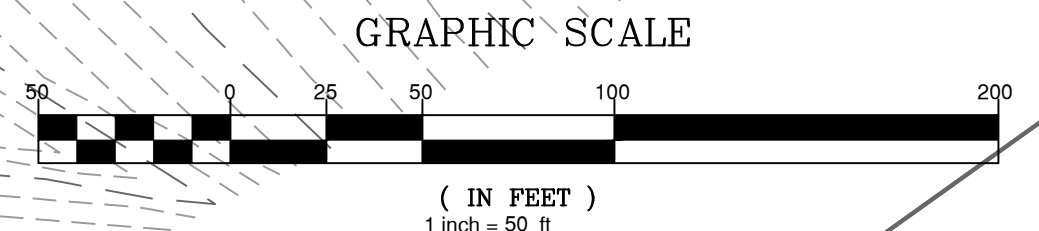
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**MERRITT PROPERTY
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

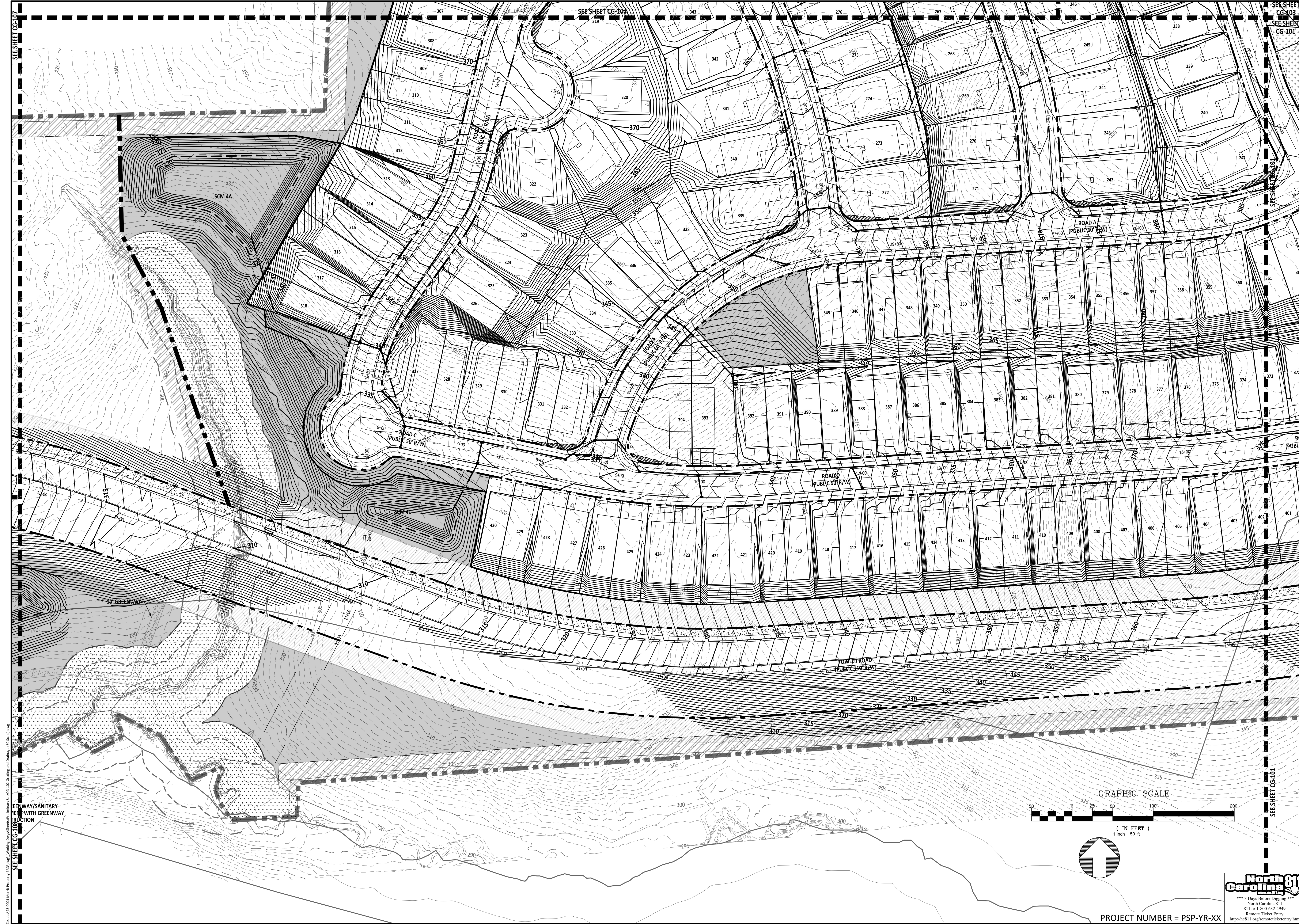
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GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-101

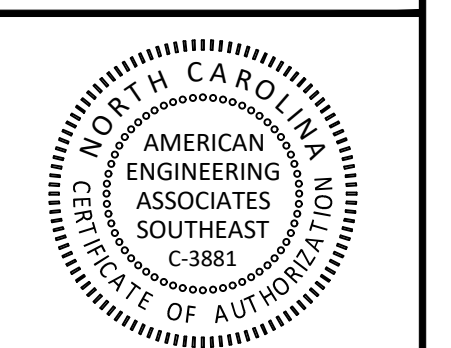


PROJECT NUMBER = PSP-YR-XX

Z:\Web\23-0004 Merritt Property (8/27/24)\Working Drawings\50 Scale\50 Scale.dwg



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



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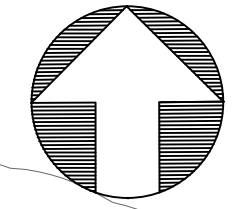
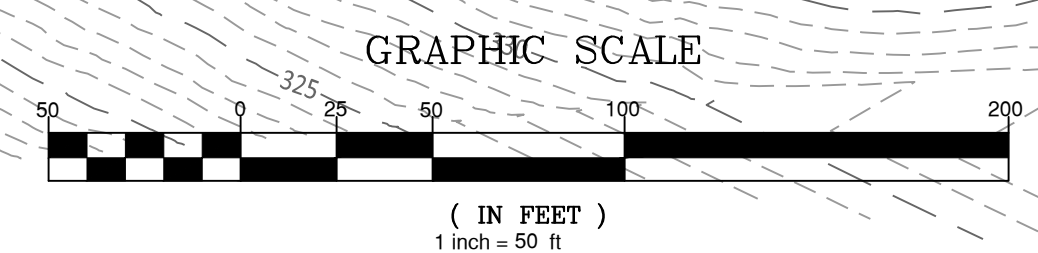
FOR INFORMATION, ONLY

NO.	DATE	REVISION

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

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



North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

PROJECT NUMBER = PSP-YR-XX

SEE SHEET CG-107

SEE SHEET CG-104

SEE SHEET CG-103

SEE SHEET CG-101

SEE SHEET CG-101

SEE SHEET CG-101

SEE SHEET CG-101

SEE SHEET CG-101

SEE SHEET CG-101

GREENWAY/SANITARY
REPAIR WITH GREENWAY
PROTECTION



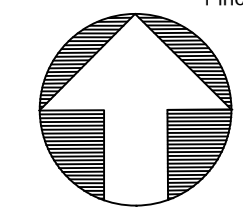
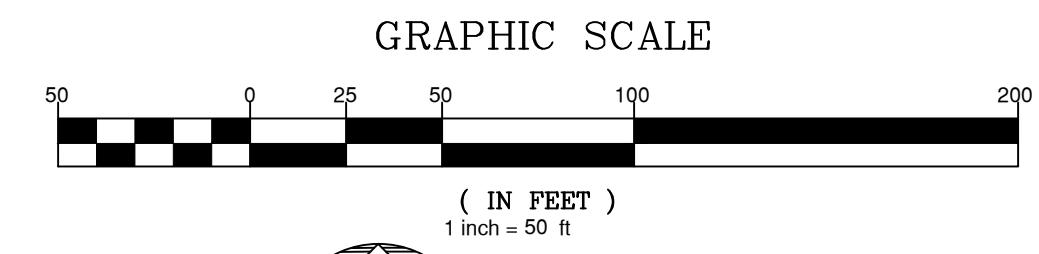
PRELIMINARY

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

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

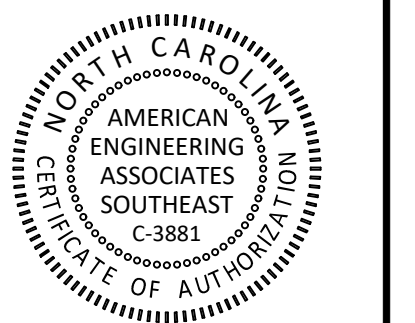
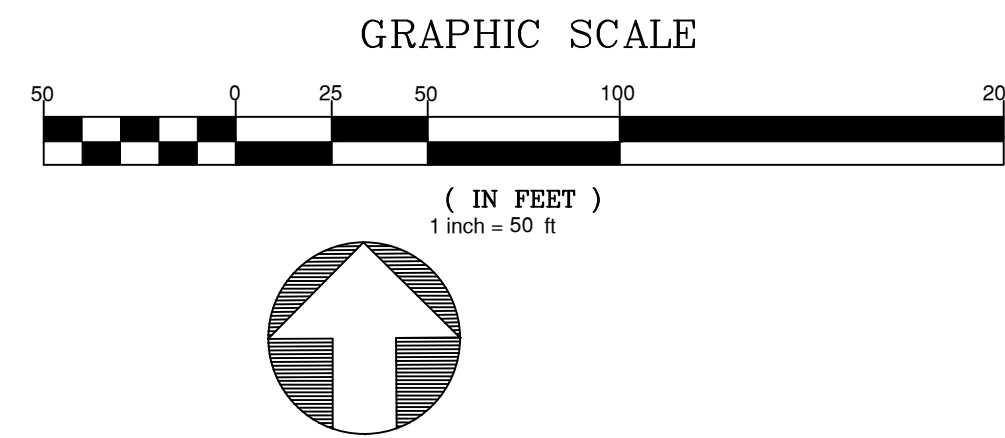
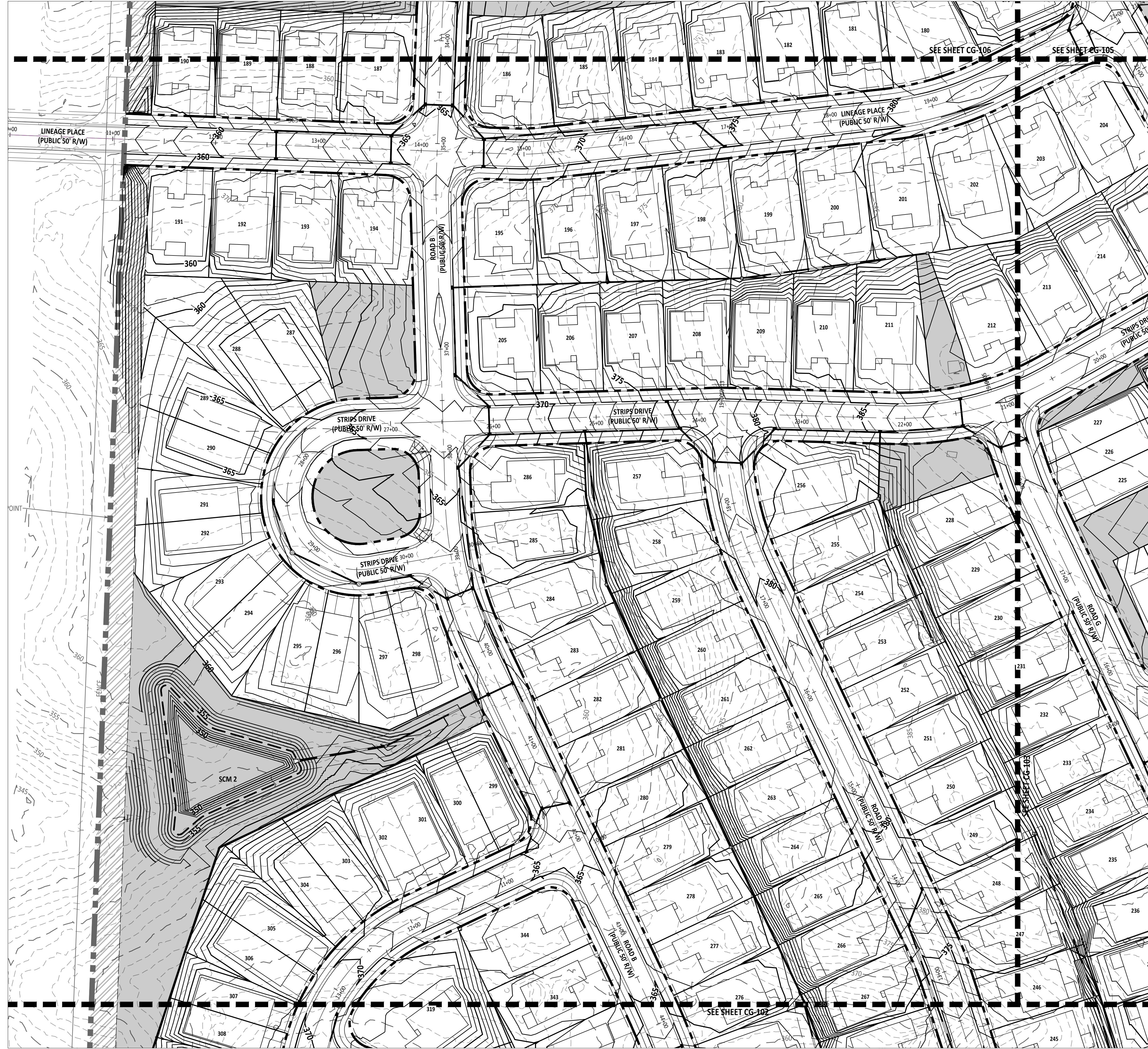
SHEET NO.:
CG-103



PROJECT NUMBER = PSP-YR-XX

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Z:\1803\180003 Merritt Property (8/27/24)\Working Draw\Sheet\CG-104 Grading and Drainage (50 Scale).dwg



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

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: APRIL 2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-104



PROJECT NUMBER = PSP-YR-XX



PRELIMINARY

FOR INFORMATION, ONLY

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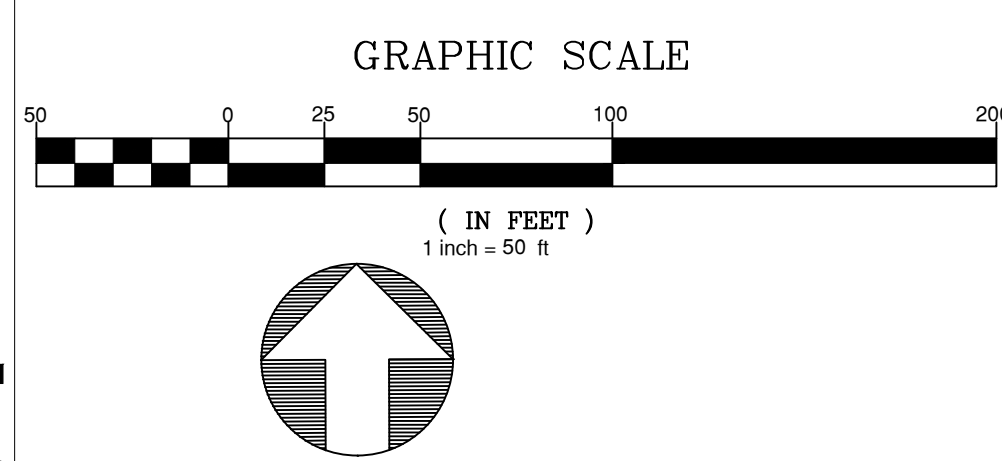
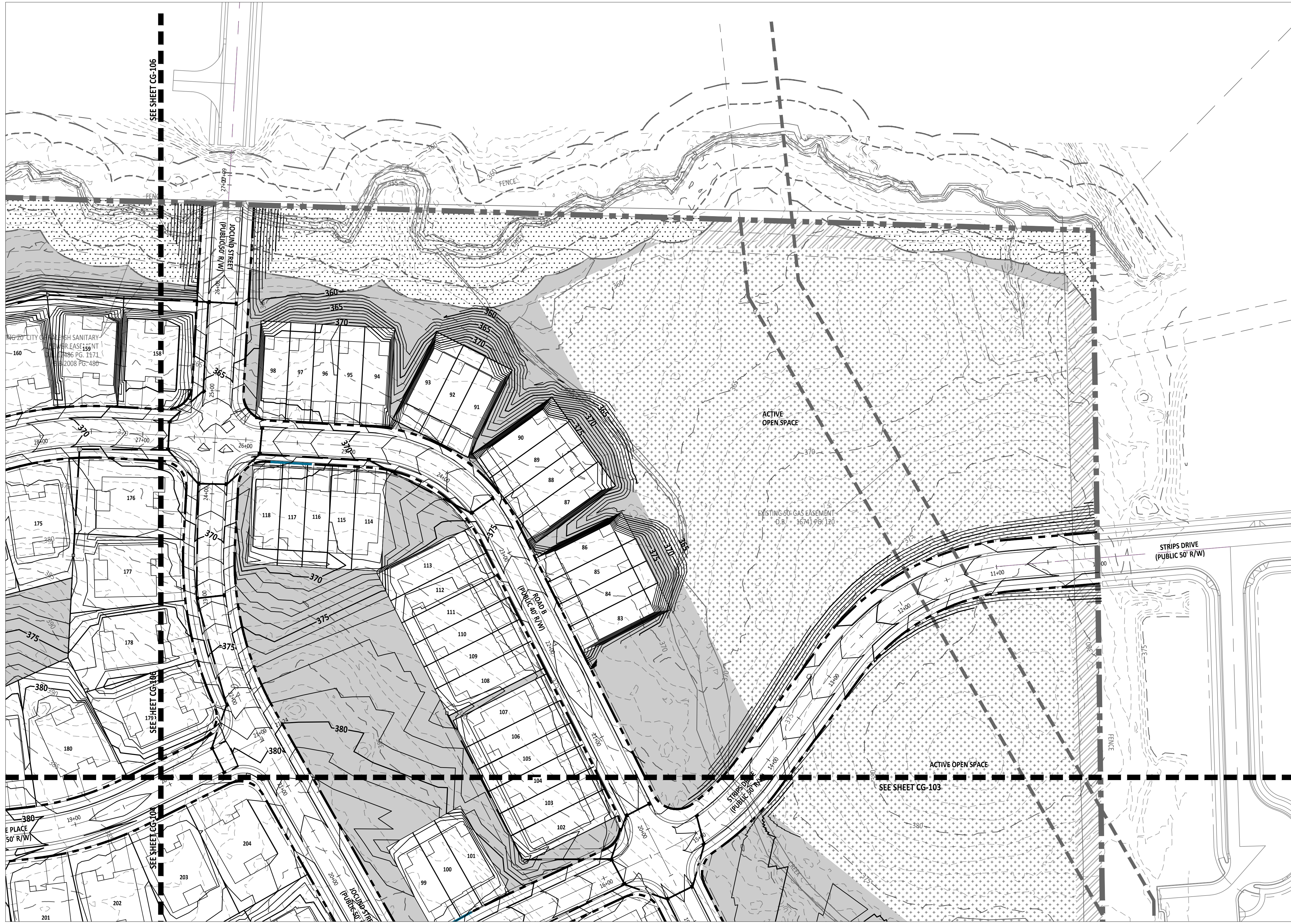
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**MERRITT PROPERTY
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-105



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PROJECT NUMBER = PSP-YR-XX



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

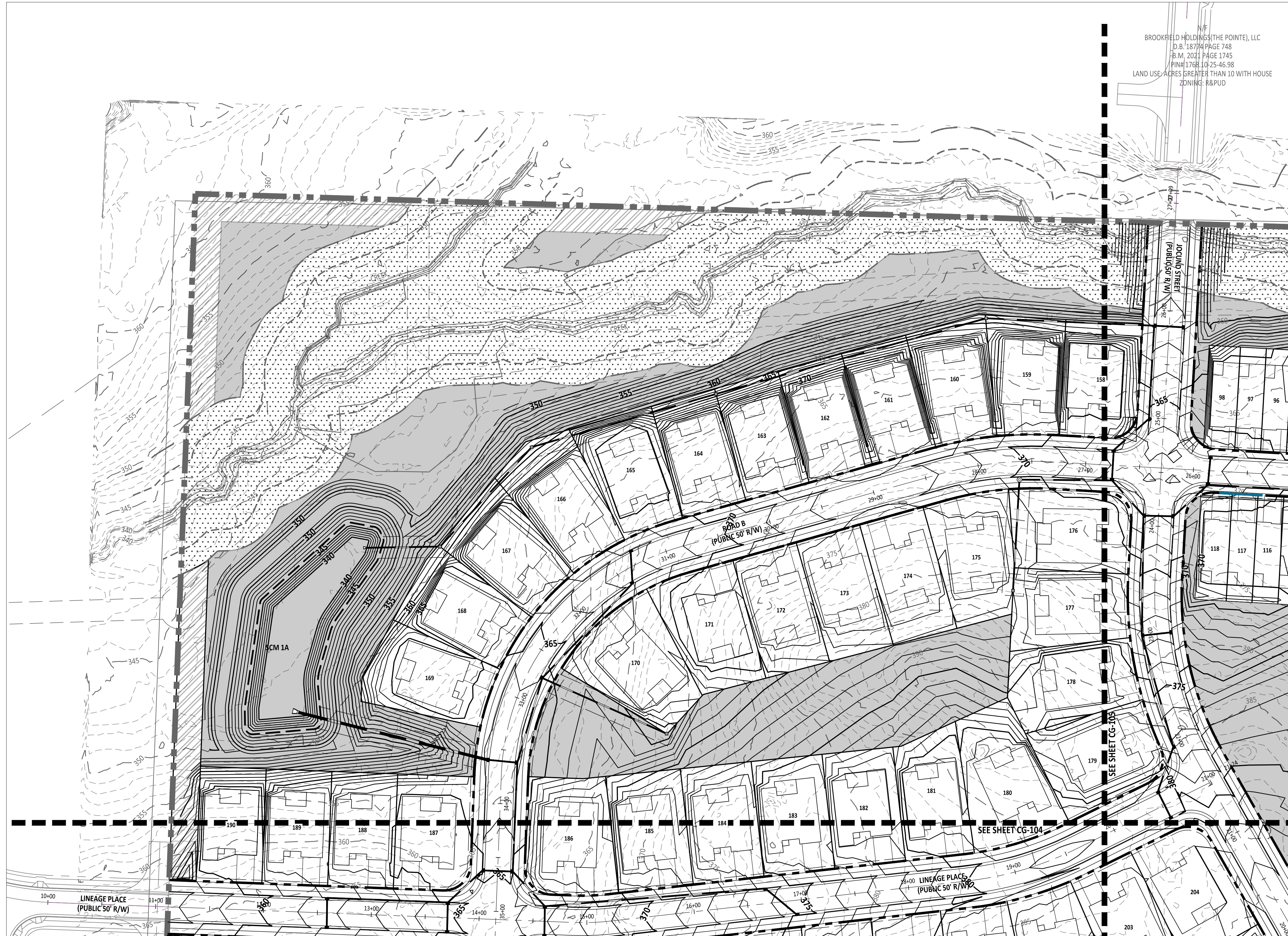
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**MERRITT PROPERTY
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

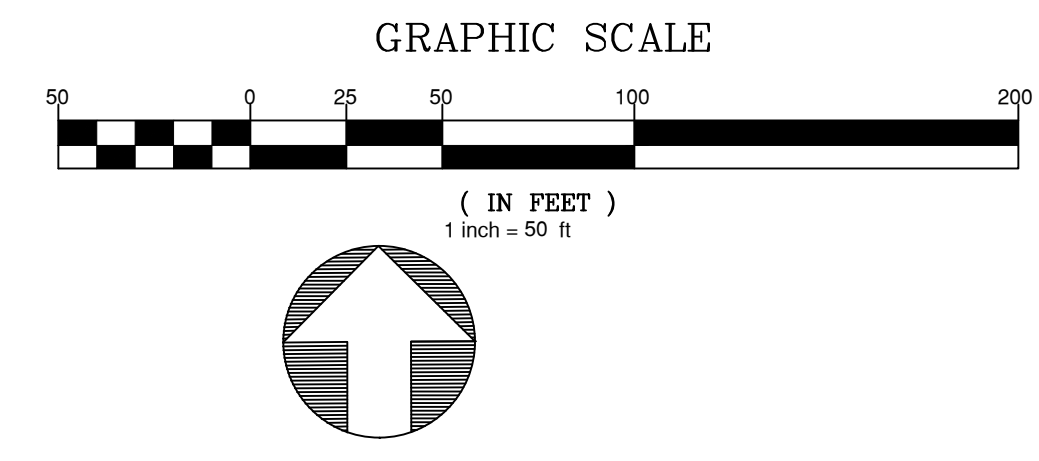
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CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-106

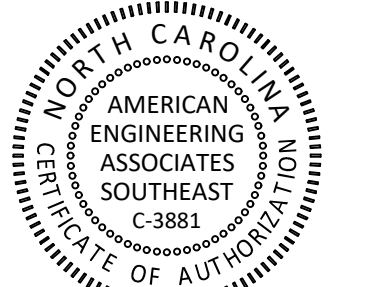


NF
BROOKFIELD HOLDINGS (THE POINTE), LLC
D.B. 1877/4 PAGE 748
B.M. 2021 PAGE 1745
PIN# 1768.10 25-46-98
LAND USE: ACRES GREATER THAN 10 WITH HOUSE
ZONING: R&PUD



PROJECT NUMBER = PSP-YR-XX

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PRELIMINARY

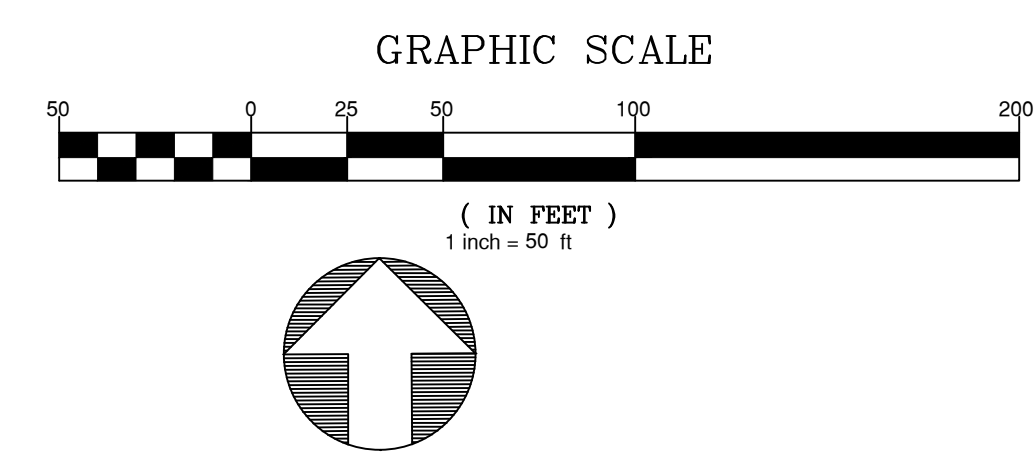
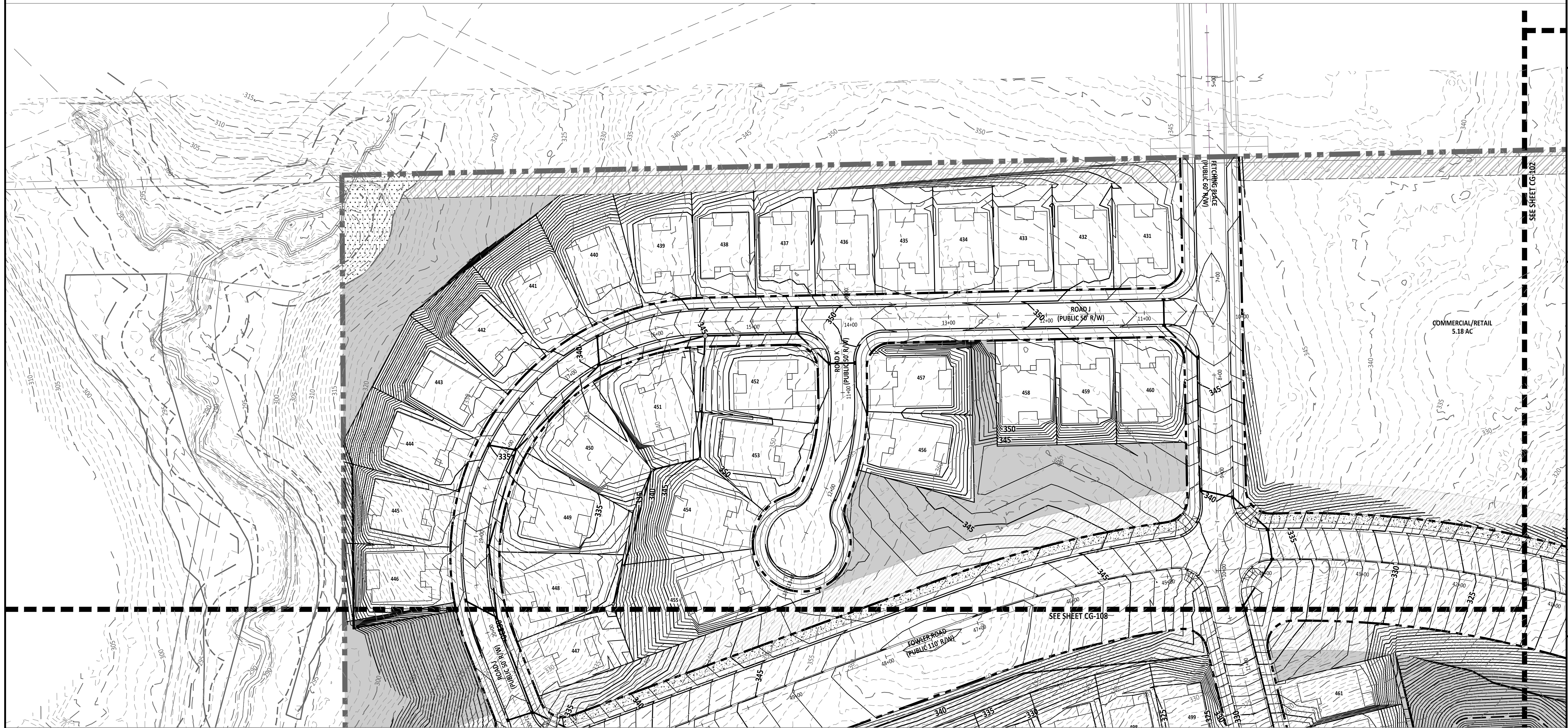
FOR INFORMATION, ONLY

NO.	DATE	REVISION

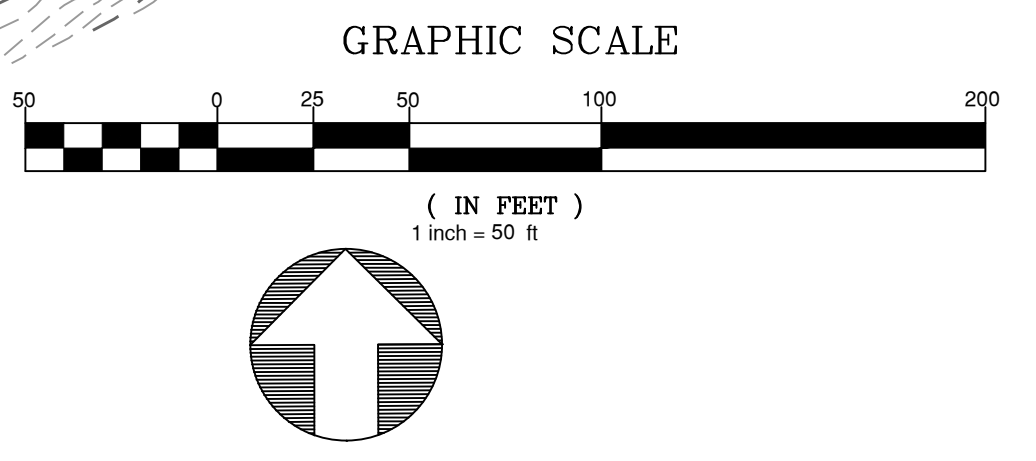
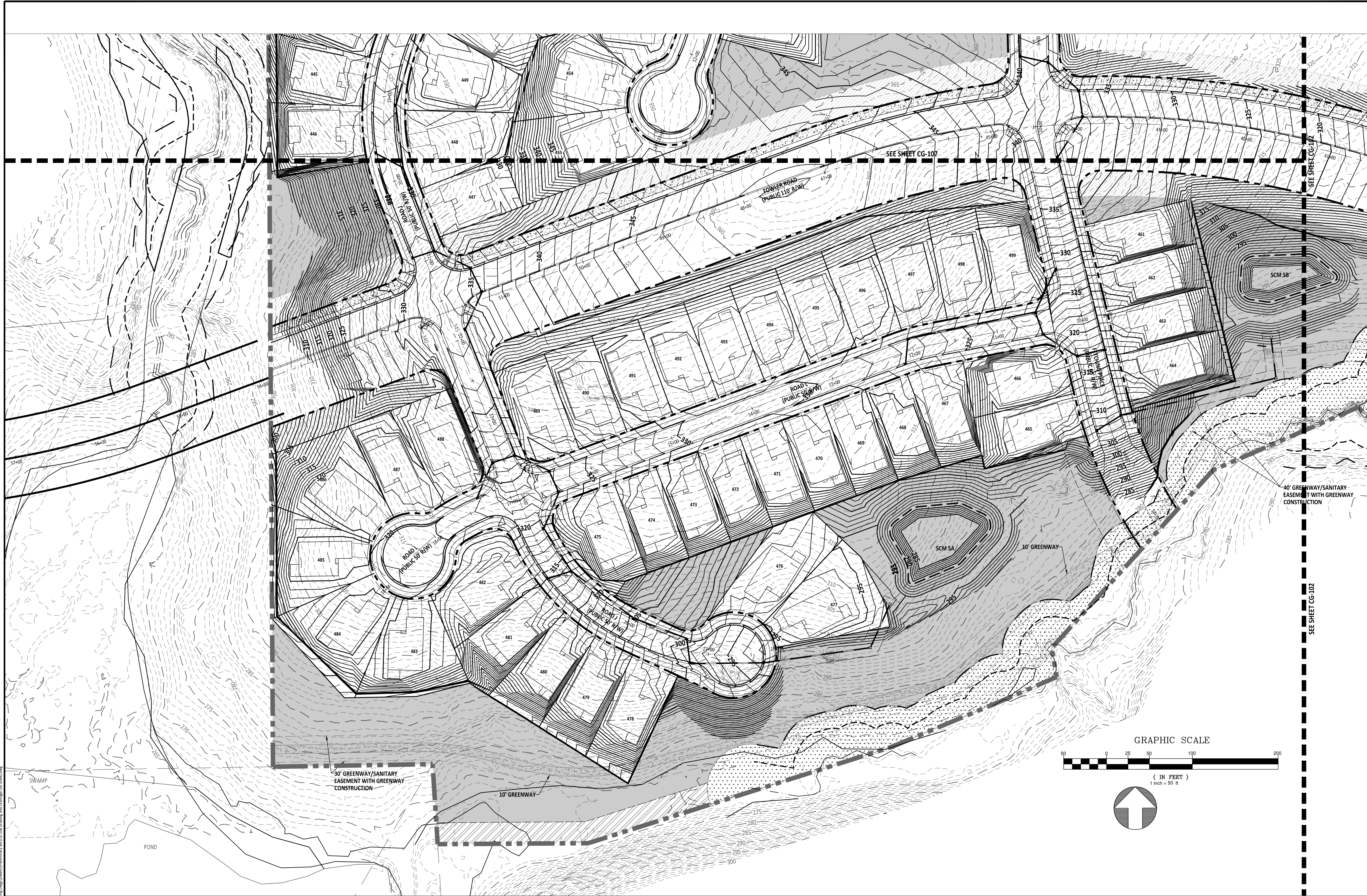
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**MERRITT PROPERTY
GRADING AND DRAINAGE
(50 SCALE)**
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)
SHEET NO.:
CG-107



PROJECT NUMBER = PSP-YR-XX



NO.	DATE	REVISION

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

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-108



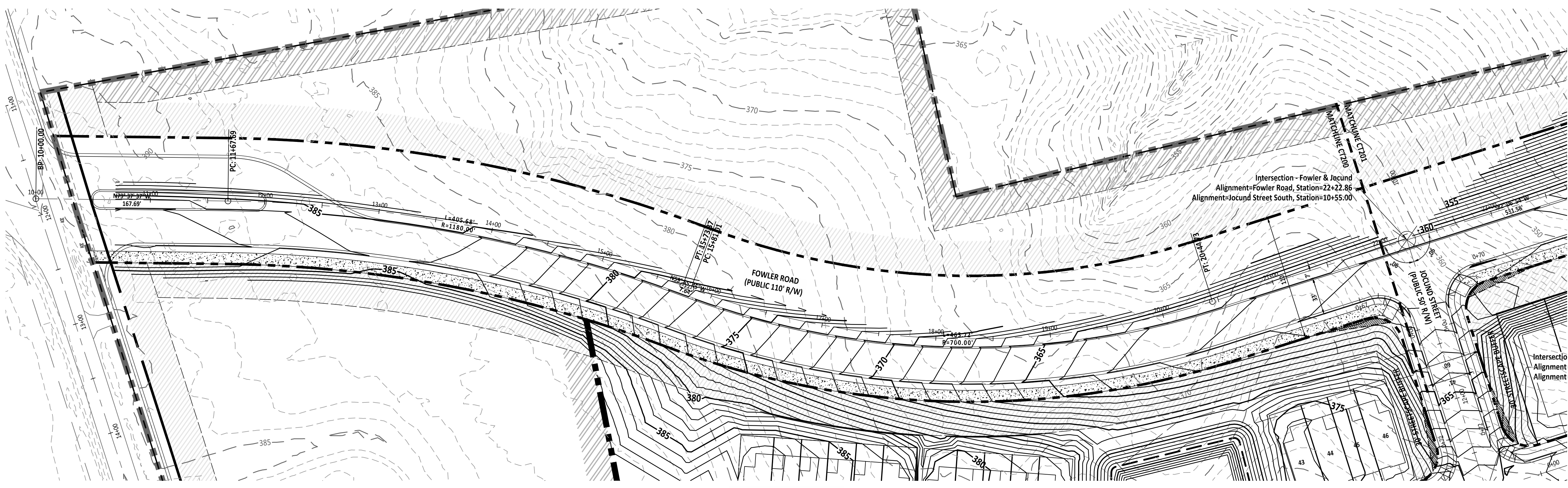
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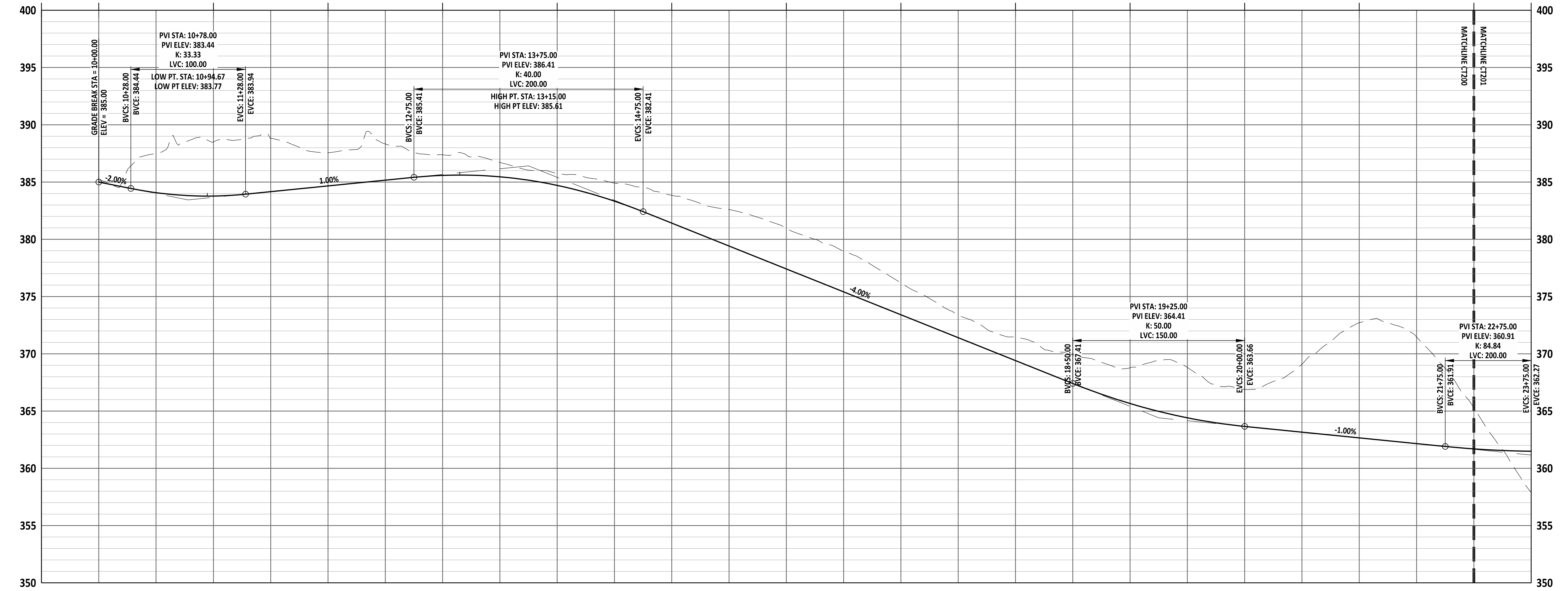
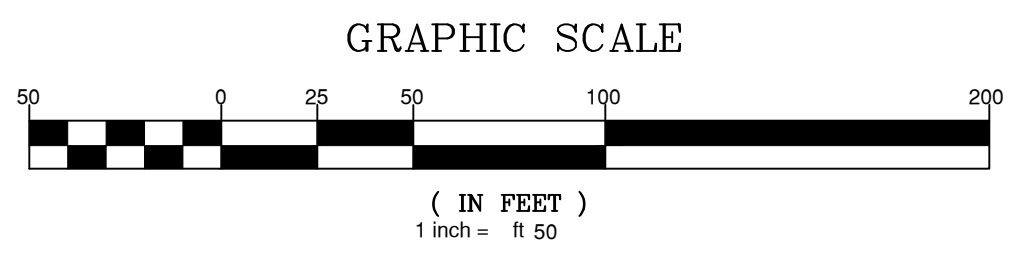
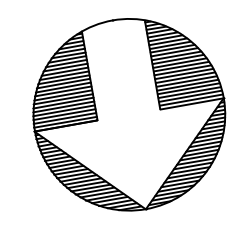
**MERRITT PROPERTY
FOWLER ROAD
PLAN AND
PROFILE (1 OF 5)
ROLESVILLE RD
WAKE COUNTY NC 27312**

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

**FOWLER ROAD
PLAN AND
PROFILE (1 OF 5)**
SHEET NO.:
CT-200



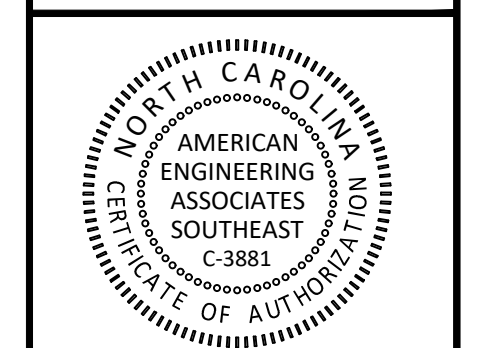
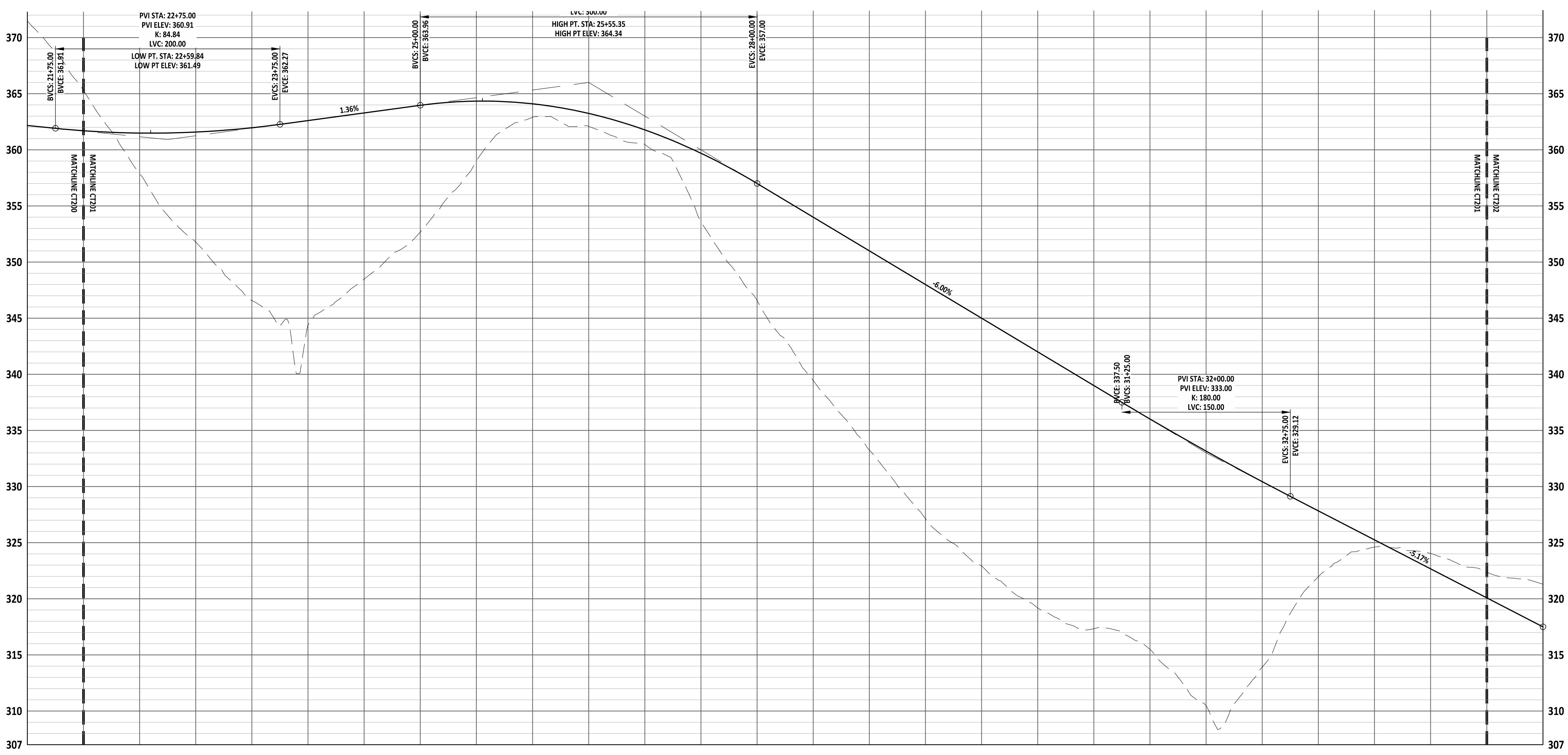
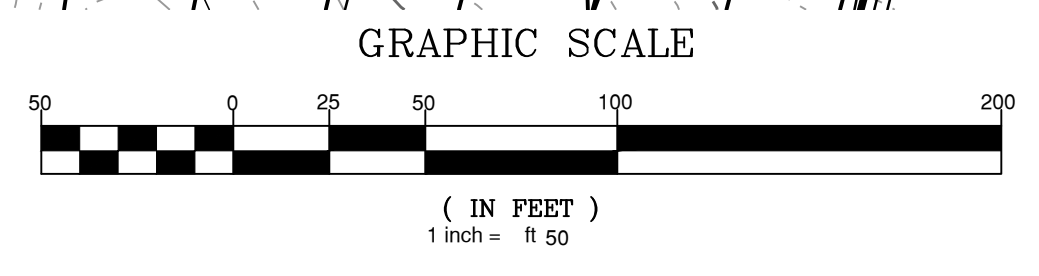
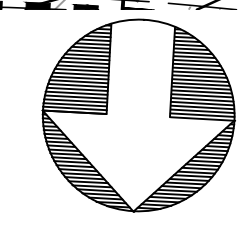
FOWLER ROAD PLAN AND PROFILE



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FOWLER ROAD PLAN AND PROFILE



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MERRITT PROPERTY
FOWLER ROAD
PLAN AND
PROFILE (2 OF 5)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
FOWLER ROAD
PLAN AND
PROFILE (2 OF 5)

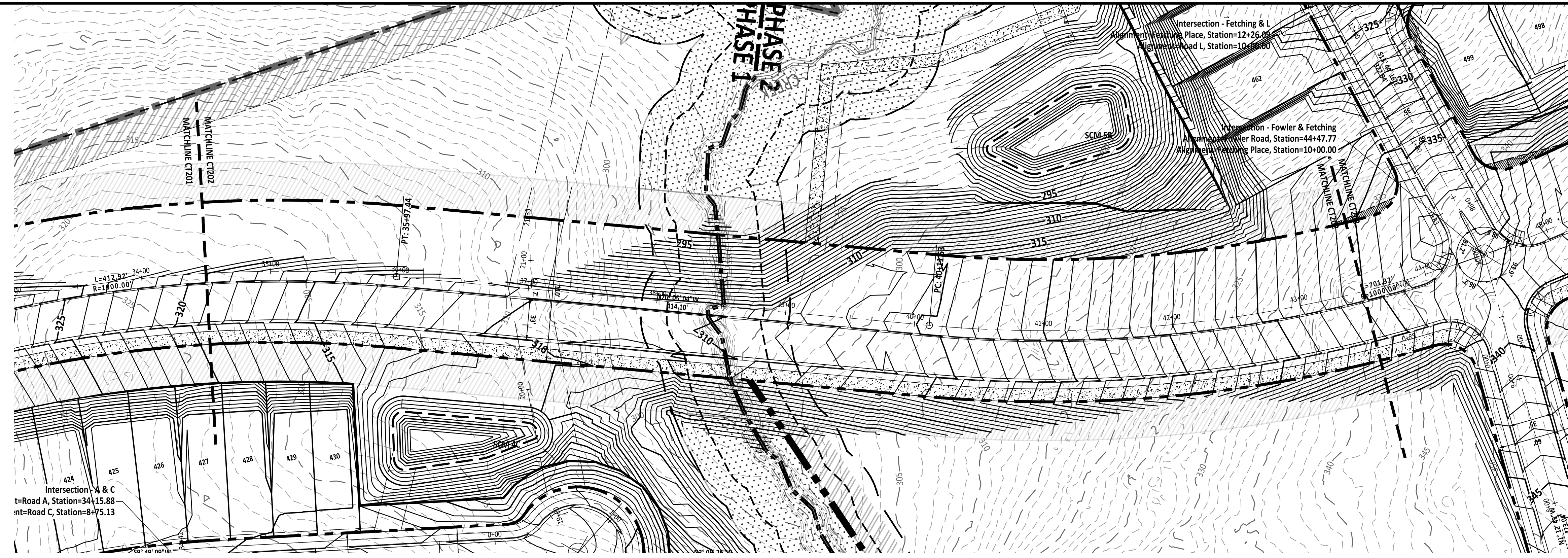
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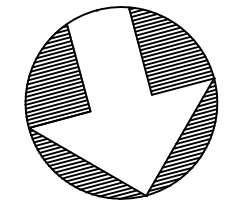
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PRELIMINARY

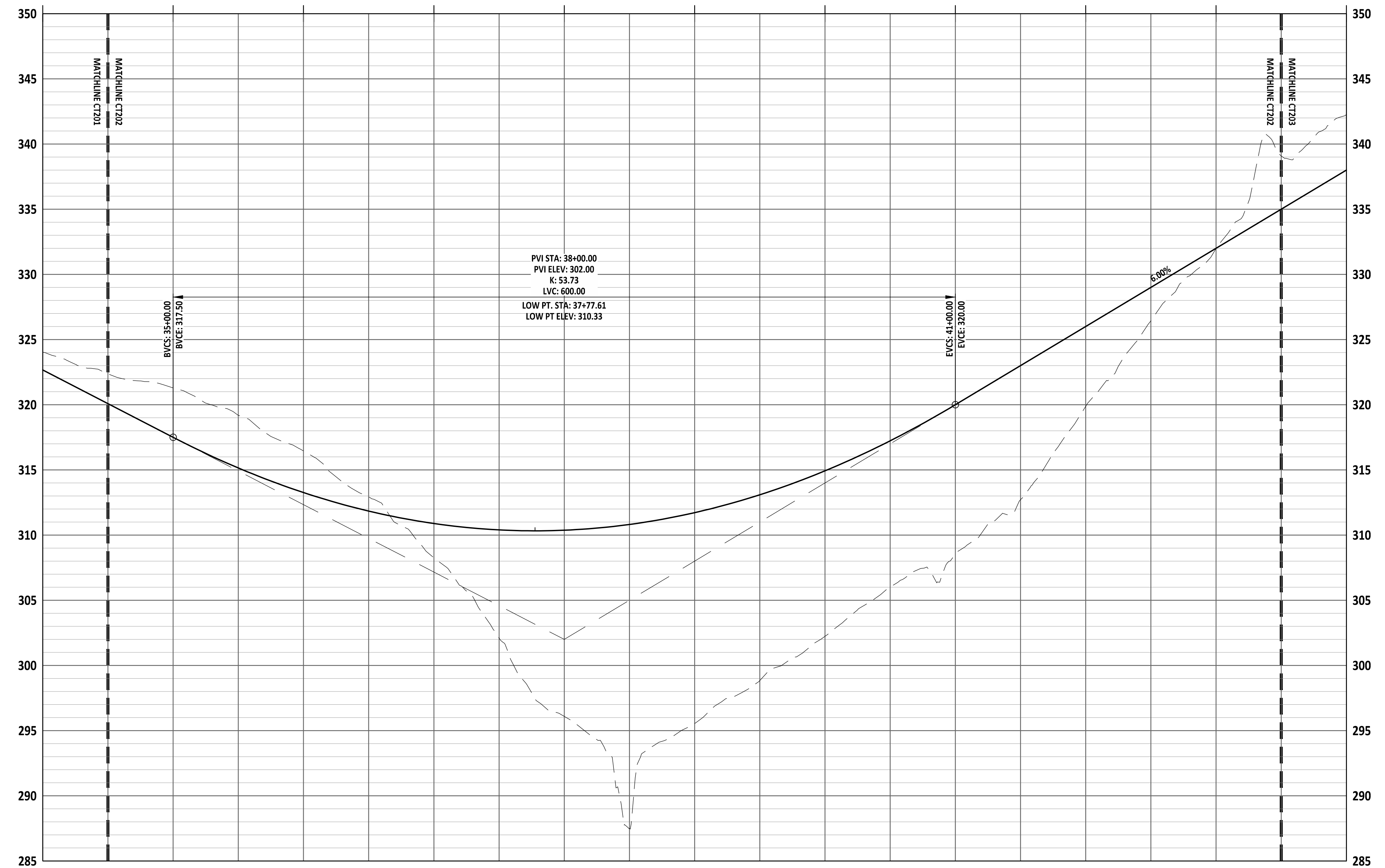
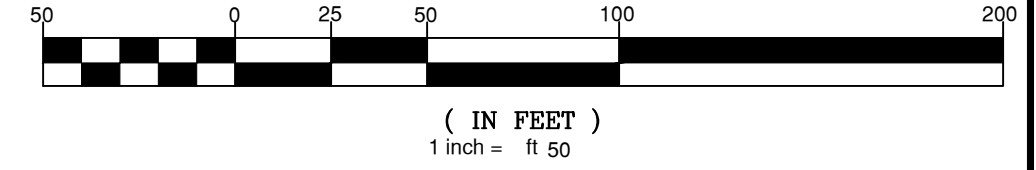
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FOWLER ROAD PLAN AND PROFILE



GRAPHIC SCALE



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MERRITT PROPERTY
FOWLER ROAD
PLAN AND
PROFILE (3 OF 5)
ROLESVILLE RD
WAKE COUNTY NC 27312

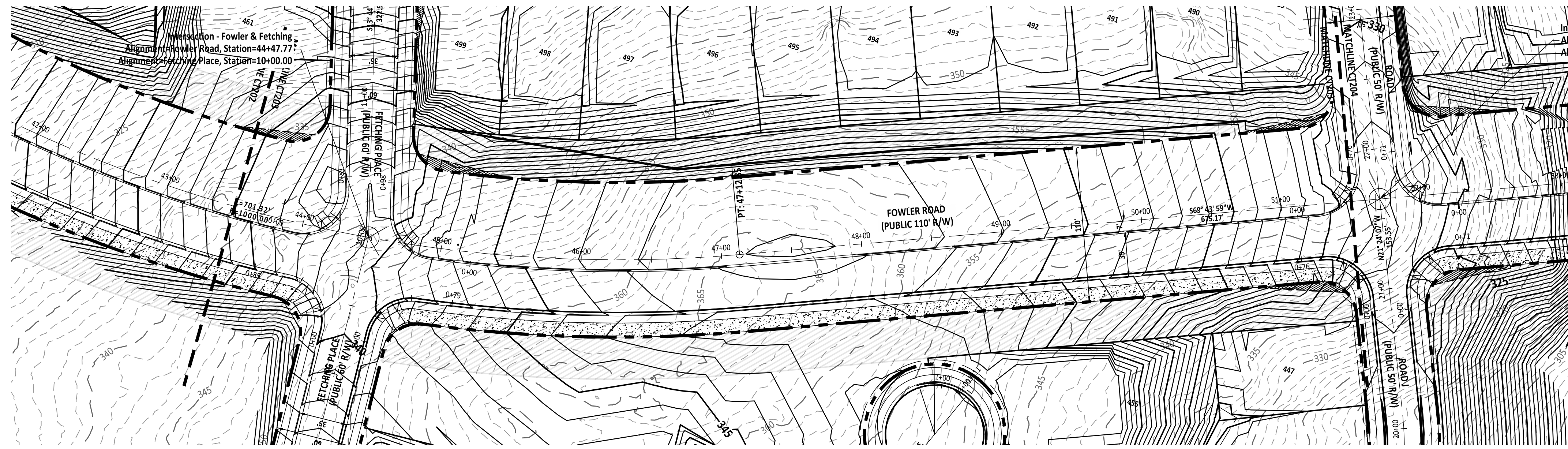
JOB NUMBER: 23-0004
CHECKED BY: EDS
DRAWN BY: EDS
DATE: APRIL 2024

SHEET TITLE:
FOWLER ROAD
PLAN AND
PROFILE (3 OF 5)

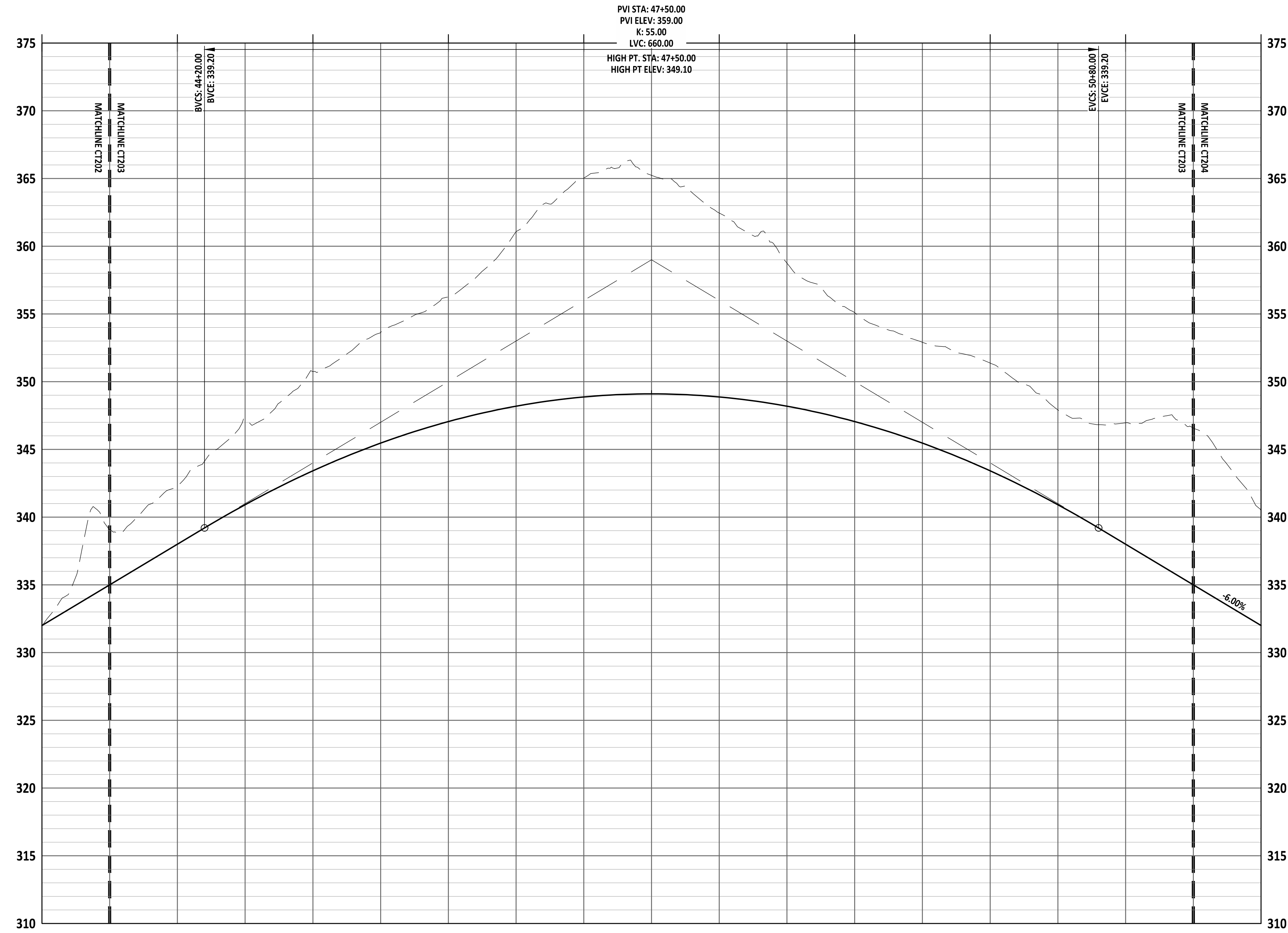
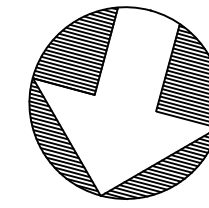
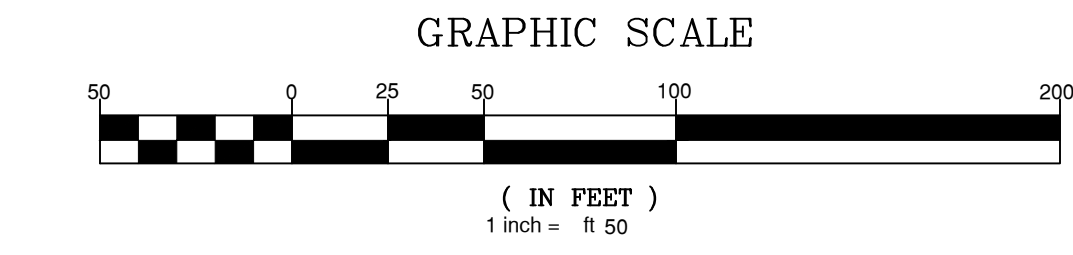
SHEET NO.:
CT-202



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FOWLER ROAD PLAN AND PROFILE



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NO. DATE REVISION:

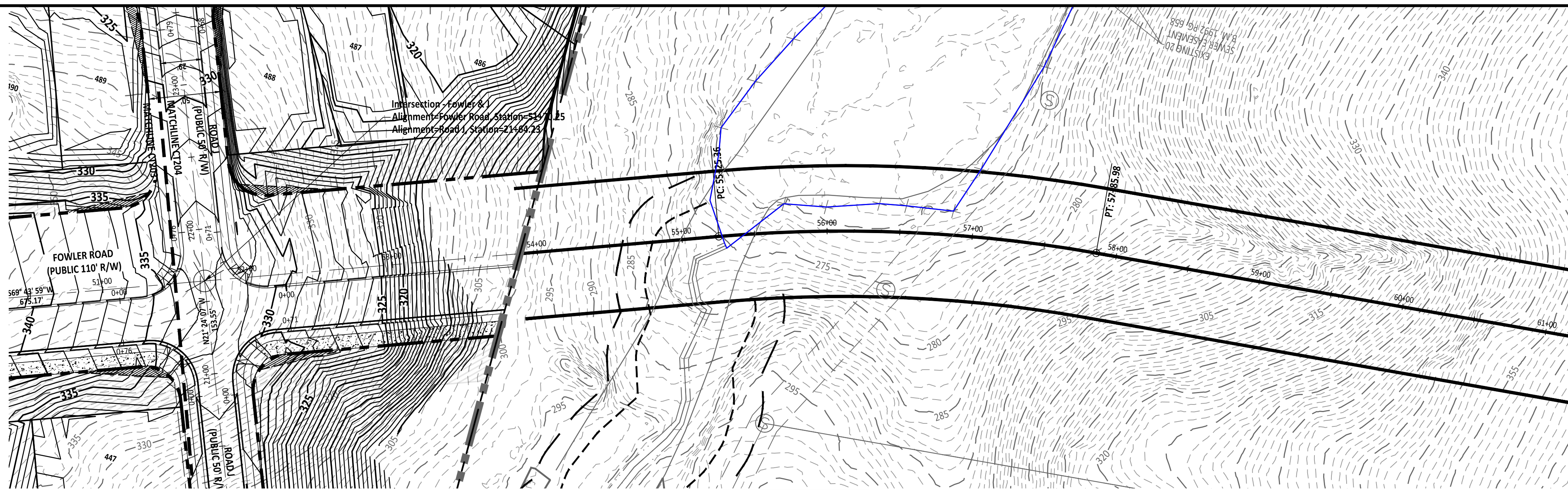
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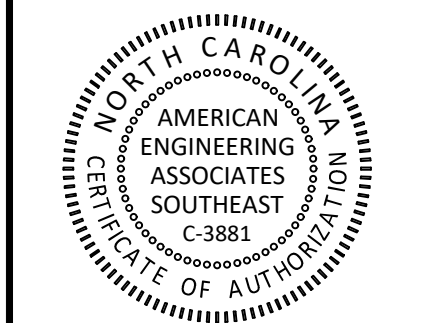
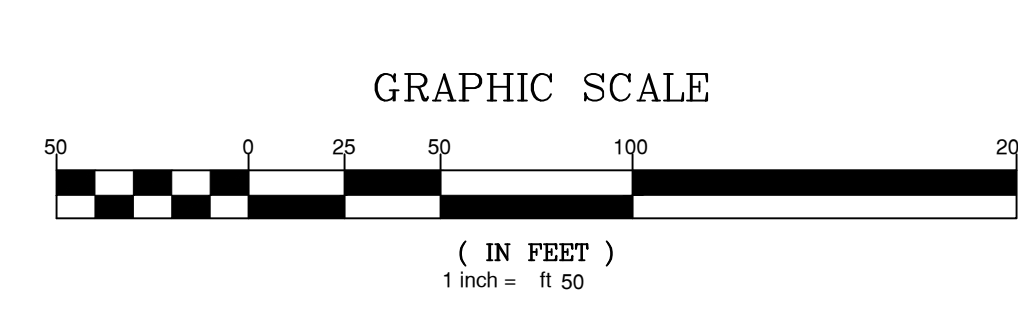
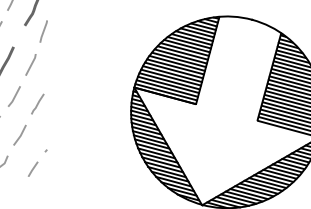
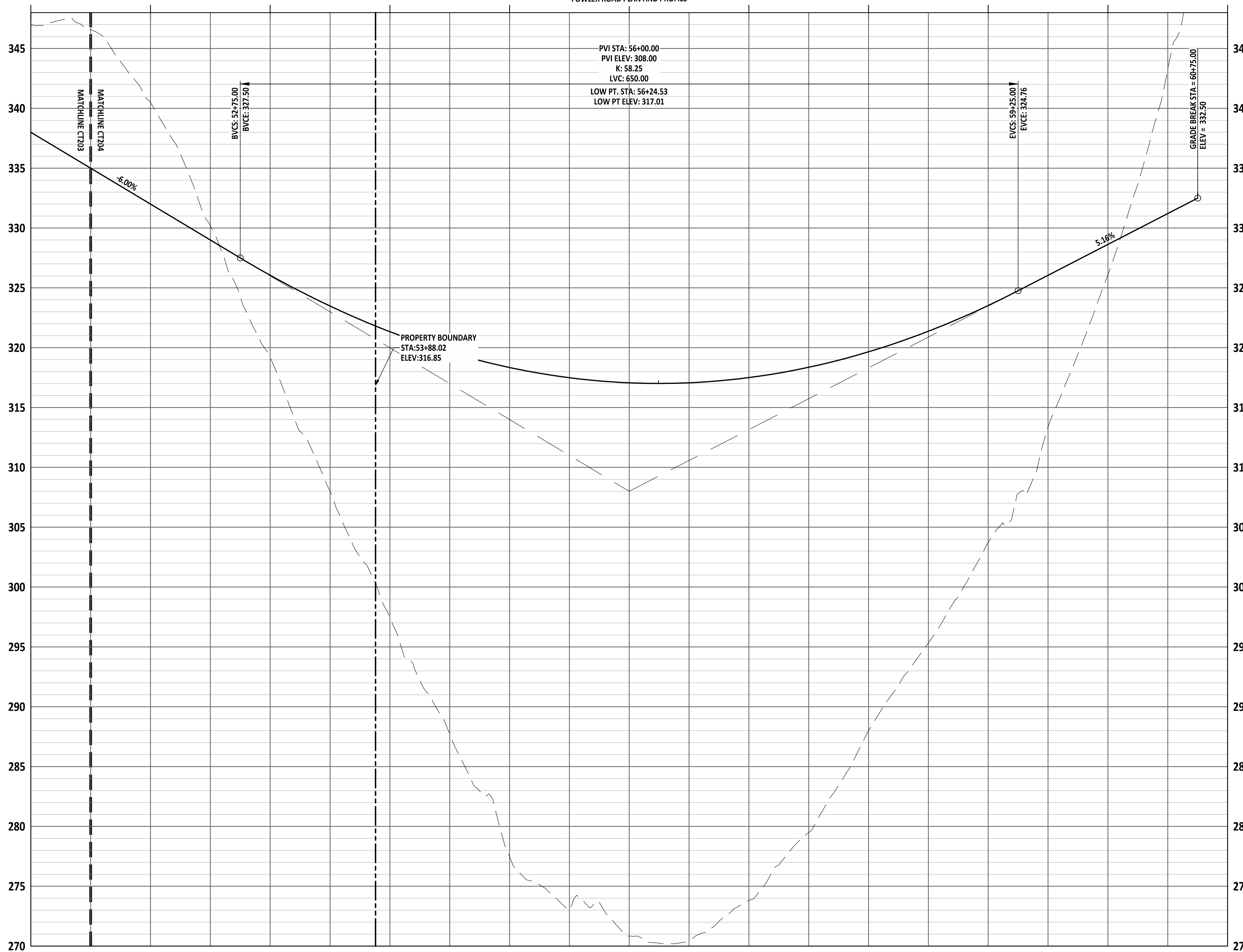
MERRITT PROPERTY
FOWLER ROAD
PLAN AND
PROFILE (4 OF 5)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:
**FOWLER ROAD
PLAN AND
PROFILE (4 OF 5)**
SHEET NO.:
CT-203





FOWLER ROAD PLAN AND PROFILE



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MERRITT PROPERTY
FOWLER ROAD
PLAN AND
PROFILE (5 OF 5)
ROSELVILLE OF RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: APRIL 2024

SHEET TITLE:
FOWLER ROAD
PLAN AND
PROFILE (5 OF 5)

SHEET NO.:
CT-204



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NO.	DATE	REVISION

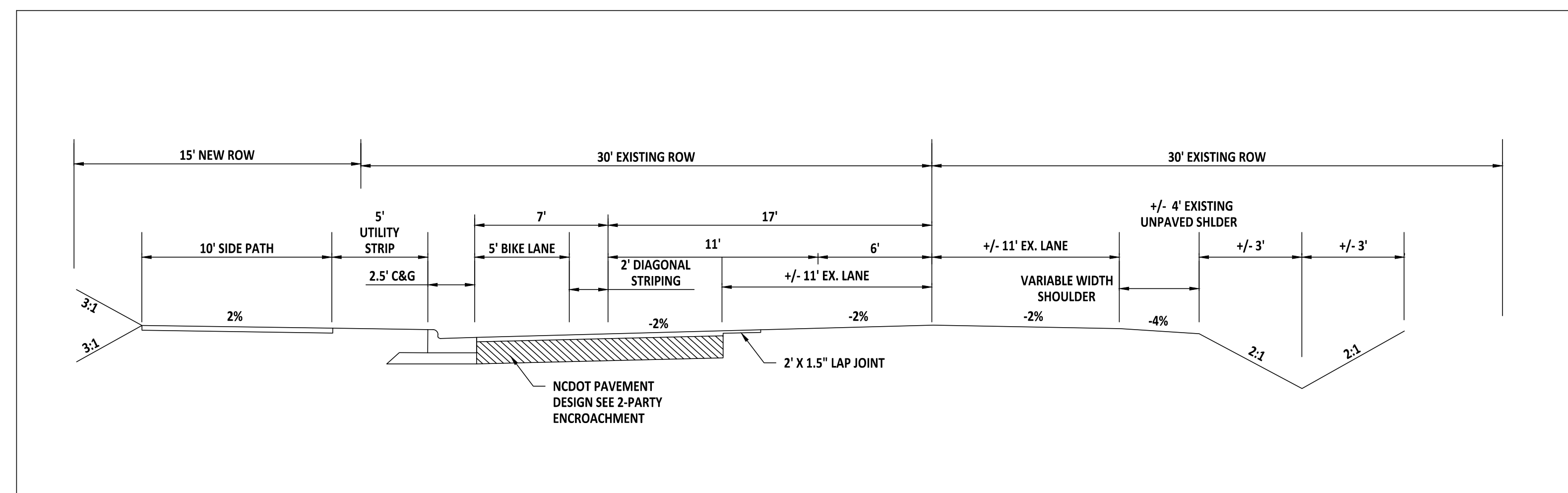
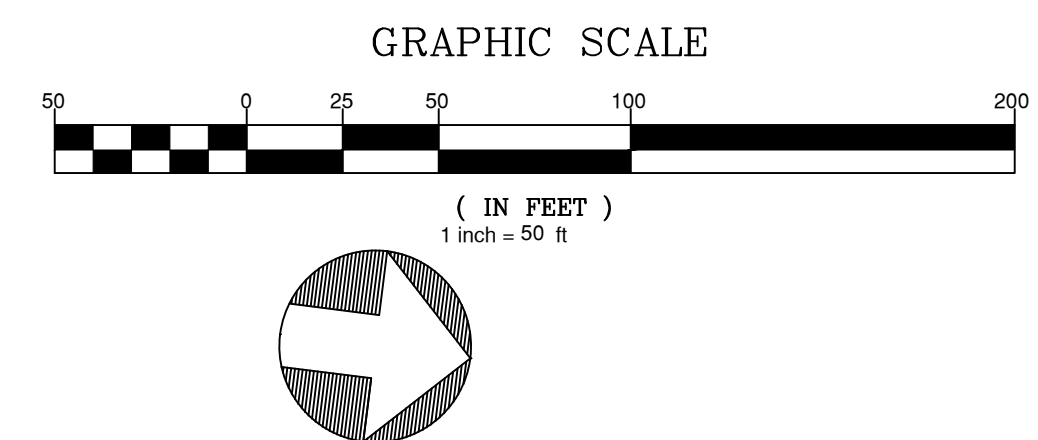
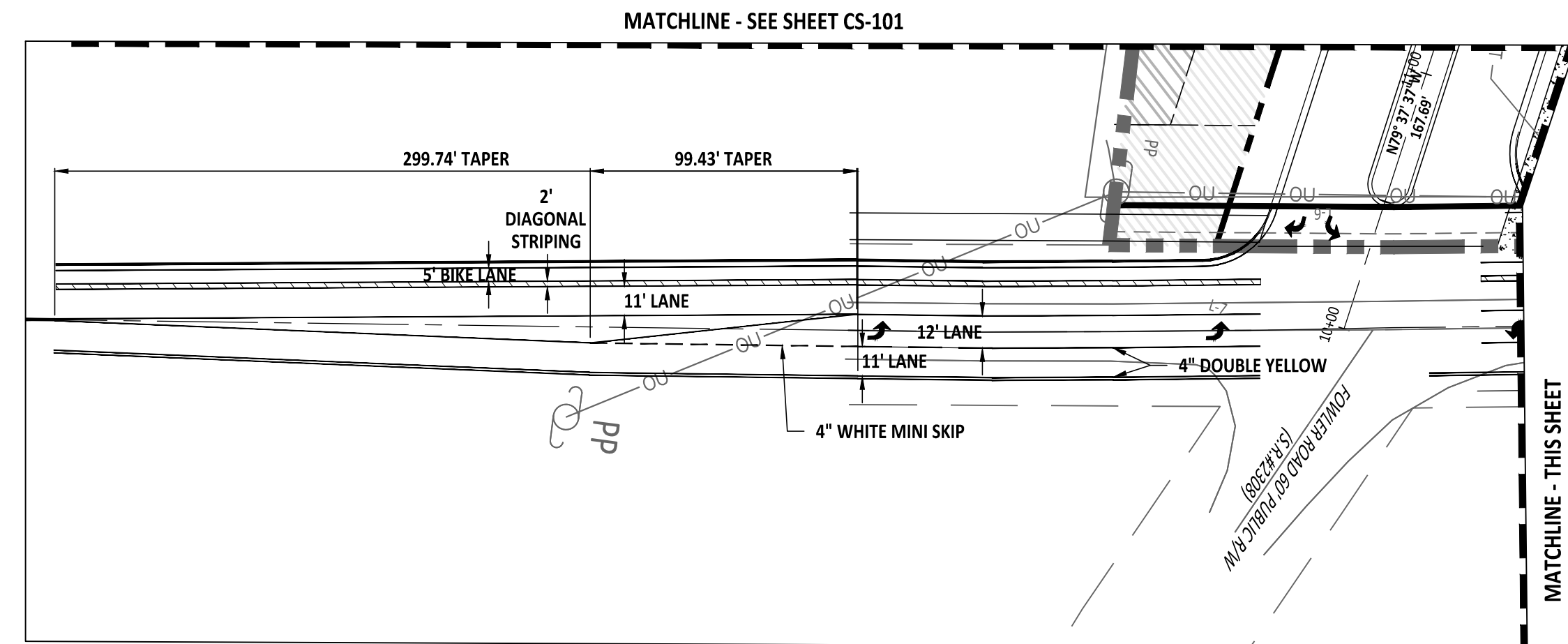
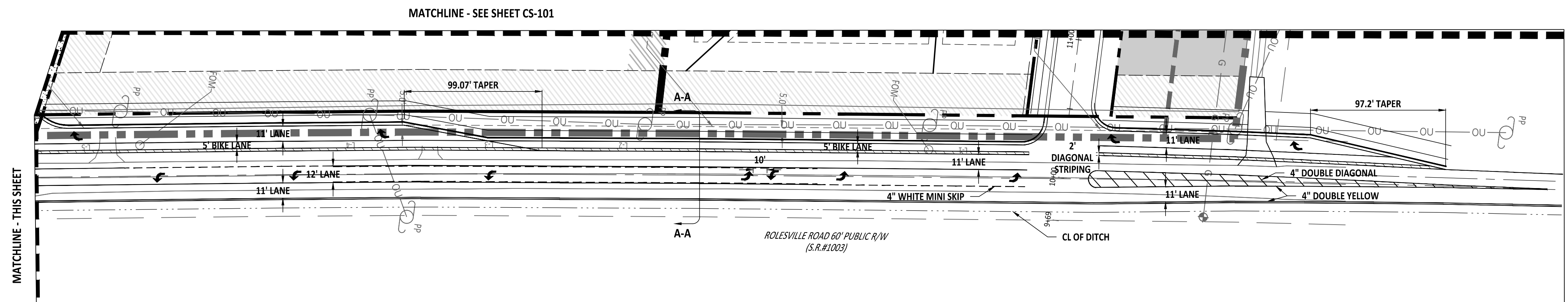
STIPULATION FOR REUSE
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MERRITT PROPERTY
STRIPING PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
CHECKED BY:
DRAWN BY: EDS
DATE: APRIL 2024
SHEET TITLE:

STRIPING PLAN

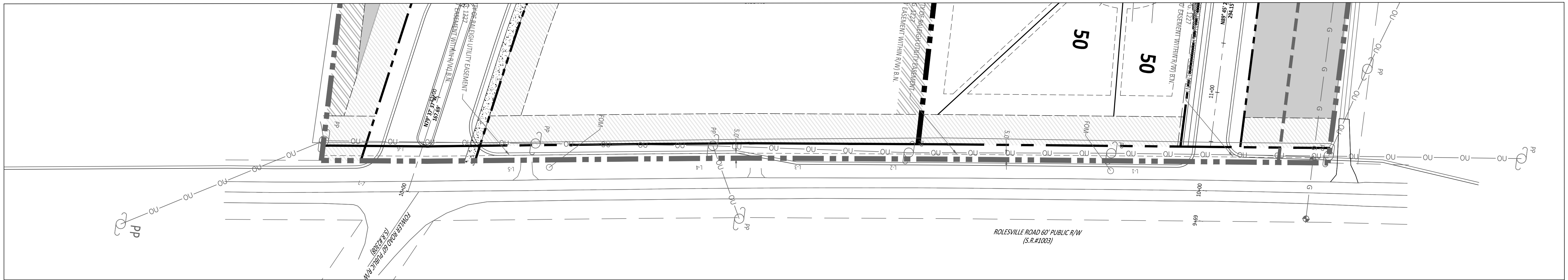
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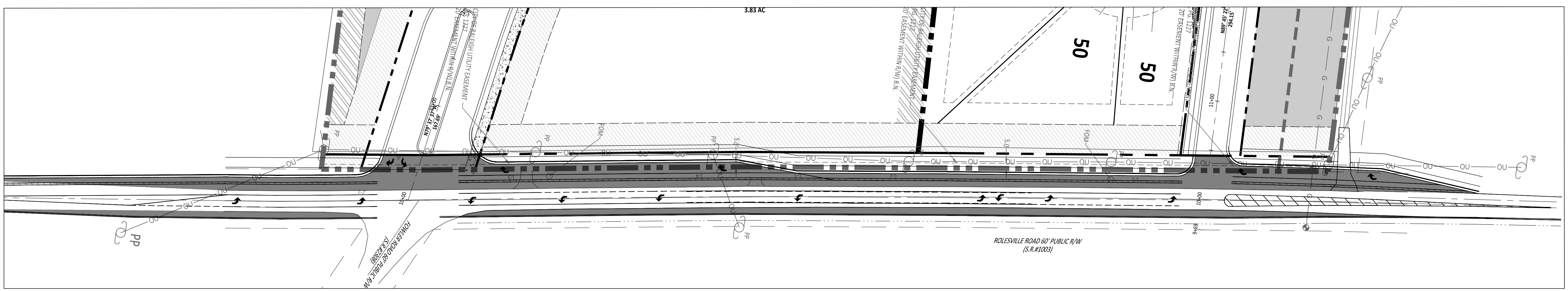
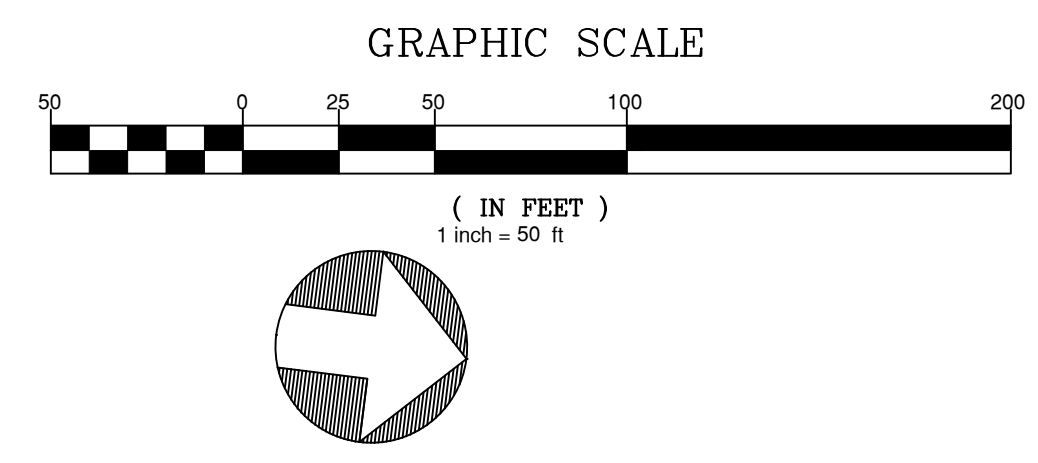
ROLESVILLE ROAD TYPICAL SECTION A-A NTS



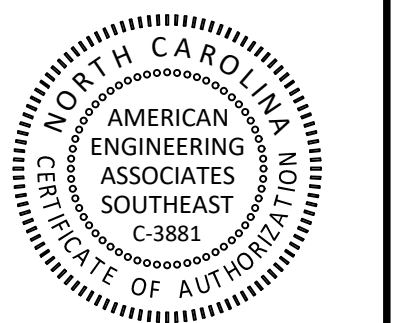
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EXISTING CONDITIONS



IMPROVEMENTS



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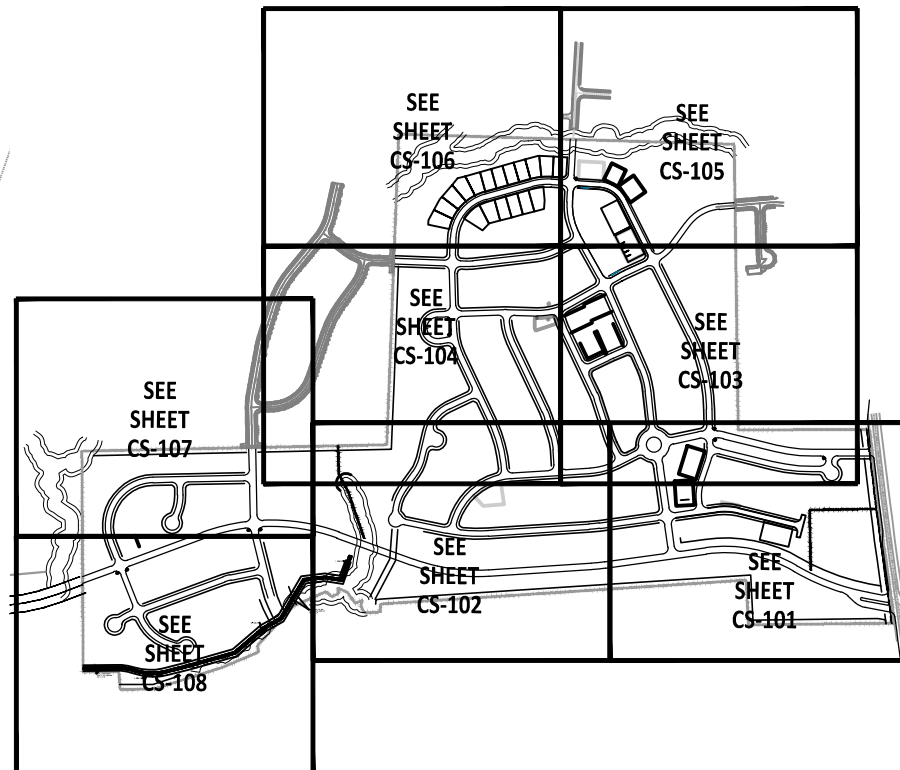
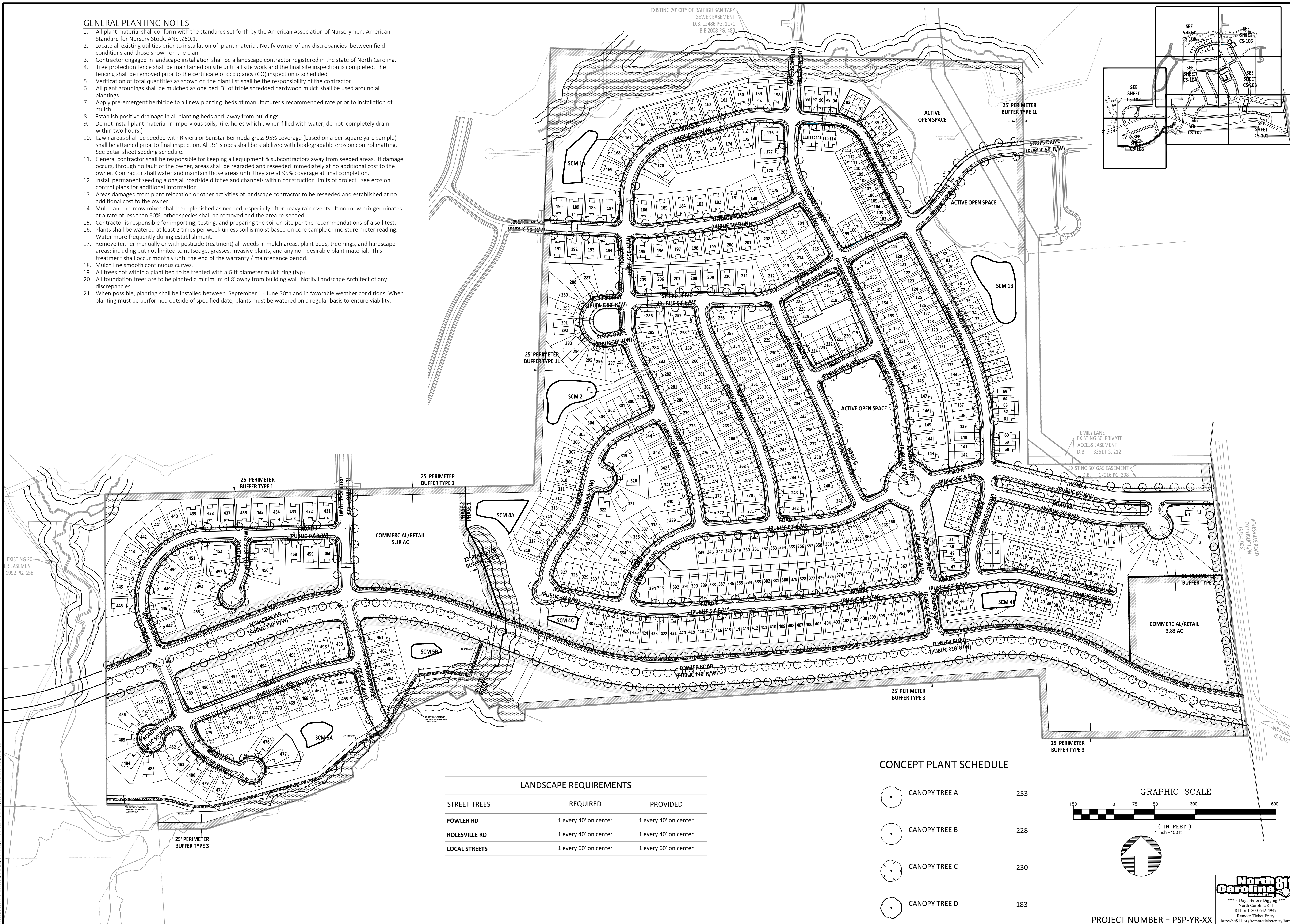
MERRITT PROPERTY ROAD IMPROVEMENTS
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY: EDS
 DRAWN BY: EDS
 DATE: APRIL 2024
 SHEET TITLE:
ROAD IMPROVEMENTS
 SHEET NO.: **CT-301**



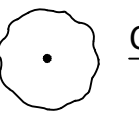
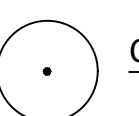


GENERAL PLANTING NOTES

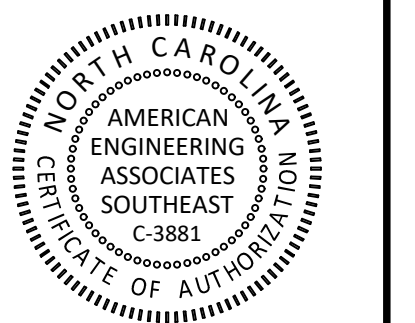
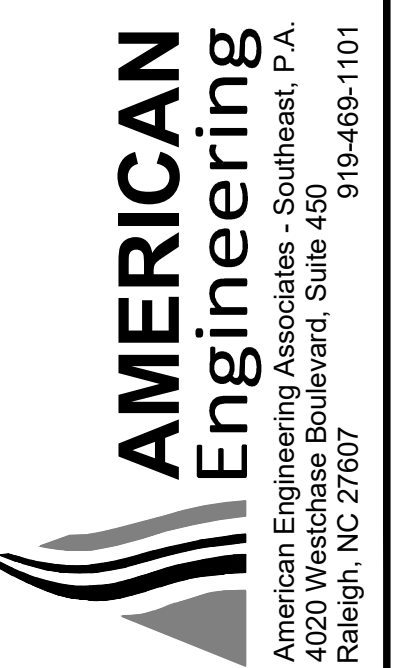
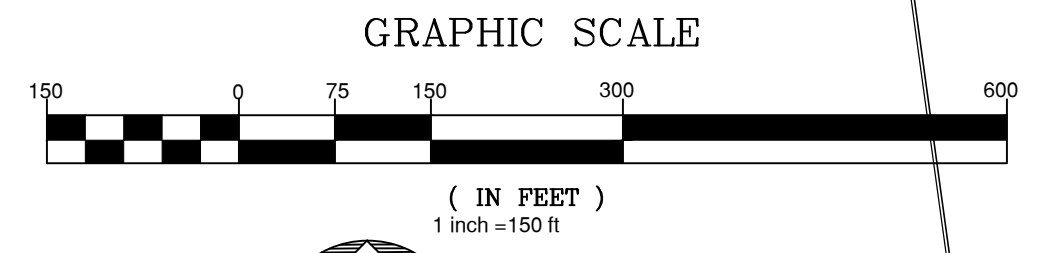
- All plant material shall conform with the standards set forth by the American Association of Nurserymen, American Standard for Nursery Stock, ANSI Z60.1.
- Locate all existing utilities prior to installation of plant material. Notify owner of any discrepancies between field conditions and those shown 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 253
-  CANOPY TREE B 228
-  CANOPY TREE C 230
-  CANOPY TREE D 183



PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

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MERRITT PROPERTY
OVERALL LANDSCAPE PLAN
 ROLESVILLE RD
 WAKE COUNTY NC 27312

JOB NUMBER: 23-0004
 CHECKED BY:
 DRAWN BY: EDS
 DATE: APRIL 2024
 SHEET TITLE:
OVERALL LANDSCAPE PLAN
 SHEET NO.: **CS-100**

PROJECT NUMBER = PSP-YR-XX