ZONING CONDITIONS FOR THE MERRITT RESERVE

REZ-24-01

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

1. REFER TO THE ASSOCIATED CONCEPT PLAN WITH REZ-24-01, APPROVED ON 11/07.

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 WITH REZ-24-01, APPROVED ON 11/07.

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 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 LILIES 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 • 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	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

Tree coverage data has been added to the table

2. Include tree coverage data in table.

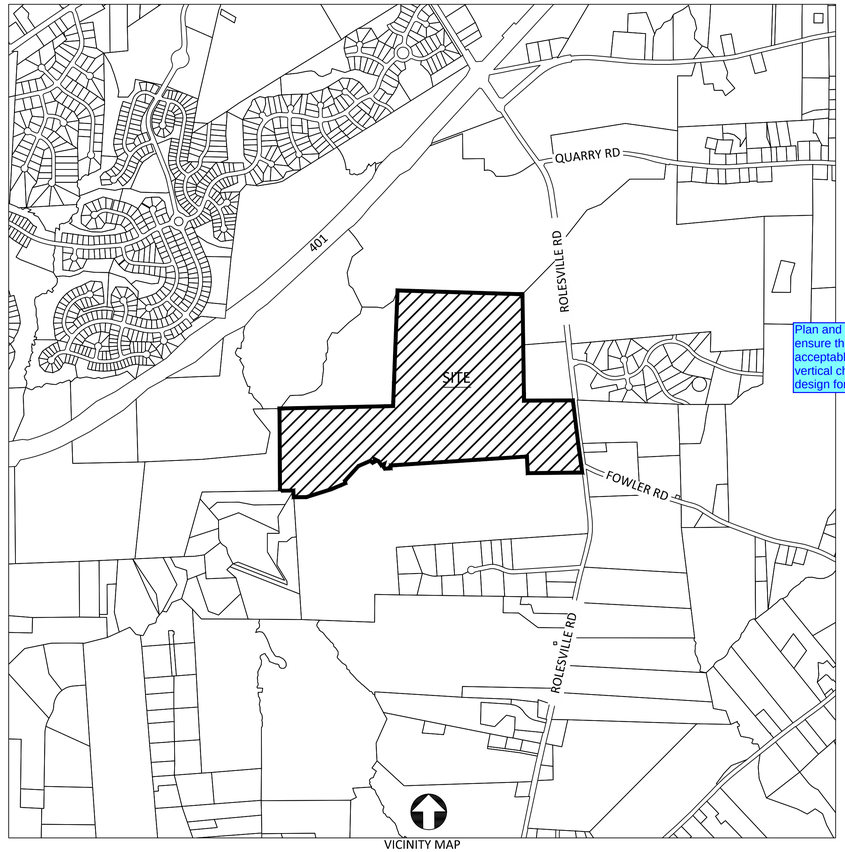
PRELIMINARY SUBDIVISION PLAT FOR MERRITT RESERVE

SITUATED AT

1224 ROLESVILLE ROAD

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

PROJECT NUMBER = PSP-24-07



VICINITY MAP
SCALE: 1"=1000'

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

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 1768-32-8863 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.

Plan and profiles for Fowler Road were included to ensure that the vertical and horizontal design are acceptable. Due to the steep existing grade, any vertical changes along Fowler Road will alter the design for the entire site.

PROJECT NARRATIVE

OJECT IS LOCATED IN ROLESVILLE, NORTH CAROLINA ASIDE THE ROLESVILLE ROAD FOWLER ROAD CTION. IT DRAINS TO TRIBUTARIES OF HARRIS BRANCH WHICH IS PART OF THE NEUSE RIVER BASIN. OJECT CONSIST OF THREE SEPARATE PARCELS WITH A TOTAL PROJECT AREA OF THE PROJECT IS 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.

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

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

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:

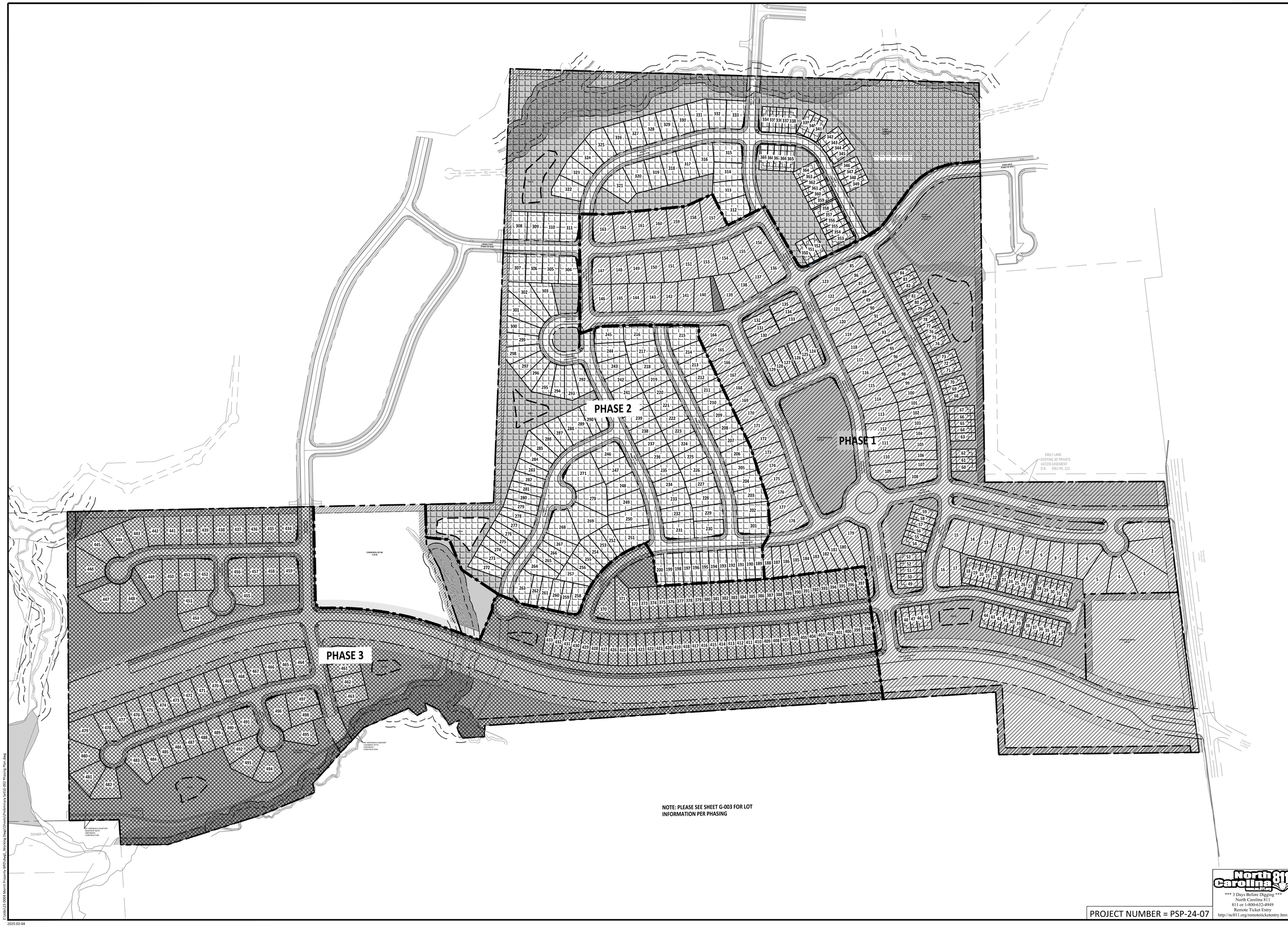
COVER

SHEET NO.:

G-001

Z:\Jobs\23-0004 Merritt Property 88\Plans_Working Dwgs\Sheets\Preliminary Set\G-001-COVER.dwg

2025-02-04



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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

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

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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

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

Z:\Jobs\23-0004 Merritt Property @Rolesville, Working Dwgs\Sheets\Preliminary Set\G-002 Phasing Plan.dwg

2025-02-04

PHASE 1	
Number	Area
1	9095.05
2	11574.09
3	16360.63
4	10345.36
5	11983.95
6	8480.70
7	6869.12
8	6486.62
9	6294.22
10	6178.29
11	6113.67
12	6195.15
13	6276.63
14	6320.30
15	8435.19
16	6762.75
17	5682.39
18	2755.00
19	2280.00
20	2280.00
21	2280.00
22	2755.00
23	2755.00
24	2280.00
25	2280.00
26	2280.00
27	2755.00
28	2755.00
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30	2280.00
31	2280.00
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33	2755.00
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35	2280.00
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50	2280.00
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52	2280.00
53	2755.00
54	2755.00
55	2280.00
56	2280.00
57	2287.55
58	2272.45
59	2755.00
60	2754.99
61	2278.68
62	2755.00
63	2755.00
64	2280.00
65	2280.00
66	2280.00
67	2755.00
68	2755.00
69	2280.67

PHASE 1	
Number	Area
70	2755.00
71	2755.00
72	2279.99
73	2754.99
74	2755.00
75	2280.00
76	2280.00
77	2280.00
78	2754.59
79	2755.00
80	2279.99
81	2754.99
82	2755.00
83	2279.99
84	2754.99
85	5081.43
86	4020.93
87	4043.44
88	4015.16
89	3979.91
90	4083.06
91	4046.63
92	4150.96
93	4113.35
94	4218.87
95	4221.40
96	4271.85
97	4641.42
98	4682.56
99	4660.78
100	4970.86
101	4620.10
102	4569.33
103	5150.04
104	4623.73
105	5688.41
106	4175.96
107	4069.31
108	6172.48
109	7347.34
110	7062.67
111	7015.40
112	7076.87
113	7656.74
114	7456.88
115	6835.25
116	6552.56
117	6517.77
118	6465.75
119	6413.73
120	6361.71
121	6309.68
122	6257.66
123	7687.13
124	4122.75
125	3500.00
126	4125.58
127	4125.00
128	3500.00
129	4123.15
130	3981.23
131	3368.20
132	3873.99
133	3828.00
134	3248.00
135	3827.18
136	7676.13
137	6710.22
138	6850.11

PHASE 1	
Number	Area
139	8573.36
140	8601.45
141	7212.98
142	6623.96
143	6682.79
144	6451.36
145	6451.36
146	7349.25
147	7155.80
148	6685.86
149	7110.42
150	7456.88
151	7722.31
152	7598.94
153	7841.08
154	8727.57
155	7739.95
156	8284.77
157	9280.85
158	7088.44
159	7023.49
160	7068.00
161	7112.52
162	7561.69
163	8541.46
164	7891.33
165	6022.67
166	5824.00
167	5824.00
168	5824.00
169	5824.00
170	5824.00
171	5824.00
172	6330.43
173	5801.15
174	5889.33
175	5886.20
176	5893.47
177	7110.17
178	8951.14
179	8875.02
180	5847.81
181	5287.22
182	5235.83
183	5083.50
184	4562.71
185	4484.92
186	4318.70
187	4107.43
188	4040.05

PHASE 2	
Number	Area
189	4031.48
190	4042.02
191	4031.48
192	4042.02
193	4031.48
194	4042.02
195	4031.48
196	4042.02
197	4031.48
198	4042.02
199	4030.27
200	4303.55
201	7316.33
202	6502.16
203	6676.51
204	6007.27
205	5824.00
206	6348.25
207	5842.89
208	5824.00
209	5824.00
210	5824.00
211	5824.00
212	5824.00
213	5824.00
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221	5936.00
222	5936.00
223	5936.00
224	5936.00
225	5938.89
226	6397.40
227	5807.82
228	6505.18
229	6240.89
230	6809.05
231	7511.07
232	6586.25
233	6563.70
234	6448.35
235	6445.43
236	6057.34
237	5936.00
238	5936.00
239	5936.00
240	5936.00
241	5936.00
242	5824.00
243	6635.53
244	6981.45
245	6873.41
246	7545.77
247	7280.00
248	7534.71
249	8353.37
250	9395.15
251	9247.13
252	4424.61
253	5021.37
254	5049.64
255	4898.88
256	4440.27
257	6062.44

PHASE 2	
Number	Area
258	5875.88
259	3877.82
260	4931.14
261	4649.39
262	3920.18
263	6984.11
264	6029.58
265	4083.01
266	4455.95
267	5080.22
268	10460.72
269	11690.93
270	9955.68
271	13655.68
272	5232.95
273	5191.40
274	4701.91
275	4713.44
276	5032.11
277	5304.80
278	5147.76
279	4514.58
280	4378.81
281	4196.35
282	4512.76
283	4709.01
284	5366.67
285	6251.66
286	6484.34
287	5594.53
288	5143.79
289	4999.05
290	4006.86
291	5099.01
292	5648.61
293	5523.71
294	5058.78
295	5947.63
296	5574.58
297	5727.46
298	6058.71
299	5099.86
300	5792.69
301	8404.45
302	9884.83
303	7194.03
304	7550.87
305	6573.06
306	6475.71
307	6553.73
308	6487.17
309	6487.19
310	6487.19
311	7416.56
312	8688.53
313	8003.09
314	7363.65
315	8123.63
316	8019.17
317	7106.75
318	7038.42
319	6970.08
320	8212.67
321	9036.01
322	7834.87
323	7474.70
324	7593.09
325	8341.25
326	7446.74

PHASE 2	
Number	Area
327	6557.50
328	6557.50
329	6557.50
330	6594.91
331	7360.21
332	7238.83
333	7498.37
334	2755.00
335	2280.00
336	2280.00
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339	2755.00
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356	2280.00
357	2280.00
358	2755.00
359	2755.00
360	2280.00
361	2280.00
362	2280.00
363	2280.00
364	2755.00
365	2755.00
366	2280.00
367	2280.00
368	2280.00
369	2755.00

PHASE 3	
Number	Area
370	8482.87
371	7764.08
372	4698.76
373	4036.75
374	4037.24
375	4036.26
376	4035.36
377	4038.14
378	4035.36
379	4038.14
380	4035.36
381	4038.14
382	4035.36
383	4038.14
384	4035.36
385	4038.14
386	4035.55
387	4038.04
388	4174.73
389	5240.22
390	4102.31
391	4040.22
392	3999.78
393	4040.22
394	3999.78
395	4040.22
396	3999.78
397	4113.73
398	4201.85
399	4060.06
400	4047.57
401	4009.51
402	4030.64
403	4009.57
404	4030.7
405	4009.63
406	4030.76
407	4009.69
408	4030.82
409	4009.75
410	4030.87
411	4009.81
412	4030.93
413	4009.87
414	4242.61
415	3981.73
416	4115.02
417	4111.13
418	4106.93
419	4088.45
420	4130.36
421	4066.29
422	3952.04
423	3922.3
424	3823.26
425	4219.08
426	4287.21
427	4190.42
428	4322.73
429	4248.01
430	4197.80
431	4097.96
432	4028.84
433	3900.05
434	7479.49
435	6588.00
436	6588.00
437	6588.00
438	6588.00

PHASE 3	
Number	Area
439	6588.00
440	6588.00
441	6587.83
442	7388.55
443	8231.78
444	8491.70
445	10210.10
446	11248.43
447	12269.34
448	8700.17
449	10398.82
450	7480.4
451	7373.16
452	8530.48
453	8664.92
454	8097.53
455	8283.04
456	7533.87
457	6588
458	6588
459	7533.24
460	6774.81
461	6241.33
462	6241.33
463	6876.25
464	6747.15
465	5783.93
466	6450.96
467	7090.34
468	6006.35
469	6164.36
470	6164.73
471	6164.73
472	6164.73
473	6164.73
474	6164.73
475	6164.73
476	6164.73
477	7674.38
478	6854.98
479	11903.46
480	9990.72
481	8877.67
482	9121.4
483	8064.31
484	6382.36
485	5845.05
486	5845.05
487	5845.05
488	5912.01
489	5912.01
490	5912.01
491	8409.23
492	7534.6
493	7857.9
494	8671.64
495	8279.73
496	9128.74
497	7642.16
498	6714.91

TOTAL LOTS PER PHASE
PHASE 1 = 188
PHASE2 = 181
PHASE 3 = 129

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3861 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

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

STIPULATION FOR REUSE

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

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

SHEET TITLE:

LOT AREA PER PHASE

SHEET NO.: **G-003**

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

Z:\Jobs\23-0004 Merritt Property @RDAve_ Working Dwgs\Sheets\Preliminary Set\G-003 Lot Area Per Phase.dwg

2025-02-04

LINE TABLE		
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

BROOKFIELD HOLDINGS(THE POINTE), LLC
D.B. 18774 PAGE 748
B.M. 2021 PAGE 1745
PIN# 1768.10-25-46.98
LAND USE: ACRES GREATER THAN 10 WITH HOUSE
ZONING: R&PUD

RIM:354.78'
IN:345.79'
OUT:345.69'

XISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
D.B. 12486 PG. 1171
B.B 2008 PG. 480

NEUSE RIPARIAN BUFFER (ZONE 1)

RIM:361.61'
IN:353.38'
OUT:353.18'

RIM:368.86'
IN:359.95'
OUT:359.80'

RIM:355.71'
IN:342.55'
OUT:342.30'

RIM:356.60'
IN:346.89'
OUT:346.69'

RIM:359.46'
IN:348.53'
OUT:348.33'

RIM:358.69'
IN:349.52'
OUT:349.32'

RIM:372.52'
OUT:363.91'

RIM:351.32'
IN:343.39'
OUT:343.26'

RIM:359.79'
IN:348.00'
OUT:347.80'

RIM:347.43'
IN(N):340.10'
IN(E):340.10'
OUT:340.00'

NEUSE RIPARIAN BUFFER(ZONE 2)

RIM:370.95
IN:362.29'
OUT:362.19'

RIM:345.65'
IN:337.68'
OUT:337.58'

RIM:341.39'
IN:334.46'
OUT:334.26'

WETLAND (TYP)

FENCE CROSSES PROPERTY LINE AT THIS POINT

EXISTING 50' GAS EASEMENT
D.B. 16741 PG. 420

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1745
PIN# 1768.03-34-7557
LAND USE: VACANT
ZONING: R&PUD

LEAN-TO

BARN (269 SF)

BARN (535 SF)

BARN (733 SF)

10'X12' GRAVE SITE

OLD WELL

WELL HOUSE (34 SF)

PUMP HOUSE WELL

SHED (85 SF)

BARN (479 SF)

1 SFD (1911 SF)

SHEDS (2) (236 SF)

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-13-1851
LAND USE: VACANT
ZONING: R&PUD

FENCE CROSSES PROPERTY LINE AT THIS POINT

N/F
OPTIMAL DEVELOPMENT, LLC
D.B. 18224 PAGE 1209
B.M. 1985 PAGE 1807
PIN# 1768.03-33-7689
LAND USE: VACANT
ZONING: RL

SATELLITE DISH

SHED (53 SF)

MOBILE HOME (890 SF)

SHED (102 SF)

WELL HOUSE (25 SF)

MOBILE HOMES(2) (1453 SF)

WELL HOUSE

APPROXIMATE TREE LINE (TYP)

GRAVEL DRIVEWAY

SOIL DRIVEWAY

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
D.B. 12486 PG. 1171
B.B 2008 PG. 480

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-04-3342
LAND USE: VACANT
ZONING: R&PUD

RIM:308.01'
IN:301.00'
OUT:300.80'

SELF, JAMES FRANCES AND LINDA ESTELLE MERRITT
ZONING:RL
LAND USE: AGRICULTURE
PIN # 1768238815
4,276,105 S.F.
98.166 AC.

4

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

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

EXISTING 20' CITY OF RALEIGH UTILITY EASEMENT
B.M. 2019, PG. 1227
(PORTION OF 20' EASEMENT WITHIN R/W)

ROLESVILLE ROAD
60' PUBLIC R/W
(S.R.#2306)

FOM

EXISTING PROPERTY LINE/ROW

APPROXIMATE TREE LINE (TYP)

GUNZ,BETTY R TEXWEST LLC
ZONING:RL
LAND USE: AGRICULTURE
PIN # 1768328863
TOTAL AREA
729,394 S.F.
16.745 AC.

EXISTING 20' CITY OF RALEIGH UTILITY EASEMENT
B.M. 2019, PG. 1227
(PORTION OF 20' EASEMENT WITHIN R/W)

GRAVEL DRIVE

1 SFD (1120 SF)

WELL HOUSE (21 SF)

EXISTING 20' CITY OF RALEIGH UTILITY EASEMENT
B.M. 2019, PG. 1227
(PORTION OF 20' EASEMENT)

FOM

SHED W/ OVERHANG (519 SF)

SOIL DRIVE

BARN W/OVERHANG (1624 SF)

1 SFD (1637 SF)

FOWLER ROAD
60' PUBLIC R/W
(S.R.#2308)

N/F
JOSEPH E. GUNZ
& BETTY R. WALL
D.B. 5178 PAGE 858
B.M. 1985 PAGE 1806
PIN# 1768.03-21-6907
LAND USE: FORESTRY
ZONING : RL

PROPERTY LINE(L-9)PER PER D.B. 5178 PG. 858 A.A. B.M. 1985 PG. 1806

N 88°47'41" E 1587.76'

FENCE IS 0.7' SOUTH PROPERTY LINE

FENCE CROSSES PROPERTY LINE AT THIS POINT

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1758-00K DATED JULY 19, 2022
0.2% ANNUAL FEMA FLOODWAY

NEUSE RIPARIAN BUFFER (ZONE 1)

1% ANNUAL FEMA FLOODWAY ZONE "AE" MAP # 3720-1758-00K DATED JULY 19, 2022

NEUSE RIPARIAN BUFFER (ZONE 2)

APPROXIMATE TREE LINE (TYP)

LILES FAMILY LLC
ZONING:RL
LAND USE: FORESRY
PIN # 1758928330
TOTAL AREA
3,359,549 S.F.
77.128 AC.
VACANT

NEUSE RIPARIAN BUFFER (ZONE 1)

WETLAND (TYP)

1% ANNUAL FEMA FLOODWAY

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1758-00K DATED JULY 19, 2022

WETLAND (TYP)

WETLAND (TYP)

WETLAND (TYP)

N/F
LOUIS CHARLES SELLETT
D.B. 14011 PAGE 2674
B.M. 2010 PAGE 291
PIN# 1768.03-01-0460
LAND USE: VACANT
ZONING : RL

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft

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

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

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3861
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
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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

Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\CV-100 Existing Conditions.dwg

2025-02-03

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)(1)(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.

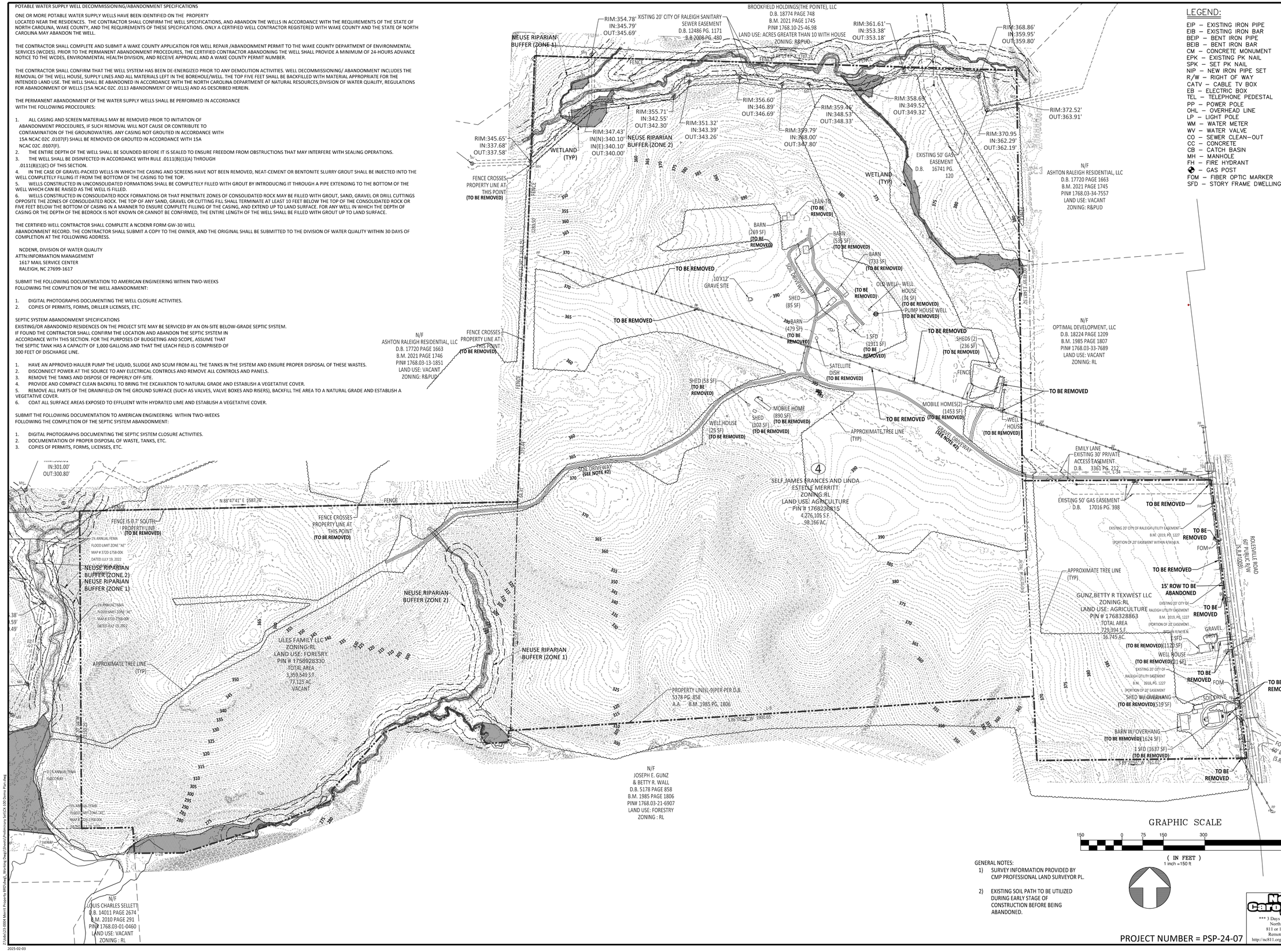
SEPTIC SYSTEM ABANDONMENT SPECIFICATIONS

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.



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch =150 ft

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

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
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TEL – TELEPHONE PEDESTAL
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CC – CONCRETE
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MH – MANHOLE
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AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
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NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3861 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

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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

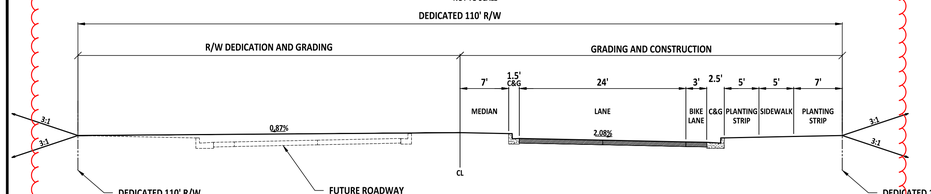
SHEET NO.:

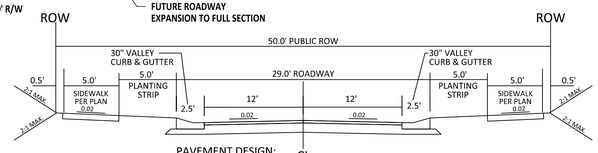
CX-100

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

Z:\Jobs\23-0004 Merritt Property BRD\dwg_Working Dwgs\5Sheets\Preliminary Set\CX-100 Demo Plan.dwg
2025-02-03

FOWLER ROAD 33' B-B ON A 110' R/W
FULL SECTION GRADING, HALF SECTION CONSTRUCTION
14' MEDIAN
NOT TO SCALE

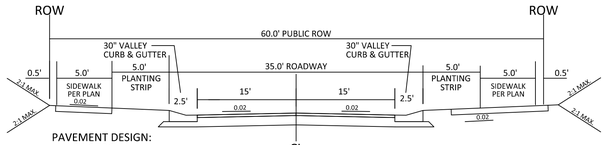




PAVEMENT DESIGN:
8" CABC
3" S9.5B

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



PAVEMENT DESIGN:
8" CABC
3" S9.5B

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

THE POINT YOUNG ST. PUD SUBDIVISION

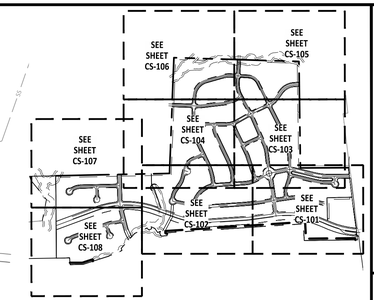
3. This is also on CS-200. Including it here is repetitive. Consider deleting from this sheet.

This has been removed from this sheet.

THE POINT YOUNG ST. PUD SUBDIVISION

THE POINT YOUNG ST. PUD SUBDIVISION

THE POINT YOUNG ST. PUD SUBDIVISION



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

4. Please label on plan view.

The labels have been added in the plan view. This table has been relocated to sheet CS-100.

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

5. Hard to read font size, typical.

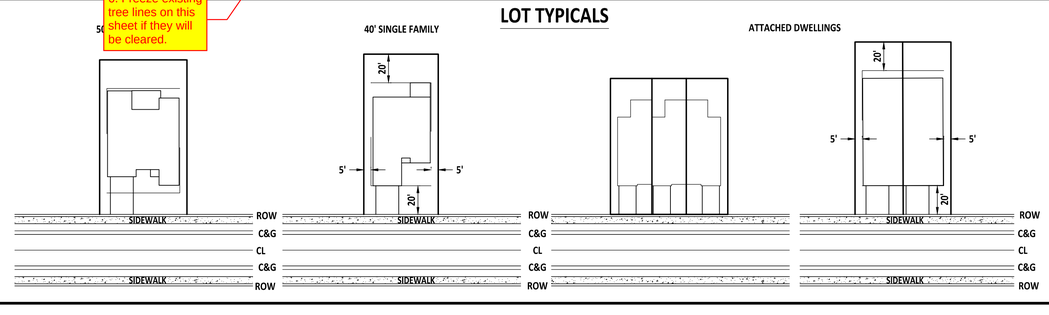
The size of the labels has been adjusted.

Existing tree lines have been frozen.

6. Freeze existing tree lines on this sheet if they will be cleared.

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

LOT TYPICALS



GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch =150 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

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

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MERRITT RESERVE

SITE OVERALL PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

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

SHEET TITLE:

SITE OVERALL PLAN

SHEET NO.:

CS-100

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

Z:\Jobs\23-0004 Merritt Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\CS-100 Site Plan.dwg

2025-02-04

SEE SHEET CS-103

SEE SHEET CS-103

SEE SHEET CS-102

SEE SHEET CS-102

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

This has been fixed.

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

The wetland has been removed from all plans as it was found non jurisdictional.

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

This has been fixed.

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.

SCM Access Easements have been added and labelled.

ROAD A (PUBLIC 60' R/W)

ROAD B (PUBLIC 50' R/W)

ROAD C (PUBLIC 50' R/W)

ROAD M (PUBLIC 50' R/W)

JOCUND STREET (PUBLIC 60' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

ROLESVILLE ROAD 60' PUBLIC R/W (S.R. 1003)

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

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

SCM 4B

COMMERCIAL/RETAIL
3.83 AC

15' R/W DEDICATION

10' SIDEPATH

10' X 4' CONCRETE SIDE PATH

PROPOSED 30' STREETSCAPE BUFFER

30' STREETSCAPE BUFFER

30' STREETSCAPE BUFFER (FUTURE)

25' PERIMETER BUFFER TYPE 3

20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

5'X4' SIDEWALK

SITE PLAN LEGEND

PROPOSED LOT LILNES	
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	

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

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919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

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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

Z:\Jobs\23-0004 Merritt Property BRP\Revit_Working Dwgs\Sheets\Preliminary Set\CS-101 Site Plan (50 Scale).dwg

2025-02-04

SEE SHEET CS-107

SEE SHEET CS-104

SEE SHEET CS-103

SEE SHEET CS-101

SEE SHEET CS-108

SEE SHEET CS-101

25' PERIMETER BUFFER TYPE 2

25' PERIMETER BUFFER TYPE 1L

25' PERIMETER BUFFER TYPE 2

SCM 4A

3' COR UTILITY PUBLIC EASEMENT

ROAD I (PUBLIC 50' R/W)

N13° 47' 07"E 144.94'

N74° 19' 48"W 50.74'

R37.5'

R50'

R28'

L=438.05'
R=450.00'

N35° 51' 11"E 108.00'

L=155.86'
R=200.00'

20' PUBLIC DRAINAGE EASEMENT

5'X4' SIDEWALK

ROAD A (PUBLIC 50' R/W)

L=440.25'
R=450.00'

N3° 06' 26"W 11.38'

ROAD C (PUBLIC 50' R/W)

30' SANITARY SEWER PUBLIC EASEMENT

SCM 4C

N10° 05' 04"W 298.05'

10' ASPHALT GREENWAY

CREEK

PROPOSED 30' STREETSCAPE BUFFER

30' STREETSCAPE BUFFER (FUTURE)

L=495.50'
R=1200.00'

10' X 4' CONCRETE SIDE PATH

FOWLER ROAD (PUBLIC 110' R/W)

S86° 15' 26"W 486.80'

L=86.75'
R=1200.00'

S86° 15' 26"W 415.53'

N3° 44' 34"W 32.51'

L=141.49'
R=350.00'

L=74.13'
R=300.00'

N3° 44' 34"W 121.12'

S 86°09'57" W 1900.65'

L-9

PROPERTY LINE(L-9)PER PER D.B. 5178 PG. 858
A.A. B.M. 1985 PG. 1806

25' PERIMETER BUFFER TYPE 3

N/F
JOSEPH E. GUNZ

SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881
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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

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

Z:\Jobs\23-0004 Merrit Property BRD\dwg_Working Dwgs\Sheets\Preliminary Set\CS-102 Site Plan (50 Scale).dwg
2025-02-04



SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3851

PRELIMINARY

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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

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

Z:\Jobs\23-0004 Merritt Property (BRP/Jeff)_ Working Dwgs\Sheets\Preliminary Set\CS-103 Site Plan (50 Scale).dwg

2025-02-04

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

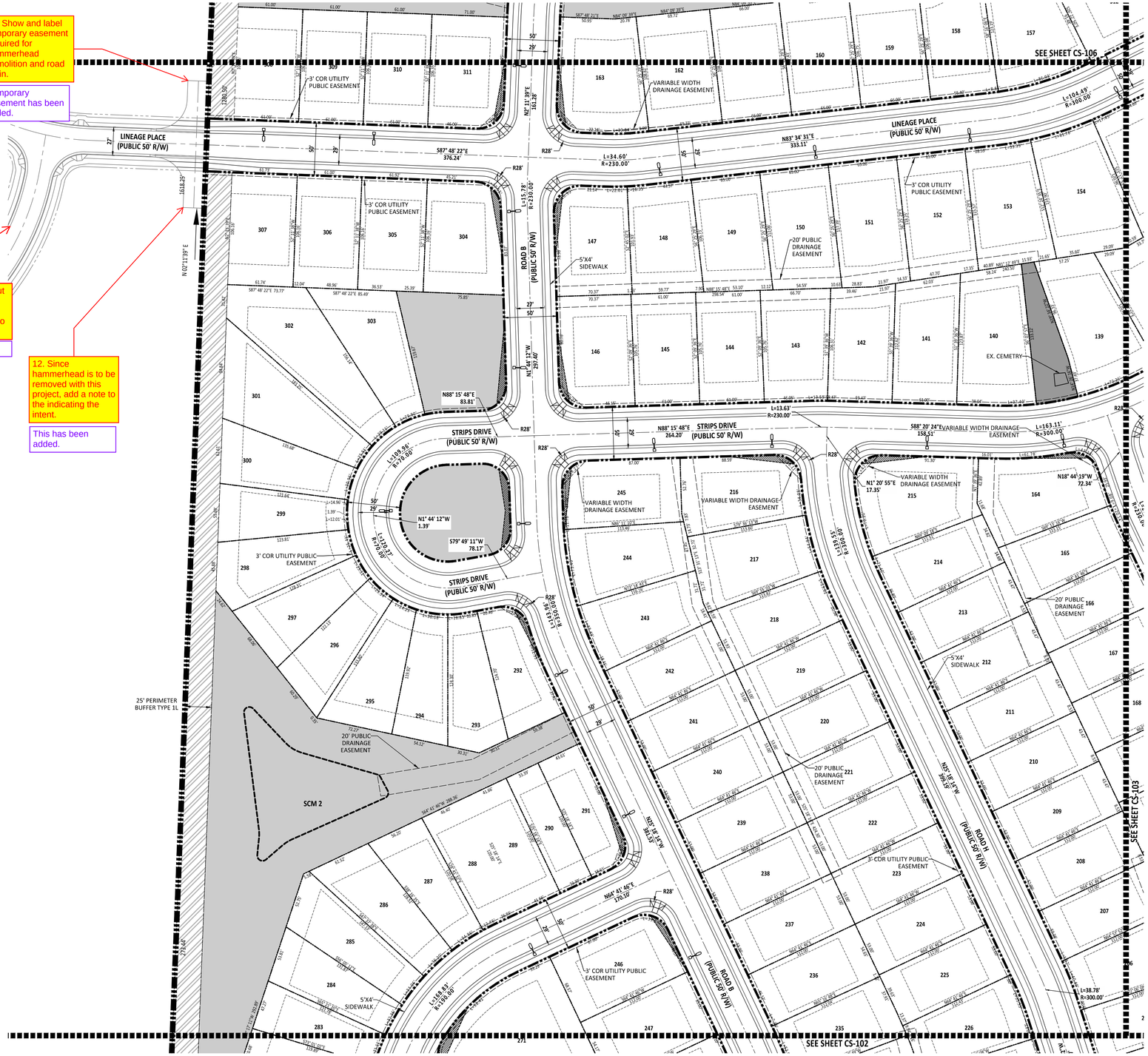
Temporary easement has been added.

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.

This has been added.

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

This has been added.



SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

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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

North Carolina 811 Know what's below. Call before you dig.

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

T:\Jobs\23-0004 Merritt Property BRP\Revit_Working Dwgs\Sheets\Preliminary Set\CS-104 Site Plan (50 Scale).dwg

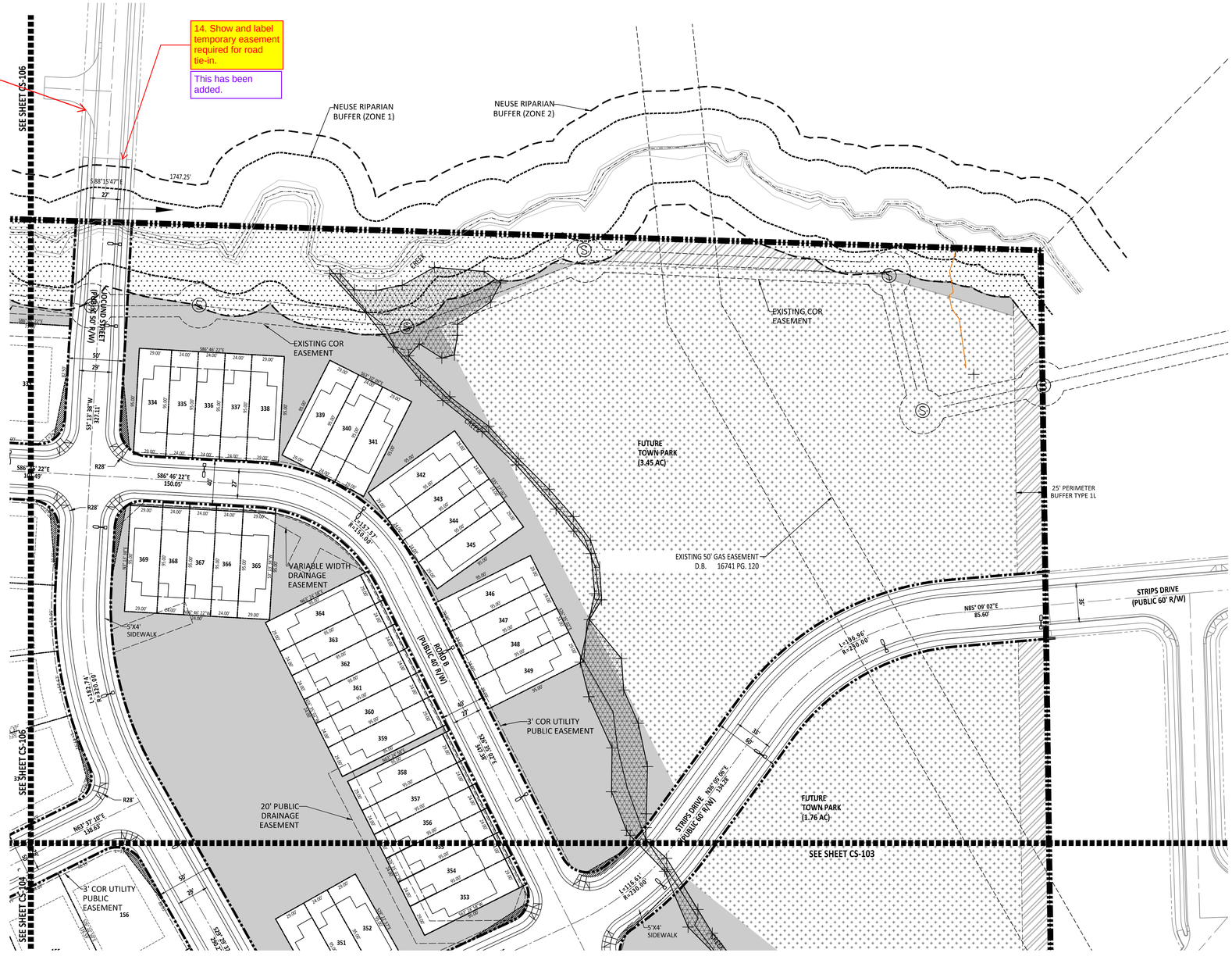
2025-02-04

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.

This has been added.

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

This has been added.



SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
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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)

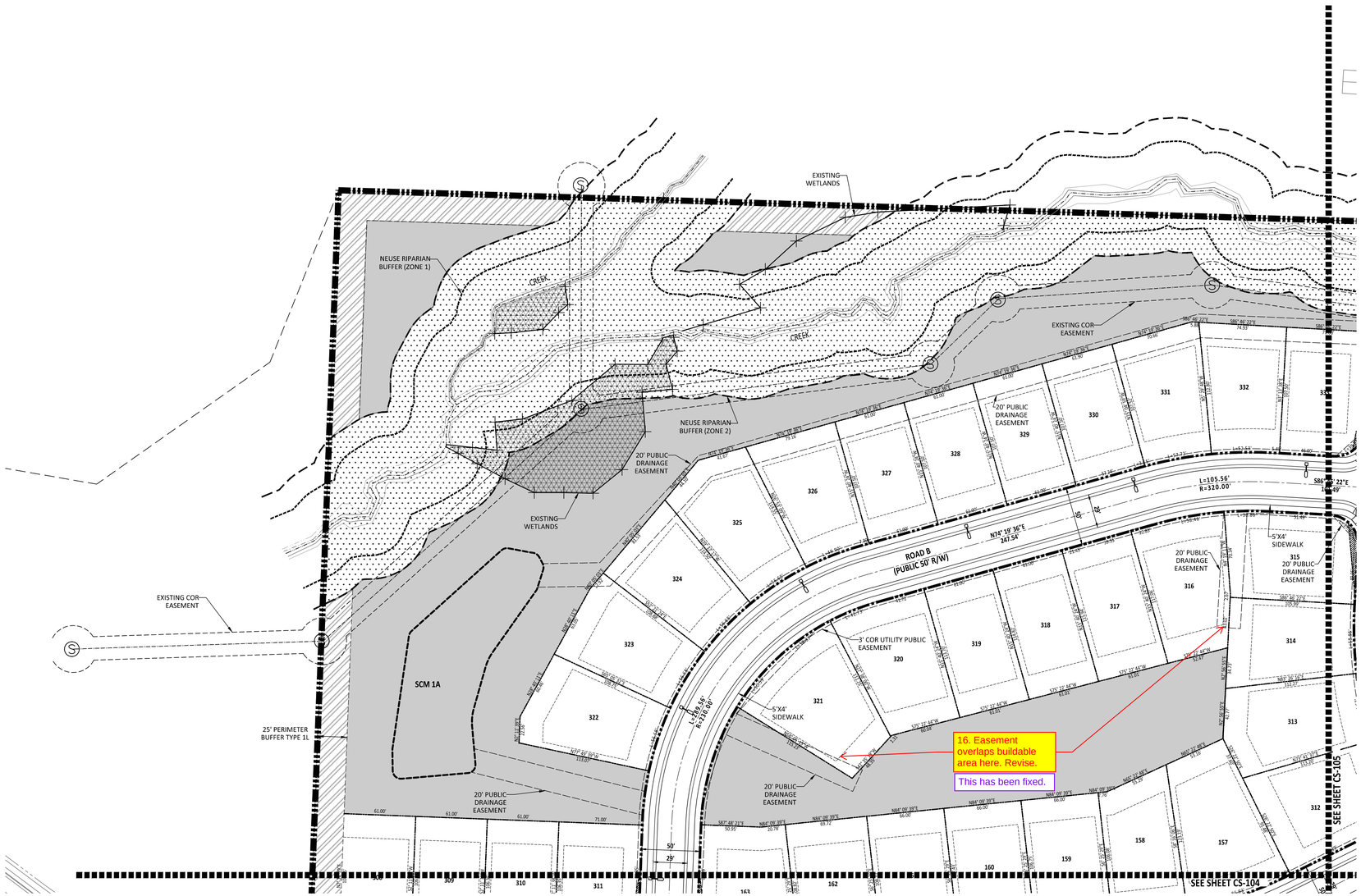
SHEET NO.:

CS-105

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

T:\Jobs\23-0004 Merritt Property BBD\Arch_Working Dwgs\Sheets\Preliminary Set\CS-105 Site Plan (50 Scale).dwg

2025-02-04



SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering
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4020 Westchase Boulevard, Suite 450
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C-3881
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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-106

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

J:\Job\23-0004 Merritt Property BBD\Revit_Working Dwgs\Sheets\Preliminary Set\CS-106 Site Plan (50 Scale).dwg
2025-02-04

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.

This has been added.

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

This has been added.

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

This has been added.

This has been fixed.

20. Drainage easement line truncates here. Revise.

21. Dimension arrows do not match hatch. Revise.

The dimension arrows has been fixed.

RIM:308.01'
IN:301.00'
OUT:300.80'
MH
EXISTING COR EASEMENT
NEUSE RIPARIAN BUFFER (ZONE 1)
25' PERIMETER BUFFER TYPE 1C
25' PERIMETER BUFFER TYPE 2
1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1758-00K DATED JULY 19, 2022
0.1% ANNUAL FEMA FLOODWAY
NEUSE RIPARIAN BUFFER (ZONE 2)
EXISTING 20' SEWER EASEMENT B.M. 1992 PG. 658
RIM:296.38'
IN:290.59'
OUT:290.49'
SCM 6
FETCHING PLACE (PUBLIC 60' R/W)
ROAD J (PUBLIC 50' R/W)
ROAD K (PUBLIC 50' R/W)
3' COR UTILITY PUBLIC EASEMENT
20' PUBLIC DRAINAGE EASEMENT
5'X4' SIDEWALK
10' X 4' CONCRETE SIDE PATH
PROPOSED 30' STREETSCAPE BUFFER
SEE SHEET CS-102
SEE SHEET CS-108
COMMERCIAL/RETAIL 5.18 AC
N88° 47' 41"E 540.57
L=177.29'
R=230.00'
L=50.28'
R=230.00'
L=841.58'
R=1200.00'
N11° 12' 19"W 156.19'
N11° 12' 19"W 555.60'
637.5'
R30'
R50'
R84'
96.5'
35'
60'
50'
29'

SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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	

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3861
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

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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:

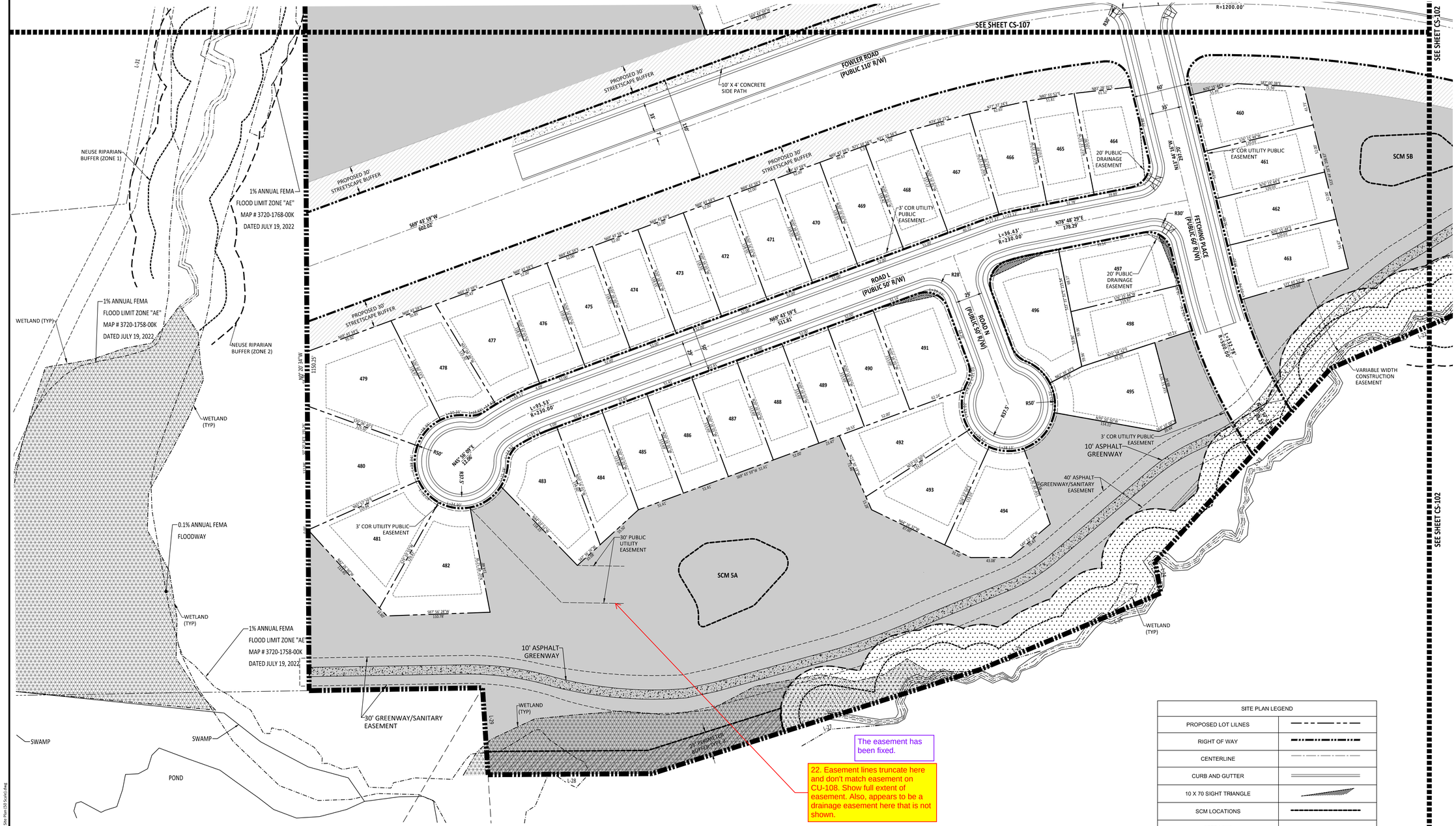
SITE PLAN (50 SCALE)

SHEET NO.:

CS-107

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

Z:\Jobs\23-0004 Merrit Property (BRT)\Dwg_Working Dwgs\Sheets\Preliminary Set\CS-107 Site Plan (50 Scale).dwg
2025-02-04



SITE PLAN LEGEND	
PROPOSED LOT LILNES	
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

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919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

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

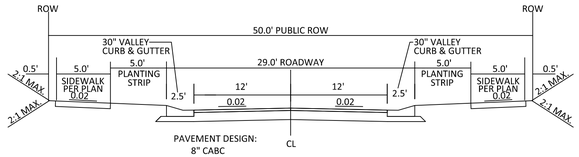
JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024

SHEET TITLE:
SITE PLAN (50 SCALE)

SHEET NO.:
CS-108

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

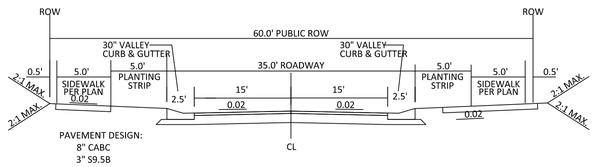
Z:\Jobs\23-0004 Merritt Property BRD\Revit_Working Dwgs\Sheets\Preliminary Set\CS-108 Site Plan (50 Scale).dwg
2025-02-04



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

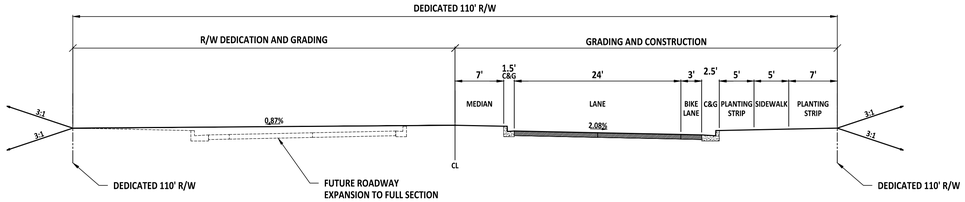


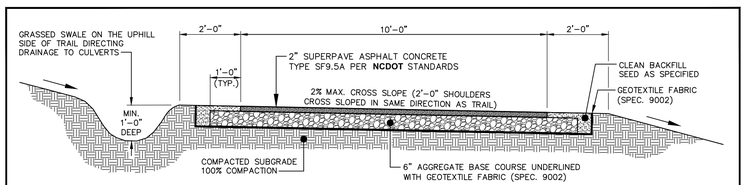
NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

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

TYPICAL SECTION

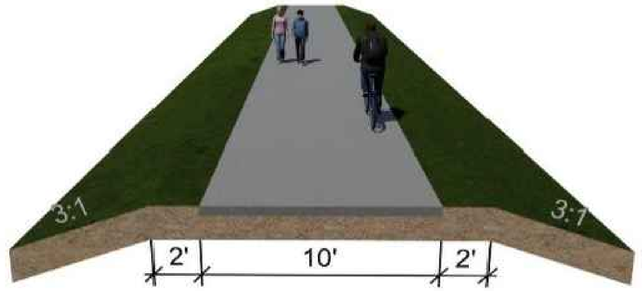
FOWLER ROAD 33' B-B ON A 110' R/W
FULL SECTION GRADING, HALF SECTION CONSTRUCTION
14' MEDIAN
NOT TO SCALE



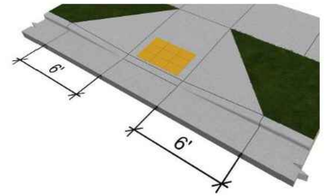


NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
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

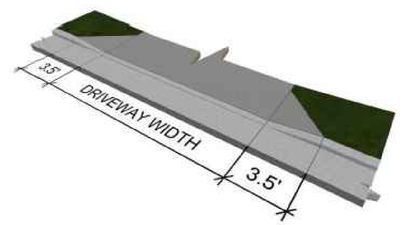


TYPICAL GREENWAY TRAIL DETAIL
NTS



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.

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3861
CERTIFICATE OF AUTHORIZATION

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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

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

Z:\Jobs\23-0004 Merritt Property BRP\dwg_Working Dwgs\Sheets\Preliminary Set\CS-200 Site Project Details.dwg
2025-02-04



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch =150 ft

PROJECT NUMBER = PSP-24-07

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Raleigh, NC 27607
919-469-1101

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AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

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MERRITT RESERVE

UTILITY OVERALL PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

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

SHEET TITLE:

UTILITY OVERALL PLAN

SHEET NO.:

CU-100

North Carolina 811 811 it's the law!
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\CU-100 Utility Plan.dwg
2025-02-04

SEE SHEET CU-103

SEE SHEET CU-103

SEE SHEET CU-103

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

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

ROAD A (PUBLIC 60' R/W)

ROAD M (PUBLIC 50' R/W)

ROAD B (PUBLIC 50' R/W)

ROAD C (PUBLIC 50' R/W)

ROAD E (PUBLIC 50' R/W)

JOCUNDA STREET (PUBLIC 60' R/W)

ROLESVILLE ROAD 60' PUBLIC R/W (SR 1003)

FOWLER ROAD (PUBLIC 110' R/W)

20' PUBLIC DRAINAGE EASEMENT

30' STREETSCAPE BUFFER

3' COR UTILITY PUBLIC EASEMENT

5'X4' SIDEWALK

10' X 4' CONCRETE SIDE PATH

SCM 4B

8" X 8" TEE
3 - 8" GV

8" X 12" CROSS
2 - 8" GV
2 - 12" GV

12" X 8" TEE
2 - 12" GV
1 - 8" GV

12" X 12" TEE
3 - 12" GV

12" X 12" CROSS
4 - 12" GV

8" DIP WL

12" DIP WL

CONNECT TO EXISTING 16" WATERLINE

CONNECT TO EXISTING 16" WATERLINE

COMMERCIAL/RETAIL
3.83 AC

24. Gray back storm piping on utility plans.

All storm pipes are now gray.

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

This has been updated.

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

The extra water line lateral has been removed.

27. Label or freeze wetland.

Wetland has been frozen.

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

The sewer line has been updated to end at the property line.

29. Show easement for sanitary sewer line.

The extra sewer line has been pulled back to 10' off the commercial property-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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
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Raleigh, NC 27607
919-469-1101

NORTH CAROLINA
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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:

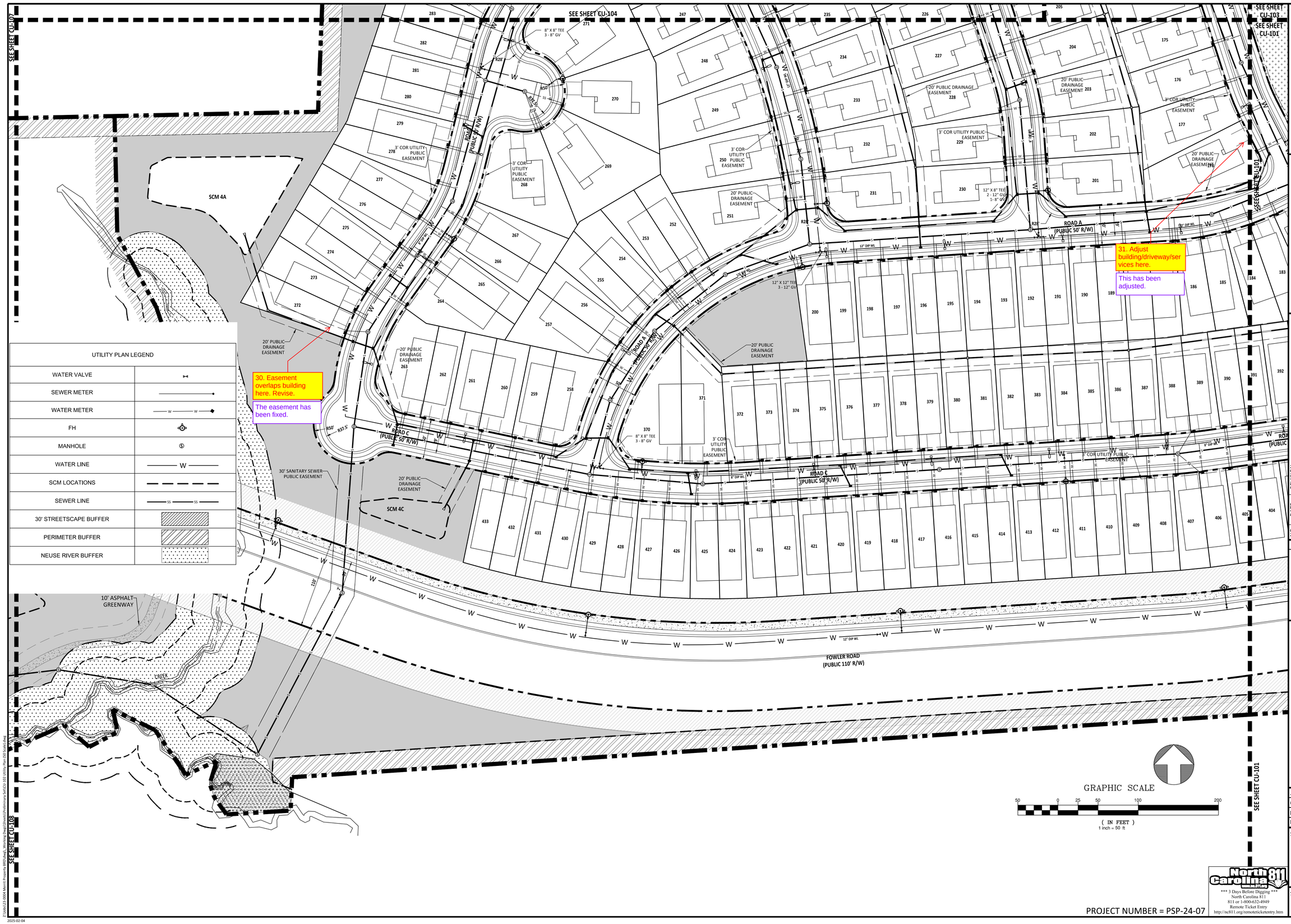
UTILITY PLAN (50 SCALE)

SHEET NO.:

CU-101

Z:\Jobs\23-0004 Merritt Property BRP\Revit_Working Dwgs\Sheets\Preliminary Set\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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

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-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

Z:\Jobs\23-0004 Merrit Property (BRD)\Dwg_Working Dwgs\Sheets\Preliminary Set\CU-102 Utility Plan (50-Scale).dwg
2025-02-04



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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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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)

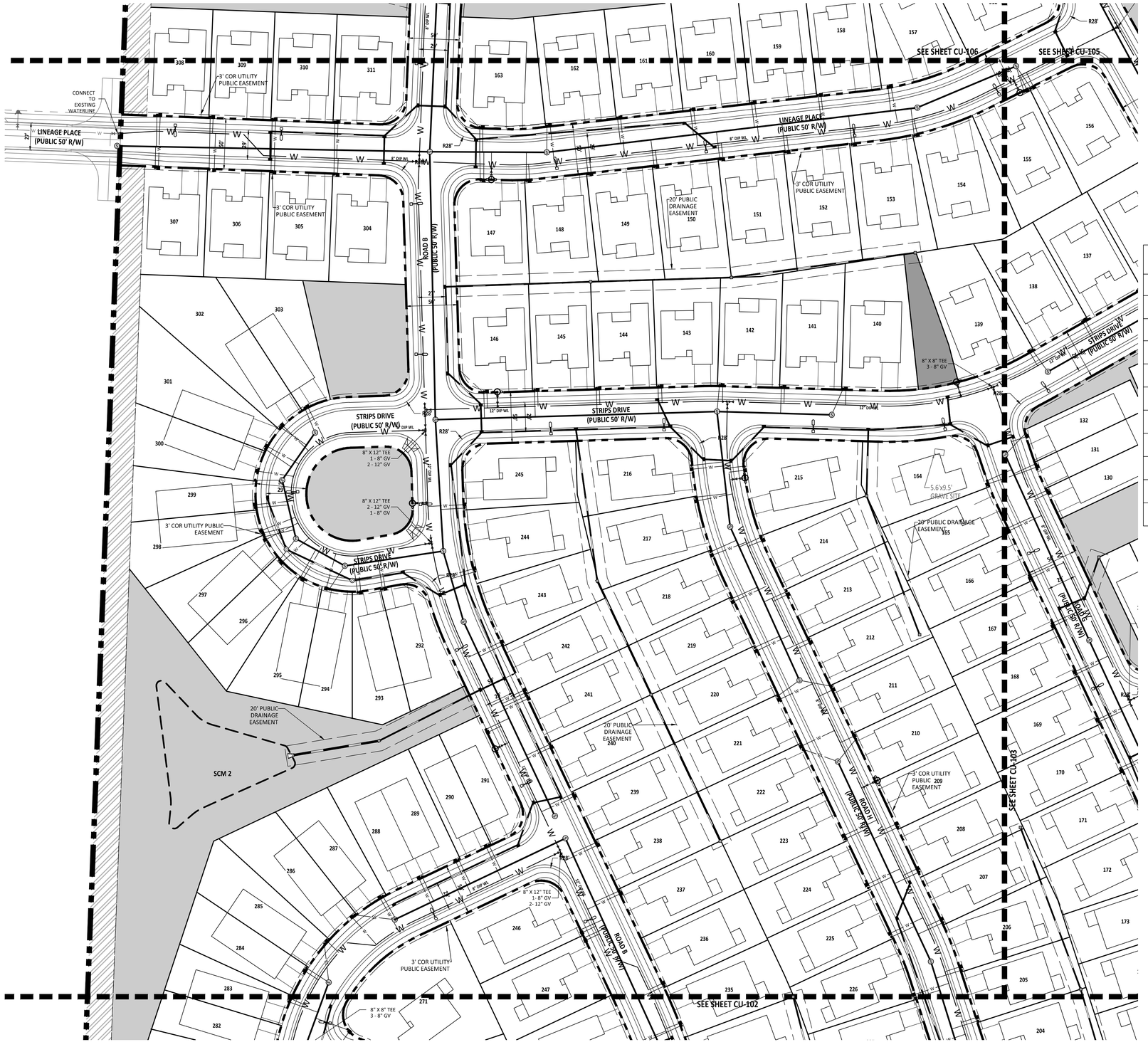
SHEET NO.:

CU-103

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

Z:\Jobs\23-0004 Merritt Property #8\Plans_Working Dwgs\Sheets\Preliminary Set\CU-103 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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

North Carolina 811 — It's the Law
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

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UTILITY PLAN (50 SCALE)

ROLESVILLE RD
WAKE COUNTY NC 27312

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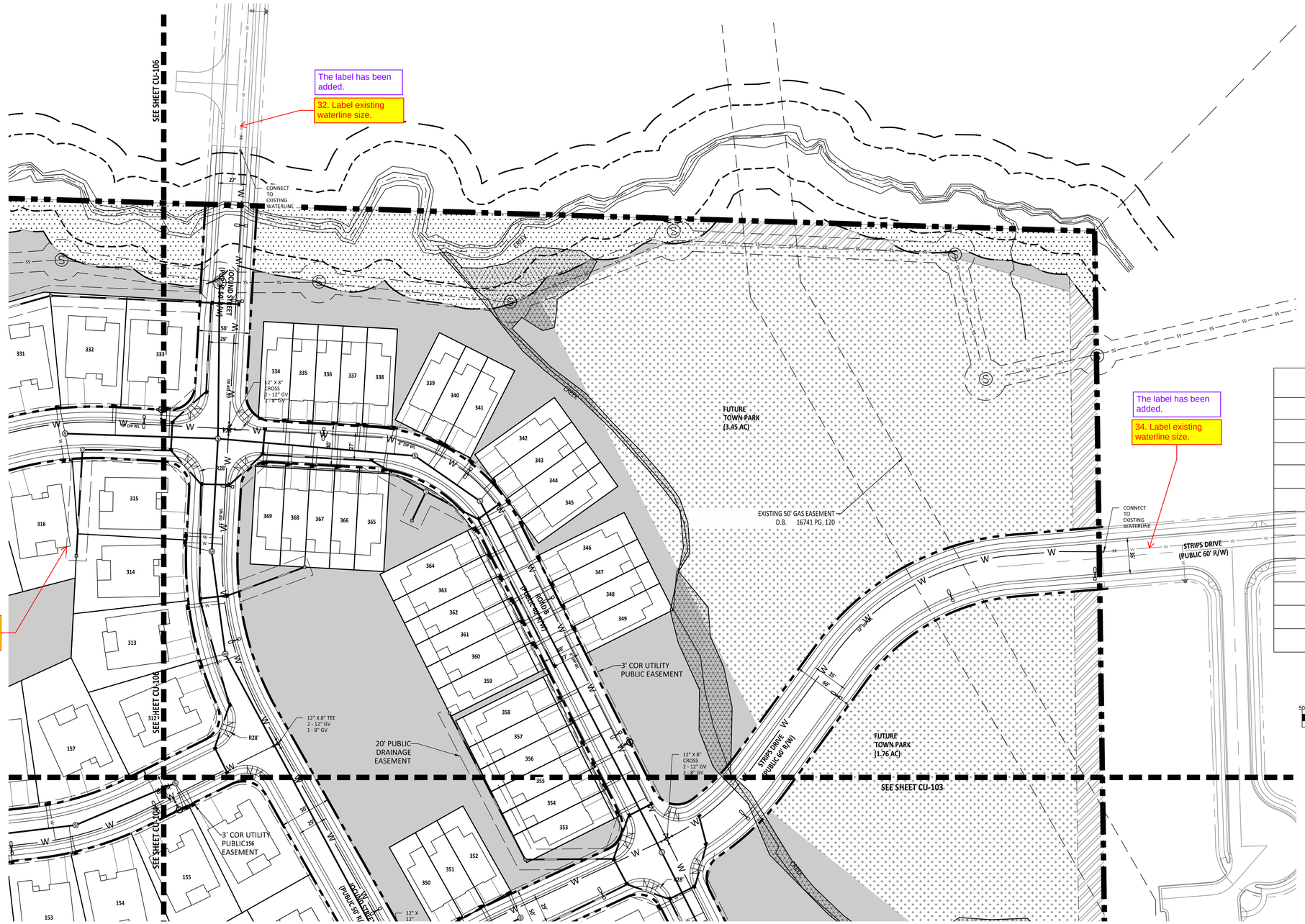
SHEET TITLE:

UTILITY PLAN (50 SCALE)

SHEET NO.:

CU-104

Z:\Jobs\23-0004 Merritt Property BRD\dwg_Working Dwgs\Sheets\Preliminary Set\CU-104 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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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1	02-03-25	FIRST REVISION SET

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MERRITT RESERVE

ROLESVILLE RD

WAKE COUNTY NC 27312

UTILITY PLAN (50 SCALE)

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

SHEET TITLE:

UTILITY PLAN (50 SCALE)

SHEET NO.:

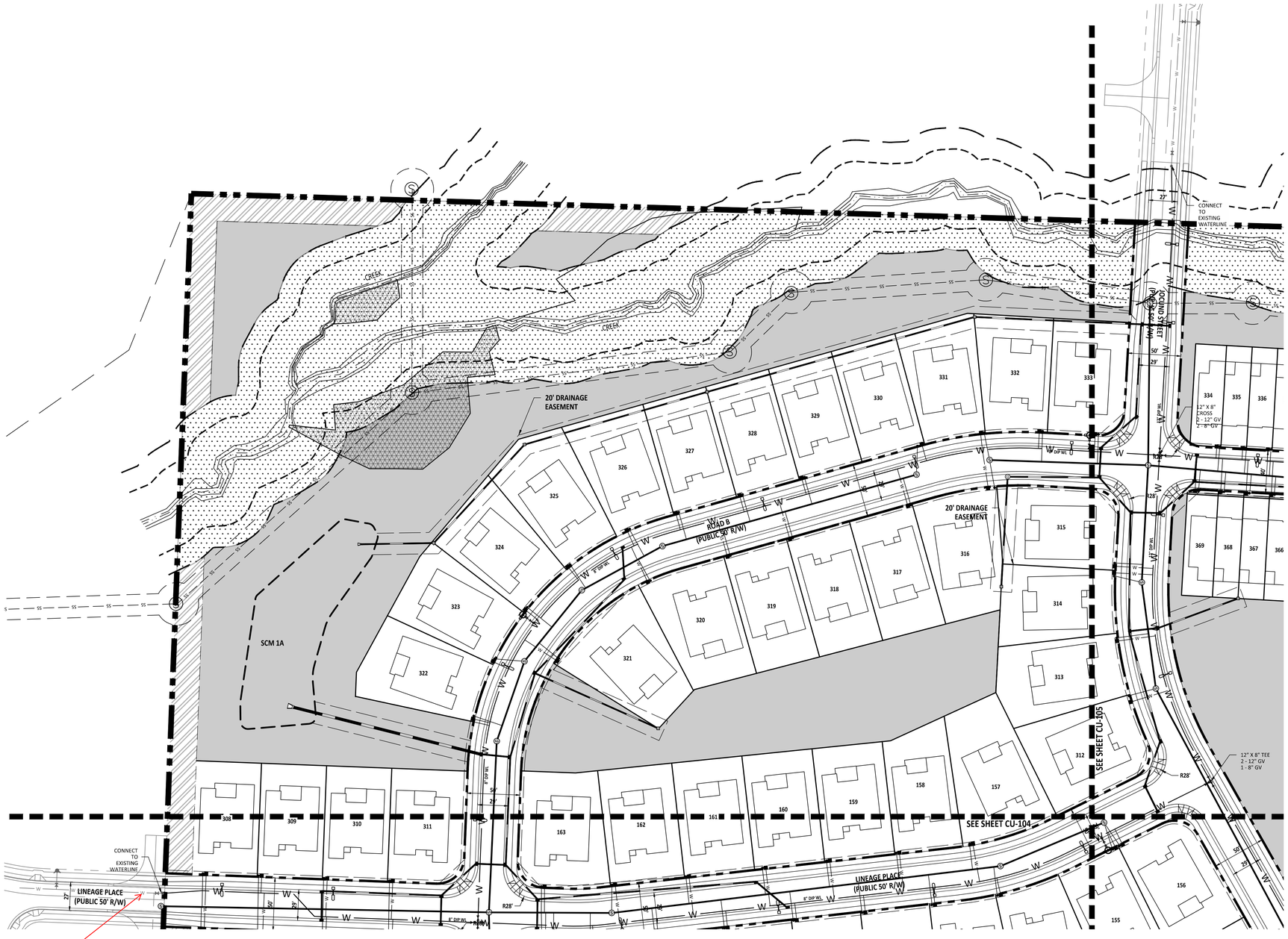
CU-105

North Carolina 811

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

Z:\Job\23-0004 Merritt Property BBP\Revit_Working Dwgs\Sheets\Preliminary Set\CU-105 Utility Plan (50 Scale).dwg

2025-02-04



35. Label existing waterline size.

The label has been added.

SITE PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	W
SCM LOCATIONS	
SEWER LINE	SS
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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering

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

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

PRELIMINARY

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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

North Carolina 811 811 or 1-800-632-4949

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

Z:\Jobs\23-0004 Merritt Property (BRV)\Dwg_Working Dwgs\Sheets\Preliminary Set\CU-106 Utility Plan (50 Scale).dwg
2025-02-04

The label has been added.

36. Label existing waterline size.

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

The easement has been fixed.

EXISTING COR EASEMENT

NEUSE RIPARIAN BUFFER (ZONE 1)

NEUSE RIPARIAN BUFFER (ZONE 2)

3' COR UTILITY PUBLIC EASEMENT

SCM 6

20' PUBLIC DRAINAGE EASEMENT

ROAD J (PUBLIC 50' R/W)

ROAD K (PUBLIC 50' R/W)

FETCHING PLACE (PUBLIC 60' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

20' PUBLIC DRAINAGE EASEMENT

8" X 12" TEE
2 - 12" GV
1 - 8" GV

12" X 12" TEE
4 - 12" GV

COMMERCIAL/RETAIL
5.18 AC

APPROXIMATE TREE LINE (TYP)

SEE SHEET CS-102

SEE SHEET CS-108

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	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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American Engineering Associates - Southeast, P.A.
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919-469-1101

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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-107

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

Z:\Jobs\23-0004 Merritt Property (BRT)\Dwg_Working Dwgs\Sheets\Preliminary Set\CU-107 Utility Plan (50 Scale).dwg
2025-02-04

SEE SHEET CS-107

SEE SHEET CS-102

SCM 6

SCM 5B

SCM 5A

FOWLER ROAD (PUBLIC 110' R/W)

FERCHAW PLACE (PUBLIC 50' R/W)

ROAD L (PUBLIC 50' R/W)

ROAD N (PUBLIC 50' R/W)

NEUSE RIPARIAN BUFFER (ZONE 1)

NEUSE RIPARIAN BUFFER (ZONE 2)

SWAMP

POND

447 448 453 454 455 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498

3' COR UTILITY PUBLIC EASEMENT

20' PUBLIC DRAINAGE EASEMENT

10' ASPHALT GREENWAY

40' GREENWAY/SANITARY EASEMENT

30' GREENWAY/SANITARY EASEMENT

12" X 12" TEE
4 - 12" GV

8" X 12" TEE
2 - 12" GV
1 - 8" GV

12" DIP WS

8" DIP WS

This dimension was showing the distance between the centerline and the BOC but has been removed from this sheet.

38. Clarify what this dimension is for.

Greenway is now darker to show as proposed.

40. Show greenway linework darker for proposed.

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

The easement has been added.

39. Show drainage easement.

The easement has been added.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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

North Carolina 811 It's the Law
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merrit Property (BRD)\Dwg_Working Dwgs\Sheets\Preliminary Set\CU-108 Utility Plan (50 Scale).dwg

2025-02-04



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch =150 ft

PROJECT NUMBER = PSP-24-07

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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

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

Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\CG-100 Grading and Drainage Plan.dwg
2025-02-04

SEE SHEET CG-103

SEE SHEET CG-103

SEE SHEET CG-103

SEE SHEET CG-102

SEE SHEET CG-102

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

EXISTING 50' GAS
D.B. 170

ROLESVILLE ROAD
60' PUBLIC R/W
(STATE ROAD)

ROAD A
(PUBLIC 50' R/W)

ROAD A
(PUBLIC 60' R/W)

ROAD B
(PUBLIC 50' R/W)

ROAD M
(PUBLIC 50' R/W)

ROAD C
(PUBLIC 50' R/W)

ROAD C
(PUBLIC 50' R/W)

JOCUND STREET
(PUBLIC 60' R/W)

JOCUND STREET
(PUBLIC 60' R/W)

FOWLER ROAD
(PUBLIC 110' R/W)

20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

30' STREETSCAPE BUFFER

SCM 4B

COMMERCIAL/RETAIL
3.83 AC

A Note for CDs: 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 CD submittal review process.

Noted

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

Catch basins have been added along this road to collect the drainage

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

Catch basins here are at the low points

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.

Easements have been updated to coincide with the ponds and storm easements

45. Title block missing from this sheet.

This has been fixed.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

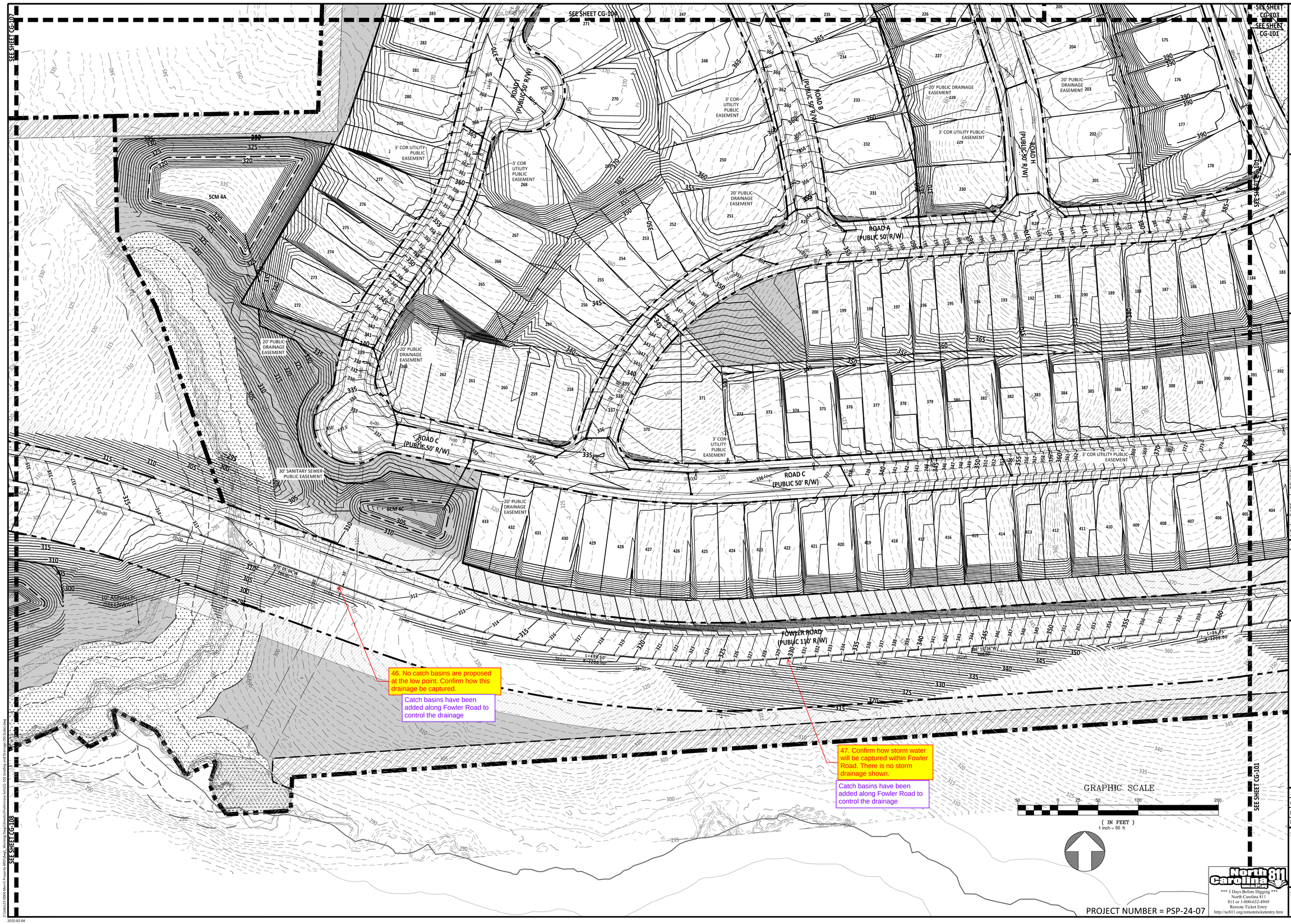
1 02-03-25 FIRST REVISION SET

GRADING AND DRAINAGE
(50 SCALE)

PROJECT NUMBER = PSP-24-07

GRADING AND DRAINAGE (50 SCALE)

CG-101



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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

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



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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

SHEET TITLE:

GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:

CG-103

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

Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\CG-103 Grading and Drainage (50 Scale).dwg
2025-02-04



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
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MERRITT RESERVE
GRADING AND DRAINAGE (50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

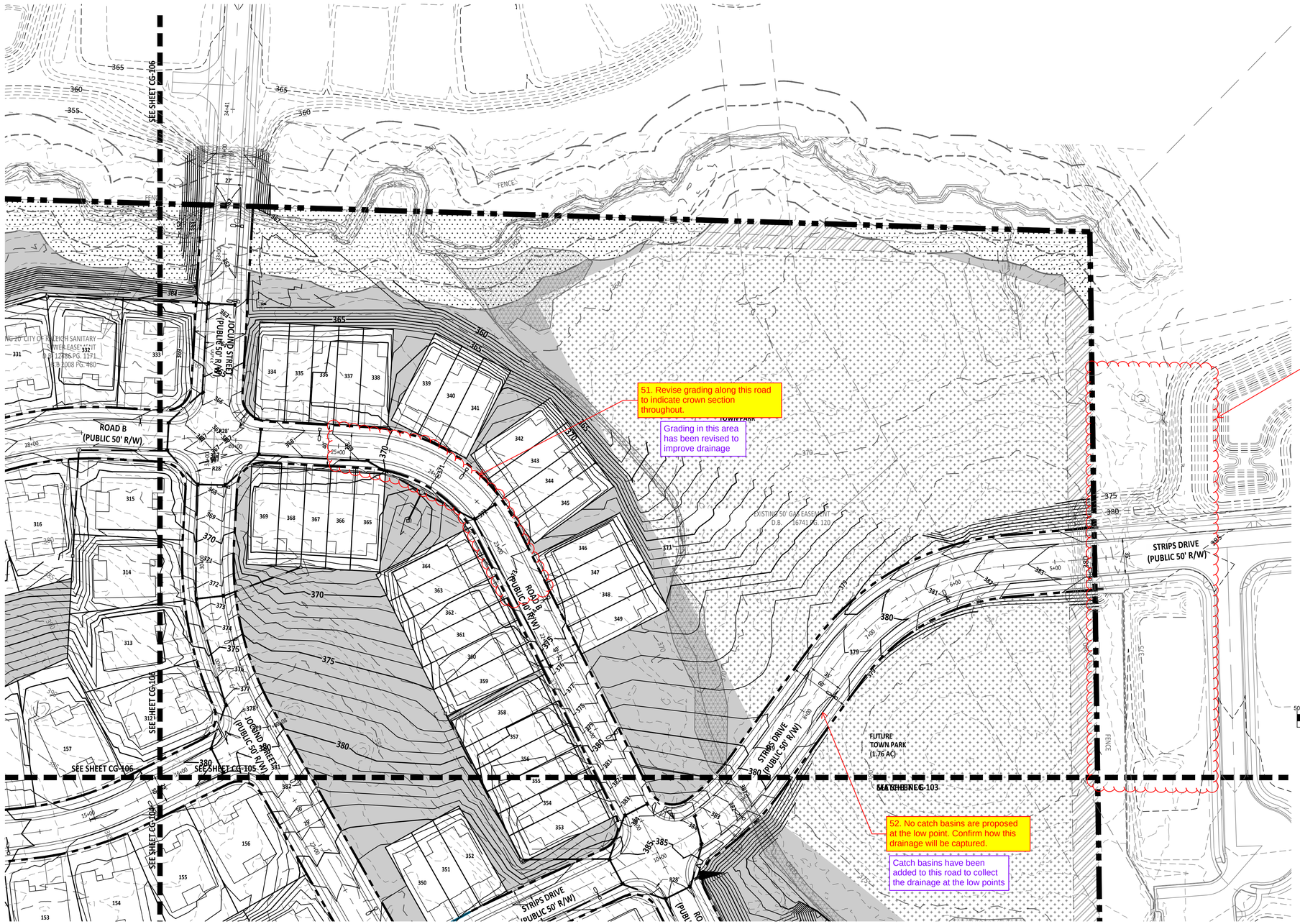
JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-104

Z:\Jobs\23-0004 Merritt Property 689\Revit_ Working Dwgs\Sheets\Preliminary Set\CG-104 Grading and Drainage (50 Scale).dwg

2025-02-04



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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

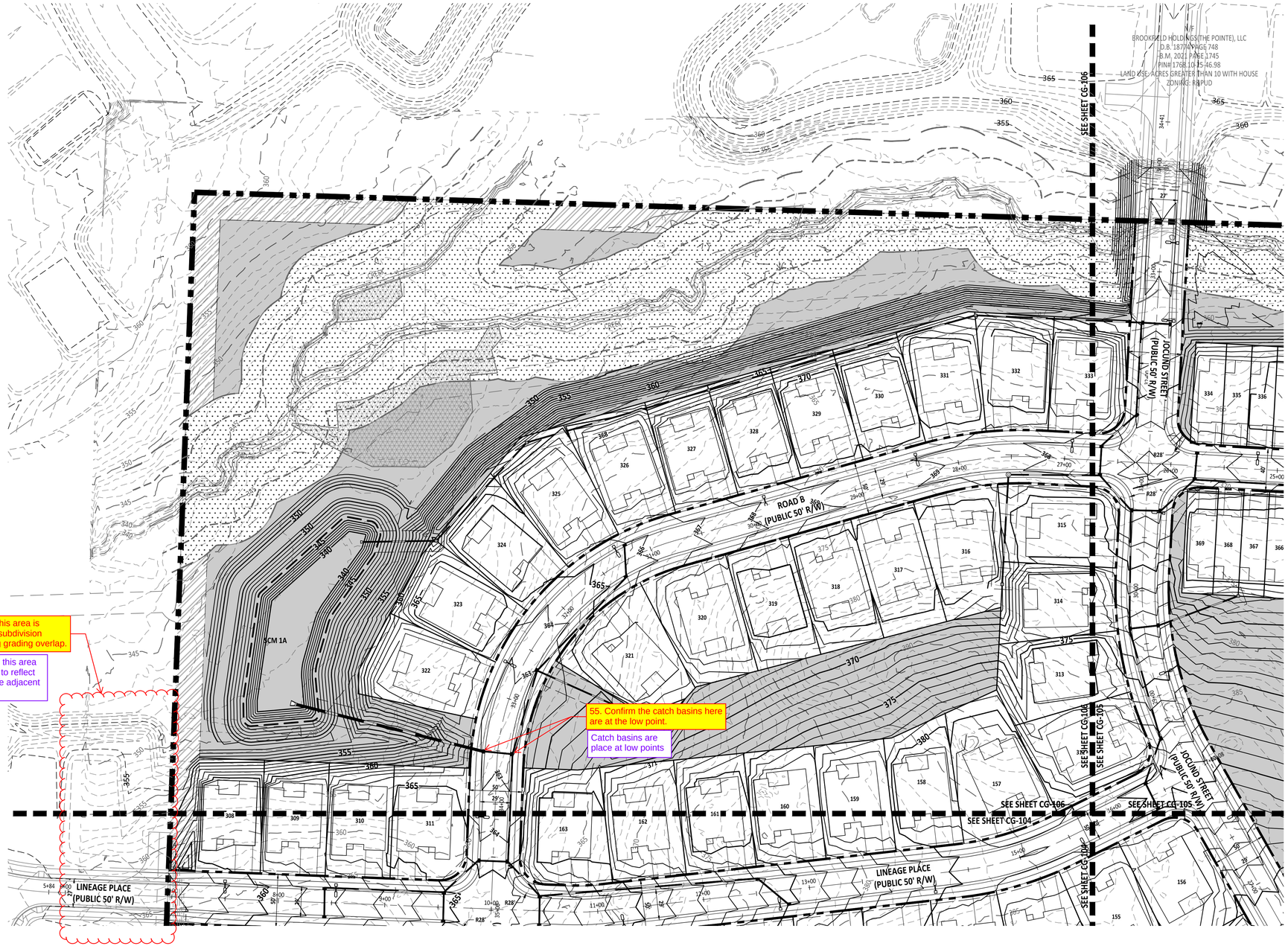
SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-105

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-24-07

Z:\Jobs\23-0004 Merritt Property 8855\Revit_Working Dwgs\Sheets\Preliminary Set\CG-105 Grading and Drainage (50 Scale).dwg
2025-02-04



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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

SHEET TITLE:
GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:
CG-106

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

Z:\Jobs\23-0004 Merritt Property @RDU\Dwgs_Working Dwgs\Sheets\Preliminary Set\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.

Existing grading in this area has been updated to reflect the grading that the adjacent subdivision has

57. Catch basins are not within the curb.

Catch basins have been moved to within the roadway

ROAD J (PUBLIC 50' R/W)

ROAD K (PUBLIC 50' R/W)

FETCHING PLACE (PUBLIC 60' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

ROAD L (PUBLIC 50' R/W)

SCM 6

COMMERCIAL/RETAIL 5.18 AC

SEE SHEET CG-102

SEE SHEET CG-108

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering

American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
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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-107

North Carolina 811 Know what's below. Call before you dig.
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property #85\Revit_ Working Dwgs\Sheets\Preliminary Set\CG-107 Grading and Drainage (50 Scale).dwg

2025-02-04

SEE SHEET CG-107

SEE SHEET CG-102

SEE SHEET CG-102

FOWLER ROAD (PUBLIC 110' R/W)

ROAD A (PUBLIC 50' R/W)

ROAD B (PUBLIC 50' R/W)

ROAD C (PUBLIC 50' R/W)

ROAD D (PUBLIC 50' R/W)

FETCHING PLACE (PUBLIC 60' R/W)

SCM 6

SCM 5A

SCM 5B

10' ASPHALT GREENWAY

10' ASPHALT GREENWAY

30' GREENWAY/SANITARY EASEMENT

SWAMP

SWAMP

POND

S69° 45' 58" W
602.02

L=50.28'
R=230.00'

L=841.58'
R=1200.00

L=343'
R=1200.00

N28° 45' 29" E
178.29'

R50'

R50'

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

Easement for this pond has been adjusted to fit the pond

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

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

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

SHEET TITLE:

GRADING AND DRAINAGE (50 SCALE)

SHEET NO.:

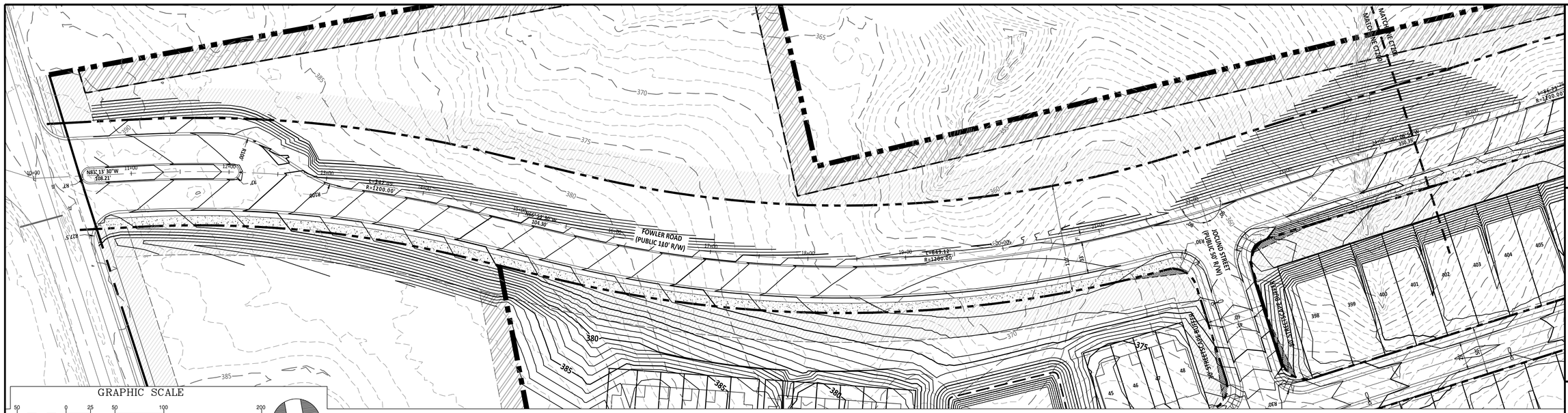
CG-108

North 811 Carolina 1-Call

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

Z:\Jobs\23-0004 Merritt Property BRD\dwg_Working Dwgs\Sheets\Preliminary Set\CG-108 Grading and Drainage (50 Scale).dwg

2025-02-04



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = ft 50

FOWLER ROAD PLAN AND PROFILE



PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
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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:	
DRAWN BY:	EDS
DATE:	12/02/2024

SHEET TITLE:

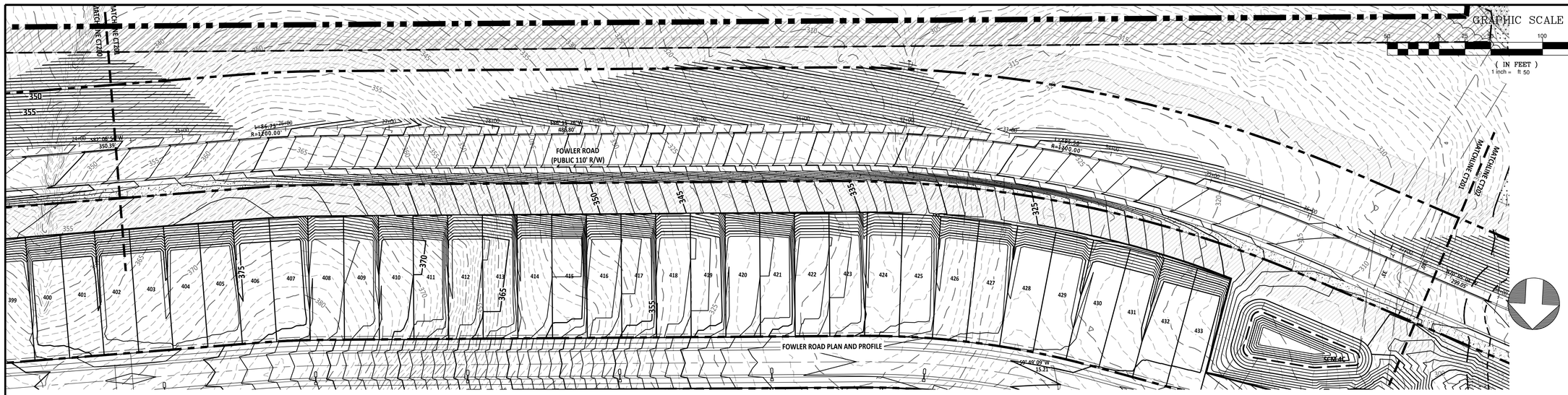
FOWLER ROAD
PLAN AND
PROFILE (1 OF 4)

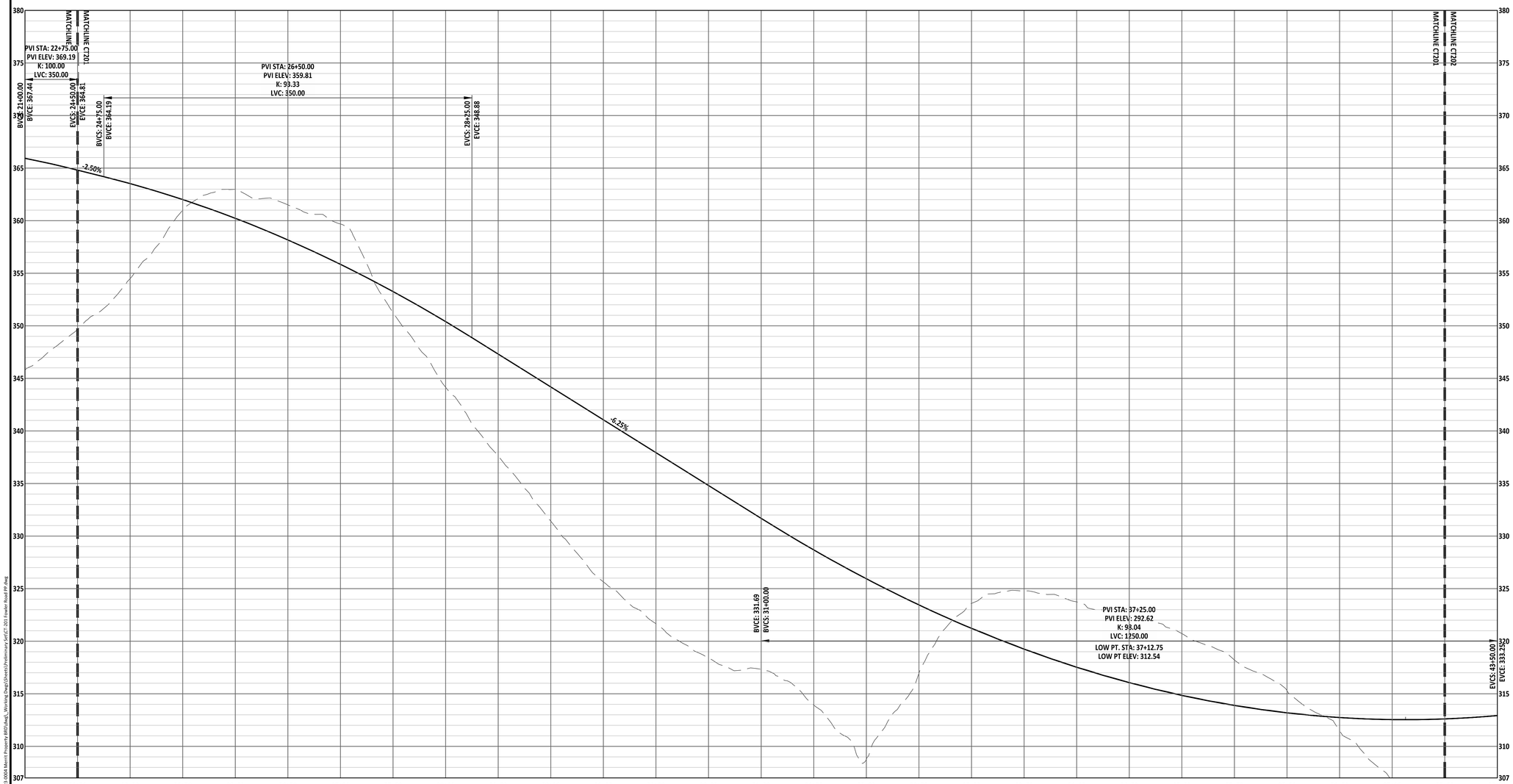
SHEET NO.:

CT-200

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

Z:\Jobs\23-0004 Merrit Property (BRD)\Dwg_Working Dwgs\Sheets\Preliminary Set\CT-200 Fowler Road PP.dwg
2025-02-04





PROJECT NUMBER = PSP-24-07

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

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
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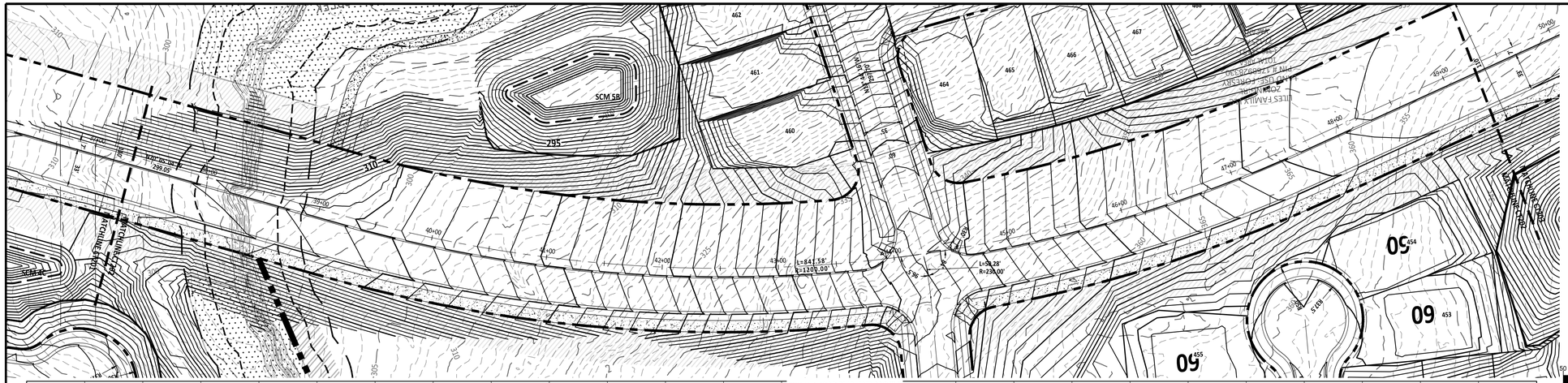
MERRITT RESERVE
FOWLER ROAD PLAN AND PROFILE (2 OF 4)
ROLESVILLE RD
WAKE COUNTY NC 27312

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

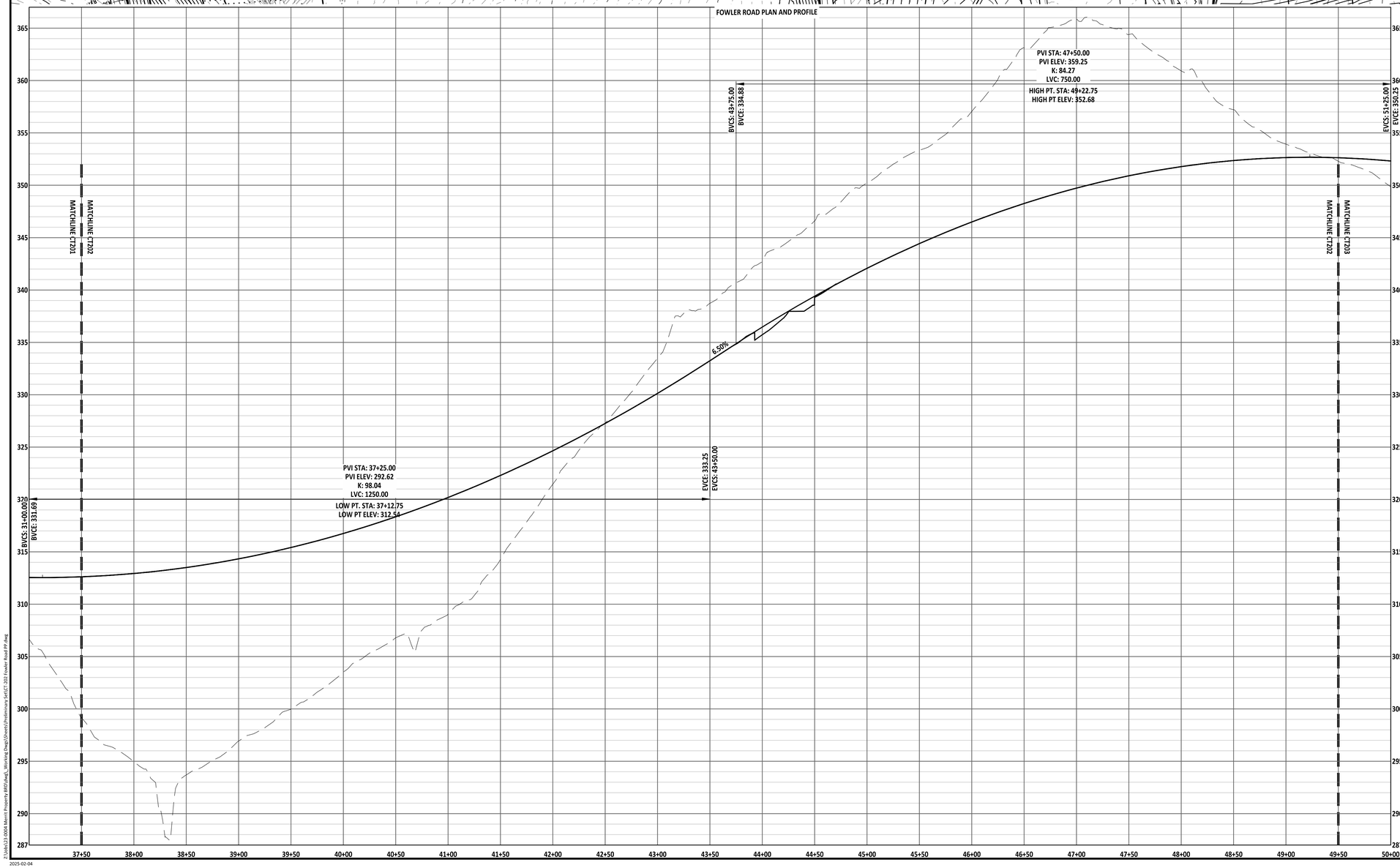
Z:\Jobs\23-0004 Merritt Property 8855\Revit_ Working Dwgs\Sheets\Preliminary Set\CT 201 Fowler Road PP.dwg
2025-02-04



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = ft 50



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MERRITT RESERVE
FOWLER ROAD PLAN AND PROFILE (3 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 (3 OF 4)

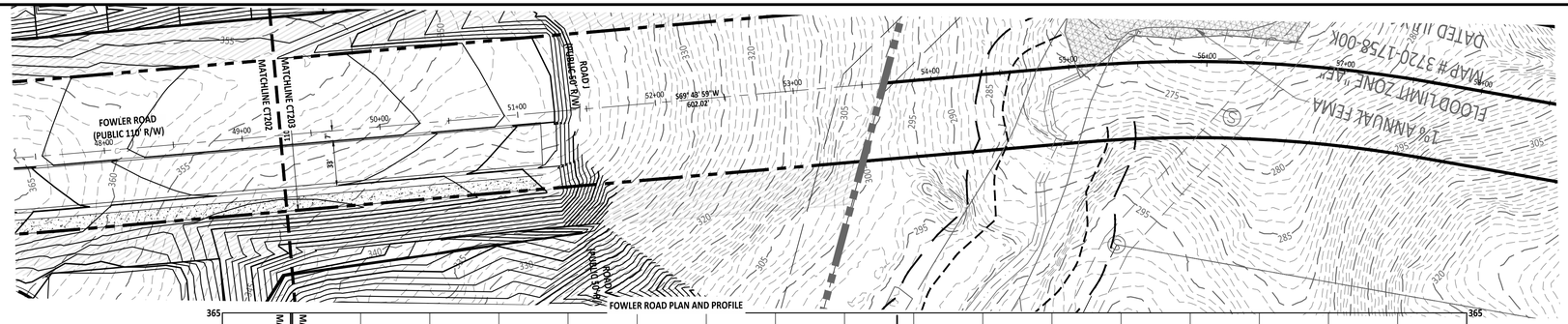
SHEET NO.:
CT-202

PROJECT NUMBER = PSP-24-07

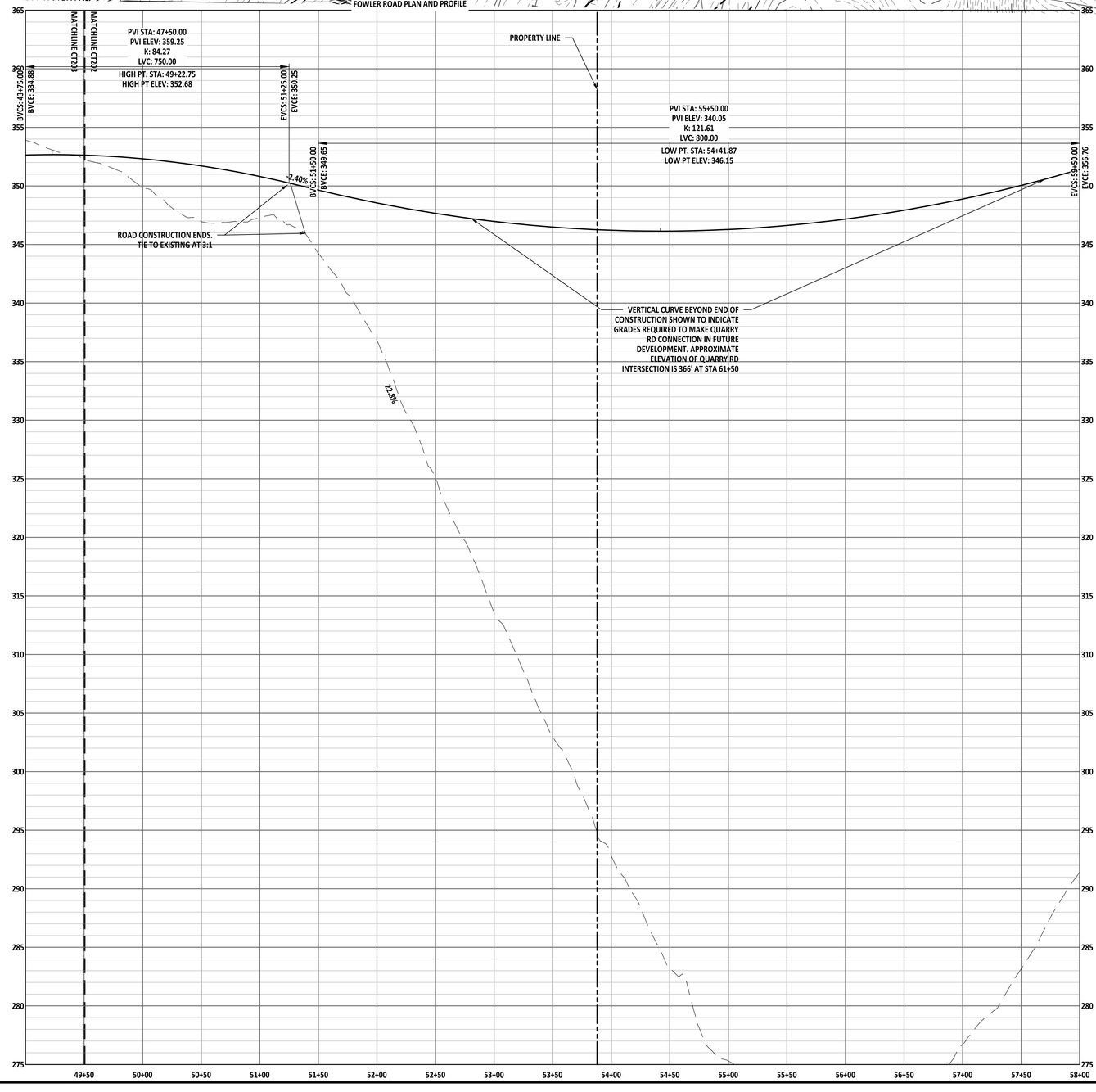
North Carolina 811
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property @RDAwgs_Working Dwgs\Sheets\Preliminary Set\CT-202 Fowler Road PP.dwg

2025-02-04



FOWLER ROAD PLAN AND PROFILE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = ft 50

PROJECT NUMBER = PSP-24-07

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

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881
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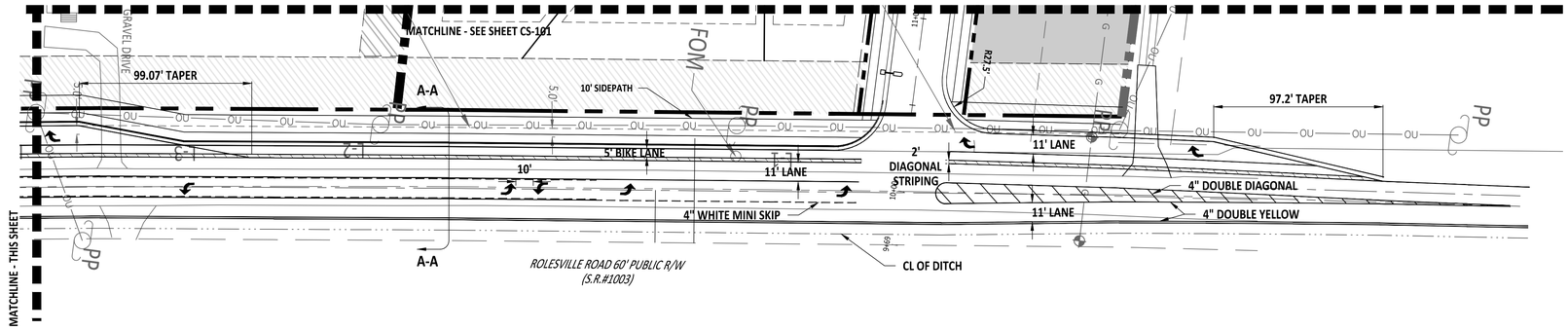
MERRITT RESERVE
FOWLER ROAD PLAN AND PROFILE (4 OF 4)
ROLESVILLE RD
WAKE COUNTY NC 27312

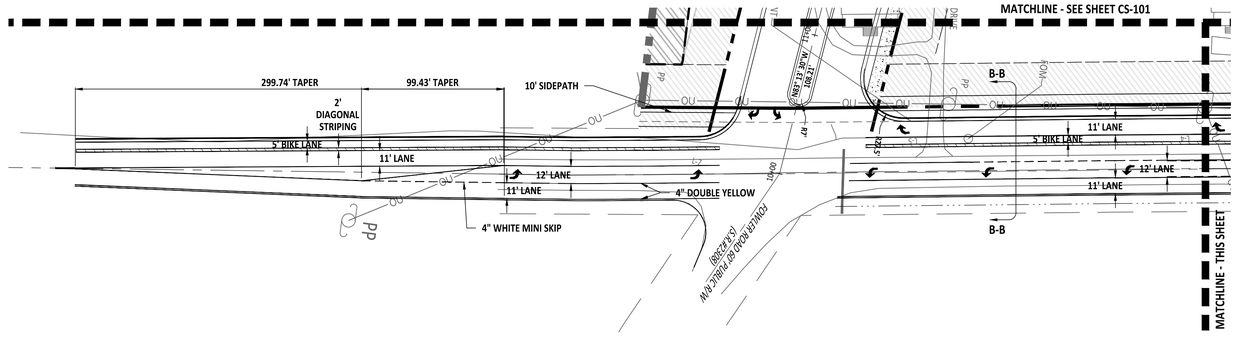
JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024

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

SHEET NO.:
CT-203

Z:\Jobs\23-0004 Merritt Property BRD\dwg_Working Dwgs\Sheets\Preliminary Set\CT-203 Fowler Road PP .dwg
2025-02-04



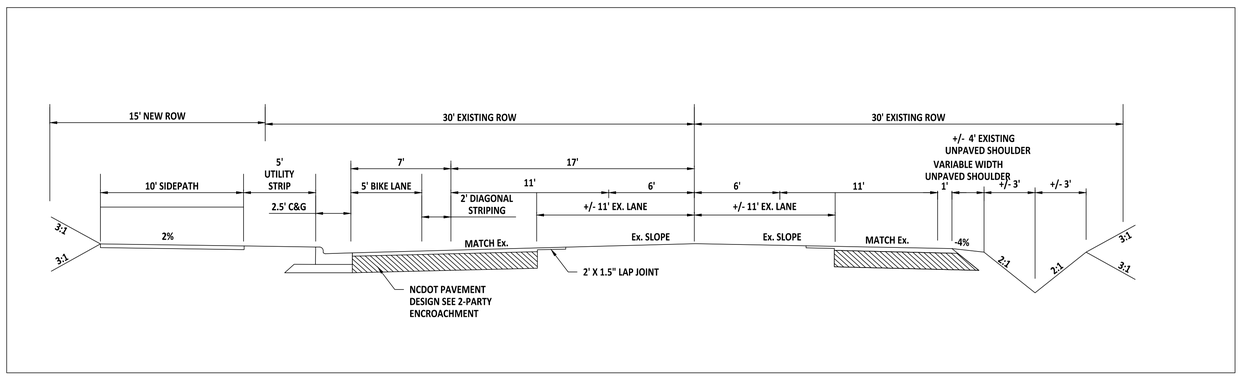


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft



ROLESVILLE ROAD TYPICAL SECTION A-A NTS

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering
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4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

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MERRITT RESERVE

STRIPING PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

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

SHEET TITLE:

STRIPING PLAN

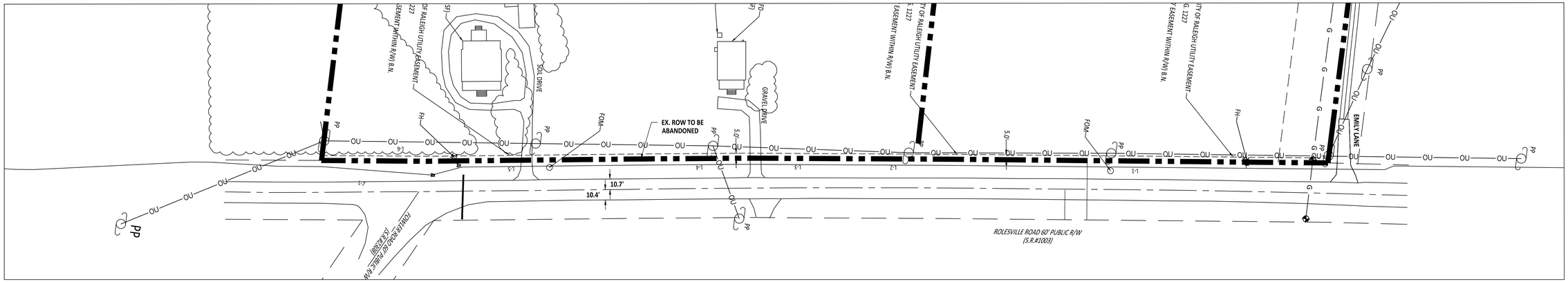
SHEET NO.:

CT-300

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

Z:\Jobs\23-0004 Merrit Property (BRD)\Dwg_Working Dwgs\Sheets\Preliminary Set\CT-300 Striping Plan.dwg

2025-02-04

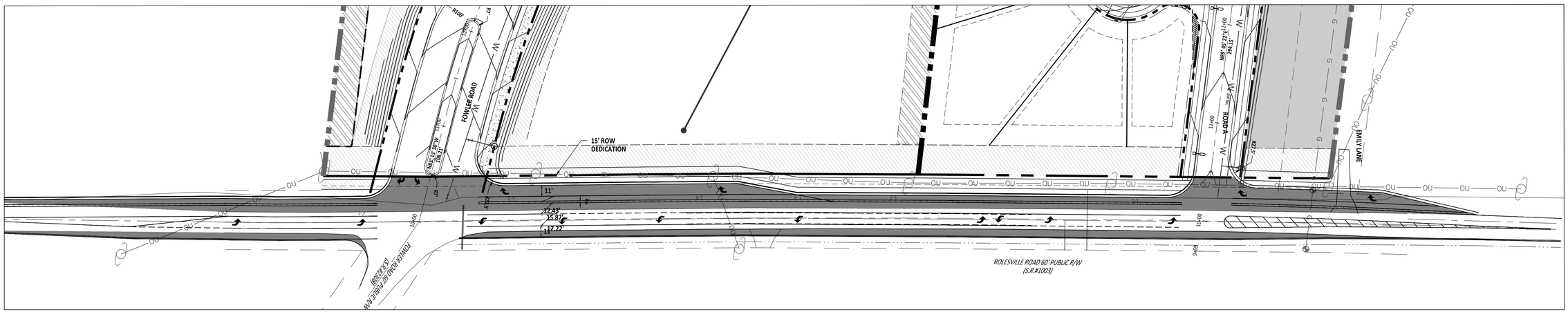


EXISTING CONDITIONS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft



IMPROVEMENTS

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
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MERRITT RESERVE
ROAD IMPROVEMENTS PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

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

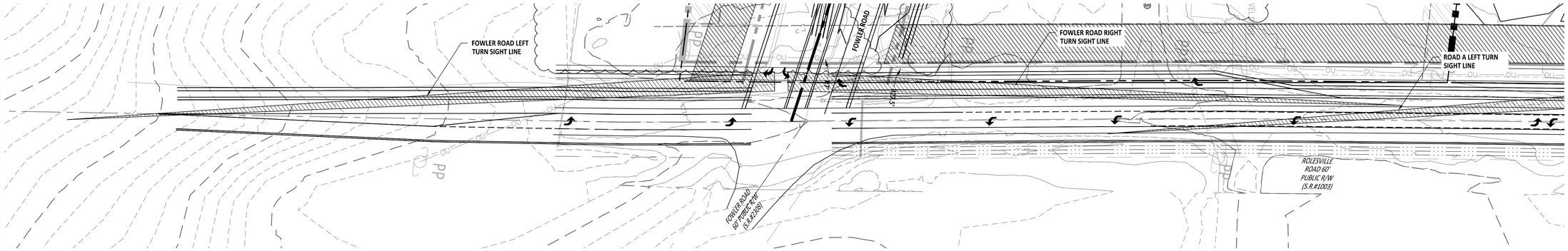
SHEET TITLE:
ROAD IMPROVEMENTS PLAN

SHEET NO.:
CT-301

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

Z:\Jobs\23-0004 Merritt Property @RDAvg_Working Dwgs\Sheets\Preliminary Set\CT-301 Road Improvement Plan.dwg

2025-02-04

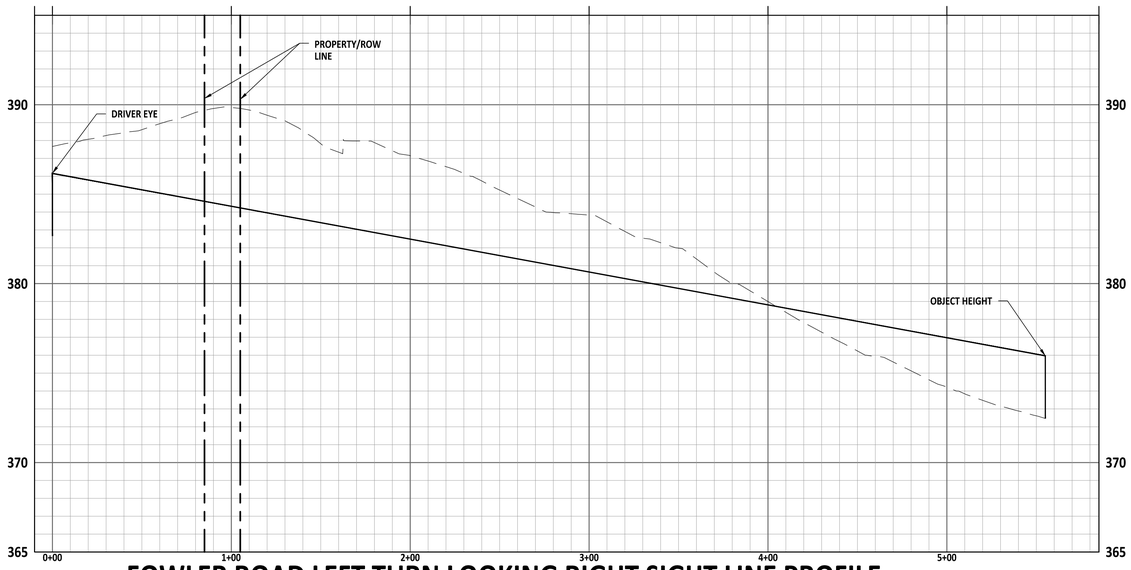


FOWLER ROAD & ROLESVILLE RD SIGHT LINE PLAN

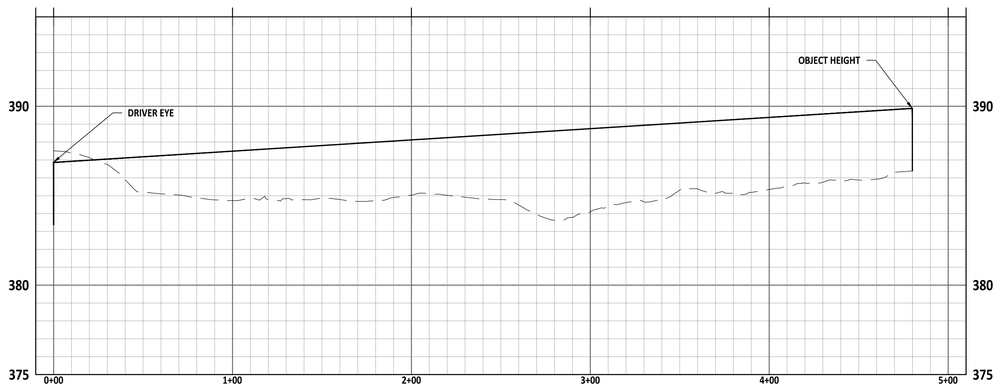
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = ft 40



FOWLER ROAD LEFT TURN LOOKING RIGHT SIGHT LINE PROFILE



FOWLER ROAD RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE

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4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3851 CERTIFICATE OF AUTHORIZATION

FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 9810 ENGINEER JOHN R. HAMMAN

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MERRITT RESERVE

FOWLER ROAD SIGHT PP

ROLESVILLE RD
WAKE COUNTY NC 27312

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

SHEET TITLE:

FOWLER ROAD SIGHT PP

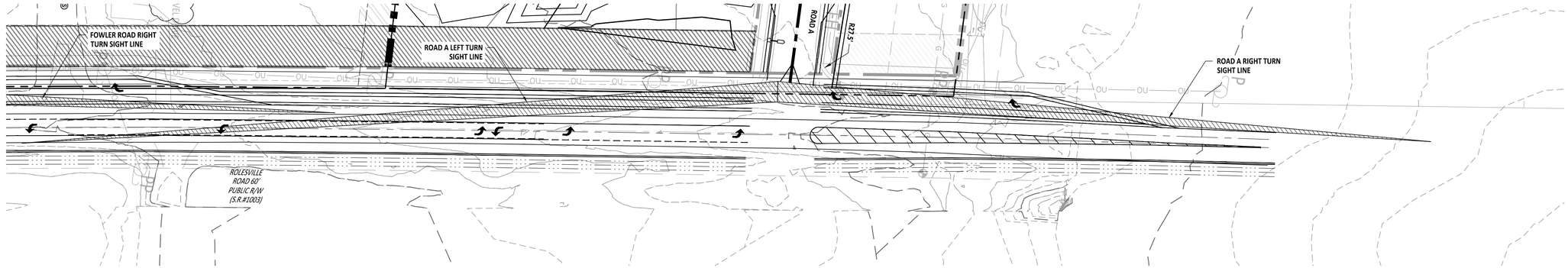
SHEET NO.:

CT-400

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

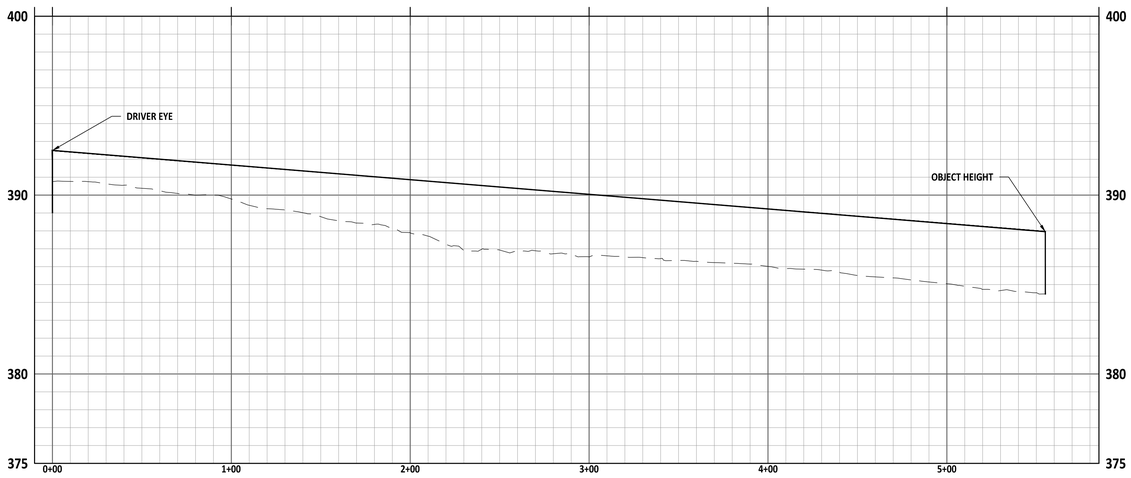
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2025-02-03

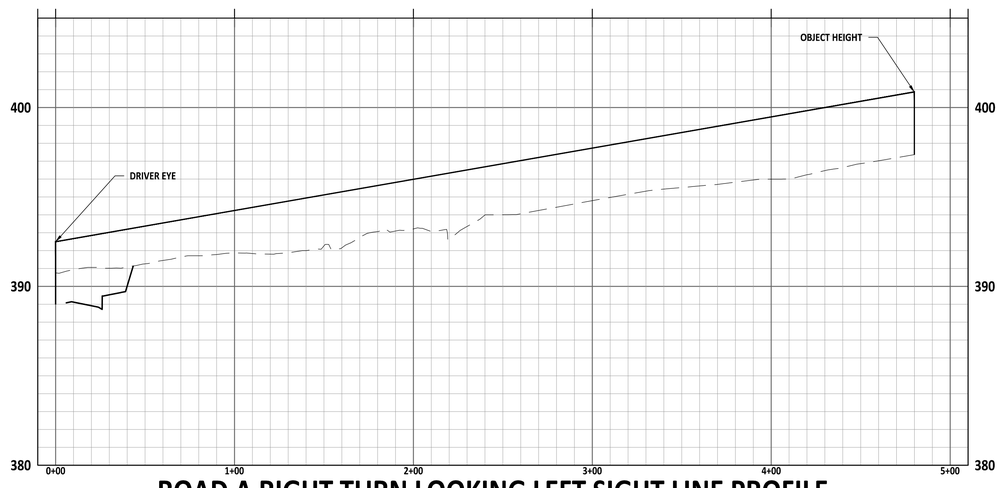


ROAD A & ROLESVILLE RD INTERSECTION SIGHT LINE PLAN

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = ft 40



ROAD A LEFT TURN LOOKING RIGHT SIGHT LINE PROFILE



ROAD A RIGHT TURN LOOKING LEFT SIGHT LINE PROFILE

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Raleigh, NC 27607
919-469-1101

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 9810 ENGINEER JOHN R. HAMMAN

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MERRITT RESERVE

ROAD A SIGHT PP

ROLESVILLE RD
WAKE COUNTY NC 27312

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

SHEET TITLE:

ROAD A SIGHT PP

SHEET NO.:

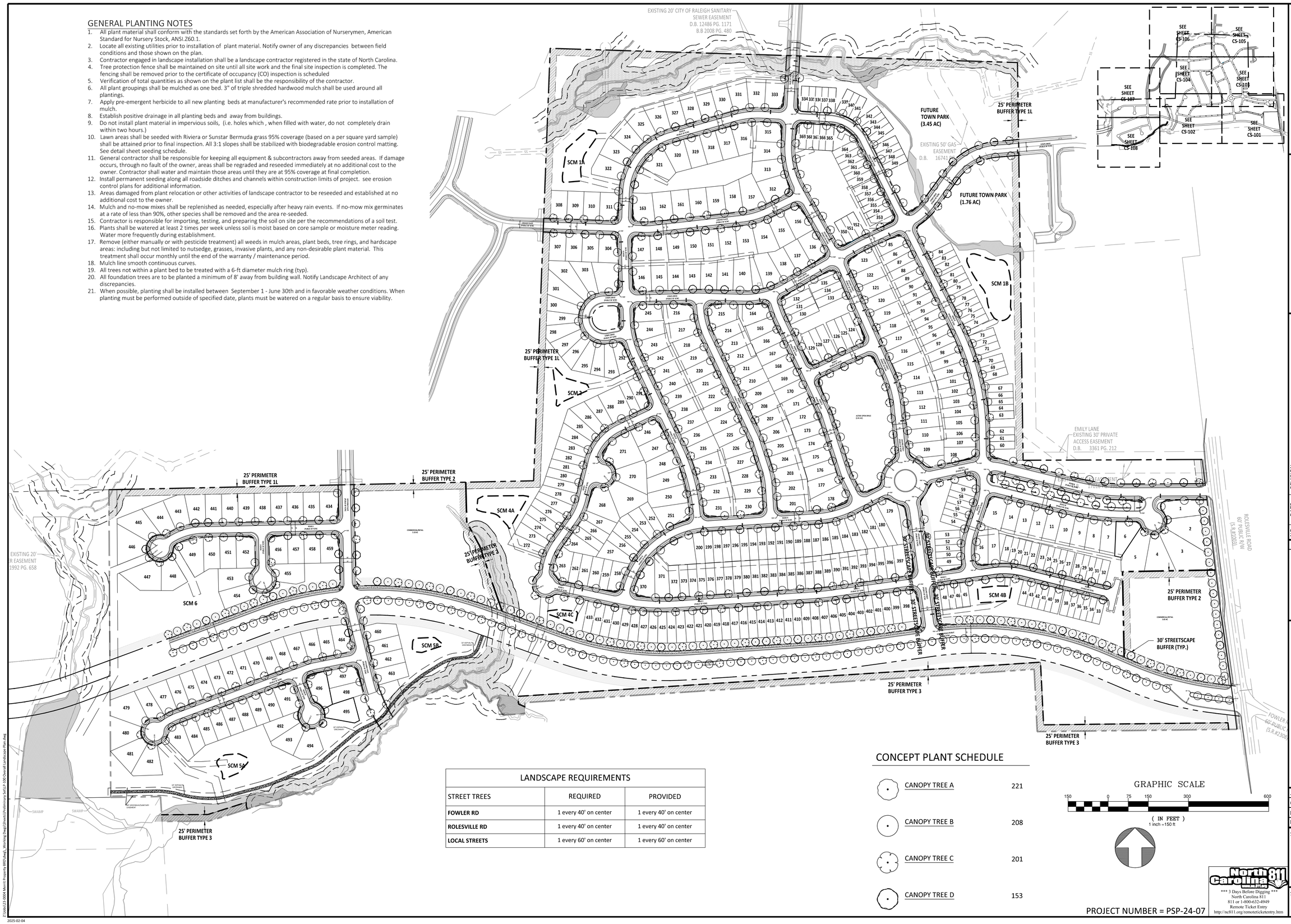
CT-401

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

Z:\Jobs\23-0004 Merrit Property (BFD)\Dwg_Working Dwgs\Sheets\Preliminary Set\CT-400 Rolesville Fowler Sight Distance PP.dwg
2025-02-03

GENERAL PLANTING NOTES

1. All plant material shall conform with the standards set forth by the American Association of Nurserymen, American Standard for Nursery Stock, ANSI.Z60.1.
2. Locate all existing utilities prior to installation of plant material. Notify owner of any discrepancies between field conditions and those shown on the plan.
3. Contractor engaged in landscape installation shall be a landscape contractor registered in the state of North Carolina.
4. 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
5. Verification of total quantities as shown on the plant list shall be the responsibility of the contractor.
6. All plant groupings shall be mulched as one bed. 3" of triple shredded hardwood mulch shall be used around all plantings.
7. Apply pre-emergent herbicide to all new planting beds at manufacturer's recommended rate prior to installation of mulch.
8. Establish positive drainage in all planting beds and away from buildings.
9. Do not install plant material in impervious soils, (i.e. holes which , when filled with water, do not completely drain within two hours.)
10. 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.
11. 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.
12. Install permanent seeding along all roadside ditches and channels within construction limits of project. see erosion control plans for additional information.
13. Areas damaged from plant relocation or other activities of landscape contractor to be reseeded and established at no additional cost to the owner.
14. 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 reseeded and the area re-seeded.
15. Contractor is responsible for importing, testing, and preparing the soil on site per the recommendations of a soil test.
16. 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.
17. 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.
18. Mulch line smooth continuous curves.
19. All trees not within a plant bed to be treated with a 6-ft diameter mulch ring (typ).
20. All foundation trees are to be planted a minimum of 8' away from building wall. Notify Landscape Architect of any discrepancies.
21. 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

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch =150 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3861 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR INFORMATION, ONLY

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

North Carolina 811 811 It's the law
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\LP-100 Overall Landscape Plan.dwg

2025-02-04