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2/26/2024 10:08 AM Merritt Reserve Properties\000\Drawings\Working Drawings\Construction Set\1 - COVER COVER.dwg  
2025-05-01

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 WASTE RECEPTACLES IN OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA.

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

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

OVERALL SITE DATA	
PIN	1768328863, 1768236815, 1758928330
DEED BOOK AND PAGE #	010194 016287 008920 02092 00777 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	LOWER NEUSE
EXISTING USAGE	AGRICULTURE
PROPOSED USAGE	MIXED USE
STREAM CLASS	C;NSW
EXISTING TREE COVERAGE	12.96 AC
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 21.47 AC (15%) PROVIDED 37.65 AC (26.3%)
40' SINGLE FAMILY 50' SINGLE FAMILY ATTACHED DWELLINGS	138 99 266 TOTAL 503
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	REQUIRED DETACHED 15' 10' 15' 15'
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	PROVIDED DETACHED 20' 10' 15' 15'

MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	REQUIRED ATTACHED 15' 5' 15' 15'
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	PROVIDED DETACHED 20' 5' 15' 15'
PARKING SPACES	PROPOSED AND REQUIRED 2 PARKING SPOTS PER UNIT FOR SINGLE FAMILY ATTACHED AND DETACHED

NOTE: PARKING CALCULATIONS FOR  
THE MAIL KIOSK WILL BE PROVIDED  
AND DONE WITH CD SUBMITTAL

RALEIGH WATER CONDITIONS:

THE FOLLOWING MUST BE COMPLETED PRIOR TO APPROVAL OF  
CONSTRUCTION DRAWINGS:

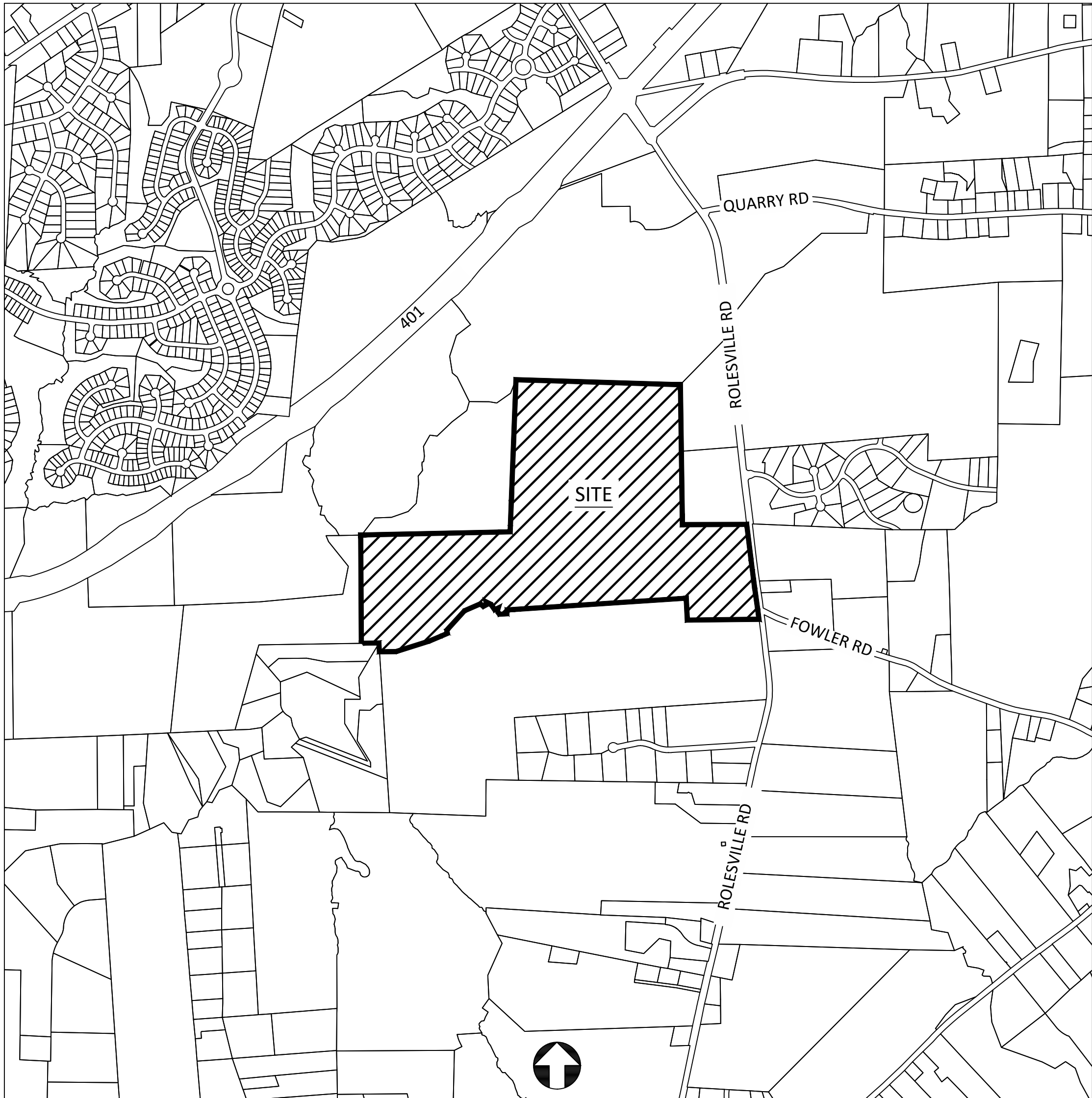
- A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH THE PUBLIC UTILITIES DESIGN MANUAL SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
- A WATER MODEL IN COMPLIANCE WITH THE PUBLIC UTILITIES DESIGN MANUAL SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
- A DEED SHALL BE RECORDED WITH RALEIGH'S DEED TEMPLATE FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION.

PROJECT NARRATIVE

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

GENERAL NOTES:

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



VICINITY MAP  
SCALE: 1"=1000'

Public Sewer Collection / Extension System	Public Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.	The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # _____	City of Raleigh Public Utilities Department Permit # _____

ATTENTION CONTRACTORS:

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

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

FAILURE TO CALL FOR INSPECTION, INSTALL A 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.

Please use the most recent Attn: Contractors note.

Please include the Raleigh public improvements table for merger towns on the cover sheet.

Sheet List Table	
Sheet Number	Sheet Title
G-001	COVER
G-002	Phasing Plan
G-003	Lot Area per Phase
G-004	General Notes
G-005 - G-008	Schedule
CV-100	Existing Conditions
CX-100	Demolition Plan
CE-100	Erosion Control Phase 1 Stage 1 Overall
CE-101 - CE-103	Erosion Control Phase 1 Stage 1
CE-110	Erosion Control Phase 1 Stage 2 Overall
CE-111 - CE-118	Erosion Control Phase 1 Stage 2
CE-120	Erosion Control Phase 1 Stage 3 Overall
CE-121 - CE-128	Erosion Control Phase 1 Stage 3
CE-130	Erosion Control Phase 1 NDPES Plan
CE-140 - CE-146	Erosion Control Plan & Profile Phase 1
CE-147	Erosion Control Culvert Crossing Phase 1
CE-200	Erosion Control Phase 2 & 3 Stage 1 Overall
CE-201 - CE-203	Erosion Control Phase 2 & 3 Stage 1
CE-210	Erosion Control Phase 2 & 3 Stage 2 Overall
CE-211 - CE-217	Erosion Control Phase 2 & 3 Stage 2
CE-220	Erosion Control Phase 2 & 3 Stage 3 Overall
CE-221 - CE-227	Erosion Control Phase 2 & 3 Stage 3
CE-230	Erosion Control Phase 2 & 3 NDPES Plan
CE-240 - CE-241	Erosion Control Culvert Crossing Phase 2 & 3
CE-500 - CE-504	Erosion Control Details
CS-100	Site Plan Overall
CS-101 - CS-109	Site Plan
CS-110	Open Space Plan
CS-200 - CS-203	Fowler Road Plan & Profile
CS-210 - CS-211	Merritt Reserve Dr Plan & Profile
CS-212	Old Millstone Court Plan & Profile
CS-220 - CS-222	Jocund Street Plan & Profile
CS-230 - CS-231	Stone Reserve Way Plan & Profile
CS-232 - CS-233	Merritt Ridge Ln Plan & Profile
CS-240 - CS-242	Davis Rock Place Plan & Profile
CS-250	Bent Iron Lane Plan & Profile
CS-251 - CS-252	Strips Plan & Profile
CS-265	Tripp Ledge Way Plan & Profile
CS-280	Split Granite Court Plan & Profile
CS-280	Lineage Place Plan & Profile
CS-290 - CS-292	Fetching Place Plan & Profile
CS-298	Deep Canyon Court Plan & Profile
CS-500 - CS-502	NCDOT Details
CS-503	Site Details
CU-100	Utility Plan Overall
CU-101 - CU-109	Utility Plan
CU-200 - CU-203	Sanitary Sewer Plan & Profile
CU-500 - CU-503	Utility Details
CG-100	Grading and Drainage Overall Plan
CG-101 - CG-109	Grading and Drainage
CG-401	SCM 1A Detail
CG-402	SCM 1B Detail
CG-403	SCM 1C Detail
CG-404	SCM 2 Detail
CG-405	SCM 4 Detail
CG-406	SCM 5A Detail
CG-407	SCM 5B Detail
CG-408	SCM 5C Detail
CG-409	SCM 6A Detail
CG-410	SCM 6B Detail
CG-411	SCM 7 Detail
CT-100	Striping Plan
CT-101	Road Improvement Plan
CT-200	Fowler Road Sight Plan & Profile
CT-201	Merritt Reserve Dr Sight Plan & Profile
LP-100	Overall Landscape Plan
LP-101 - LP-108	Landscape Plan
LP-500	Landscape Details

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL <input type="checkbox"/> S-
STORMWATER MGMT. <input type="checkbox"/> S-
FLOOD STUDY <input type="checkbox"/> S-
DATE _____
ENVIRONMENTAL CONSULTANT SIGNATURE _____

Once water and sewer design is complete, please email me for the public water and sewer permit numbers.

The public water and sewer permit blocks should be included on all the utility sheets and the plan/profile sheets.

PROPERTY OWNER:	WILLIAM MERRITT & KATHY LLAMAS 156 MONTEREY 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
SURVEYOR:	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
	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
	SAGE ECOLOGICAL SOLUTIONS CONTACT: SEAN CLARK 3707 SWIFT CREEK DRIVE RALEIGH, NC 27606 919-559-1537



PRELIMINARY



FOR INFORMATION, ONLY

NO. DATE REVISION:

STIPULATION FOR REUSE

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MERRITT RESERVE

COVER

ROLESVILLE RD  
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004  
CHECKED BY: BH  
DRAWN BY: DH/RC/SM/GE/MA/LLJ/B  
DATE: 05/01/2025  
SHEET TITLE:

COVER

SHEET NO.:  
**G-001**