

Development Plan Review Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

Planning Department Home Page: [Official Town Webpage](#)

PROJECT & PLAN INFORMATION:

<input checked="" type="checkbox"/> Preliminary Subdivision Plat (PSP) <input type="checkbox"/> Construction Infrastructure Drawings (CID)	<input type="checkbox"/> Site Development Plan (SDP) <input type="checkbox"/> Final Subdivision Plat (FSP)
Submittal #: <input type="checkbox"/> Original <input checked="" type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> Other _____ OR <input type="checkbox"/> Revision to Previously Approved (_____)	
<p>If a resubmittal, revisions to the plan must be clouded and a comment response letter must be provided for the resubmittal to be complete.</p>	
Legal Description (Book of Maps if platted, or Register of Deeds Bk/Pg if not): BK 10194 Pg. 2092	
Proposed Project Name: Merritt Reserve	Site Address: 1224 Rolesville Road, Rolesville NC
PIN(s) or REID(s): 1768.03-32-8863	Site Area (in acres): 16.745
Associated Previous Case Number(s): REZ-24-01	Current Use(s): vacant
Zoning District(s): RHCUC & GCRH	Zoning and/or Watershed Overlay(s): Lower Neuse (Harris Creek)
Proposed # of New Lots +/- 498 SF & 2 future commercial (Residential or Nonresidential):	Proposed Residential Dwelling Units: +/- 498 Proposed Residential Density: 3 un./ac
Summary Description of Proposed Use / Project: The project will consist of +/-499 single family lots with 2 future commercial properties. The property will be served by public water and sewer via extensions of the existing City of Raleigh systems. Two lanes of Fowler Rd. will be constructed through the property and stormwater will be addressed to meet Wake County stormwater requirements.	

APPLICATION REQUIREMENTS - the following documents by the submittal deadline to be considered complete and ready for review. Additional supporting documents may be requested by the TRC Staff case by case.

<input checked="" type="checkbox"/> Completed Application & Specific application checklist .	<input type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).
<input checked="" type="checkbox"/> PDF's (Flattened, < than 100MB) of any/all documents	<input type="checkbox"/> Any approved/recorded Special Use Permits, Variances, etc.
<input type="checkbox"/> FIRM panel, USGS, and Soil Survey Maps, as applicable.	<input checked="" type="checkbox"/> Traffic Impact Analysis, ITE Traffic Generation Letter, or Letter/Email from Planning staff confirming one is <u>not</u> required
<p><i>Note: INVOICE issued for the Application fee payment during the completeness check or following application review.</i></p>	

Financially Responsible Party BRD Land and Investment

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 234 Kingsley Park Dr. Suite 110 City/State/Zip Fort Mill, SC 29715
 Phone 919-346-6014 Email michaelfleming@brdland.com

Property Owner (PRINT) See Attached (if more than 1 use separate sheet)

Property Owner (Signature) _____

Mailing Address _____ City/State/Zip _____

Phone _____ Email _____

Applicant / Engineer / Architect / Attorney / Agents

Name: Michael Fleming Phone: 919-346-6014 Email: michaelfleming@brdland.com

Name: Jay Gilleece Phone: 919-606-7910 Email: jgilleece@american-ea.com

Name: Brad Haerting Phone: 919-605-5562 Email: bhaertling@american-ea.com

Property Owner's Consent & Authorization Form

For Applications where the Property Owner (detailed on previous page) is NOT THE APPLICANT or REPRESENTATIVE of the Application, complete the below Property Owner Consent and Authorization form, thereby the Property Owner is giving those stated persons permission and authority to represent their property within this Development Application. Communications will thus occur between Technical Review Committee (TRC) members and those designated persons, not the Property Owner.

This form shall be completed with each initial/1st Submittal, and when/if there are any changes to Property Ownership or designated Representatives.

If multiple Property Owners, each Owner must complete a separate copy of this form.

In the event that the Property Owner is an organization/entity, proof of signature authority (of that person) on behalf of the organization/entity (ie Secretary of State business registration proof) must be attached to this form.

Authorization by Property Owner(s)

I, Betty R. Gunz

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1224 Rolesville Rd., Rolesville NC

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # PSP-24-07

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Betty R. Gunz Date: 2-21-25

Applicant/Agent/Contact persons:	
Print:	Signature:
Michael Fleming	
Jay Gilleece	
Brad Haertling	



Development Plan Review Application

Property Owner (PRINT) Betty R. Gunz

Property Owner (Signature) Betty R. Gunz

Mailing Address 1409 Maryland Ave.

City/State/Zip Charlotte, NC 28209

Phone 919-272-0626

Email _____

Town of Rolesville Planning

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