

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"/> Site Development Plan (SDP)
<input type="checkbox"/> Construction Infrastructure Drawings (CID)	<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 (_____) If a resubmittal, revisions to the plan must be clouded and a comment response letter must be provided for the resubmittal to be complete.	
Legal Description (Book of Maps if platted, or Register of Deeds Bk/Pg if not): 016287 Pg. 00077	
Proposed Project Name: Merritt Reserve	Site Address: 6200 Emily Ln , Wake Forest, NC 27587
PIN(s) or REID(s): 1768-23-6815	Site Area (in acres): 98.166
Associated Previous Case Number(s): REZ-24-01	Current Use(s): vacant
Zoning District(s): RHCUC	Zoning and/or Watershed Overlay(s): Lower Neuse (Harris Creek)
Proposed # of New Lots 503 Sf & 2 non residential (Residential or Nonresidential):	Proposed Residential Dwelling Units; +/- 498 Proposed Residential Density: 3 un./ac
<u>Summary Description of Proposed Use / Project:</u> The project will consist of +/-503 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
<i>Note: INVOICE issued for the Application fee payment during the completeness check or following application review.</i>	

Financially Responsible Party BRD Land and Investment _____

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

Mailing Address 6433 Bannington Rd. City/State/Zip Charlotte, NC 28226

Phone 919-346-6014 Email michaelfleming@brdland.com

Property Owner (PRINT) William Merritt & Kathy Llamas (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: 919-606-7901 Email: jgilleece@american-ea.com

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



Development Plan Review Application

Deceased - signed by executor of will,
Kathryn Llamas

Property Owner (PRINT) William Merritt

Property Owner (Signature) *William Merritt*

Mailing Address 156 Monterey St City/State/Zip Poinciana, FL 34759

Phone _____ Email willmerritt8@gmail.com; kllamas@gmail.com

Property Owner (PRINT) Kathy Llamas

Property Owner (Signature) *Kathryn Ayson Llamas*

Mailing Address 156 Monterey St City/State/Zip Poinciana, FL 34759

Phone _____ Email willmerritt8@gmail.com; kllamas@gmail.com



Development Plan Review Application

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, William Merritt and Kathy Llamas _____,

(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 6200 Emily Ln , Wake Forest, NC 27587 _____ ,

(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: William Merritt Deceased - signed by executor of will, Kathryn Llamas Date: 04/10/2025

Property Owner's Signature: Kathryn Ayson Llamas Date: 04/10/2025

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

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