

Z:\06\13-0008 Merritt Property Bldg\Draw\Working\Draw\Sheet\0 Preliminary Set\G-003 Lot Area Per Phase.dwg

PHASE 1		
Number	Area	
1	10138.05 Sq. Ft.	
2	14802.26 Sq. Ft.	
3	16557.16 Sq. Ft.	
4	13404.20 Sq. Ft.	
5	11619.83 Sq. Ft.	
6	6869.12 Sq. Ft.	
7	6486.62 Sq. Ft.	
8	6294.22 Sq. Ft.	
9	6178.29 Sq. Ft.	
10	6113.67 Sq. Ft.	
11	6195.15 Sq. Ft.	
12	6276.63 Sq. Ft.	
13	6320.30 Sq. Ft.	
14	8435.19 Sq. Ft.	
15	6762.75 Sq. Ft.	
16	5682.39 Sq. Ft.	
17	2755.00 Sq. Ft.	
18	2280.00 Sq. Ft.	
19	2280.00 Sq. Ft.	
20	2280.00 Sq. Ft.	
21	2755.00 Sq. Ft.	
22	2755.00 Sq. Ft.	
23	2280.00 Sq. Ft.	
24	2280.00 Sq. Ft.	
25	2280.00 Sq. Ft.	
26	2755.00 Sq. Ft.	
27	2755.00 Sq. Ft.	
28	2280.00 Sq. Ft.	
29	2280.00 Sq. Ft.	
30	2280.00 Sq. Ft.	
31	2755.00 Sq. Ft.	
32	2755.00 Sq. Ft.	
33	2280.00 Sq. Ft.	
34	2280.00 Sq. Ft.	
35	2280.00 Sq. Ft.	
36	2280.00 Sq. Ft.	
37	2755.00 Sq. Ft.	
38	2755.00 Sq. Ft.	
39	2280.00 Sq. Ft.	
40	2280.00 Sq. Ft.	
41	2280.00 Sq. Ft.	
42	2755.00 Sq. Ft.	
43	2755.00 Sq. Ft.	
44	2280.00 Sq. Ft.	
45	2280.00 Sq. Ft.	
46	2755.00 Sq. Ft.	
47	2755.00 Sq. Ft.	
48	2280.00 Sq. Ft.	
49	2280.00 Sq. Ft.	
50	2280.00 Sq. Ft.	
51	2755.00 Sq. Ft.	
52	2755.00 Sq. Ft.	
53	2280.00 Sq. Ft.	
54	2280.00 Sq. Ft.	
55	2287.55 Sq. Ft.	
56	2272.45 Sq. Ft.	
57	2755.00 Sq. Ft.	
58	2754.99 Sq. Ft.	
59	2279.99 Sq. Ft.	
60	2755.00 Sq. Ft.	
61	2755.00 Sq. Ft.	
62	2280.00 Sq. Ft.	
63	2280.00 Sq. Ft.	
64	2280.00 Sq. Ft.	
65	2755.00 Sq. Ft.	
66	2755.00 Sq. Ft.	
67	2280.67 Sq. Ft.	
68	2755.00 Sq. Ft.	
69	2755.00 Sq. Ft.	

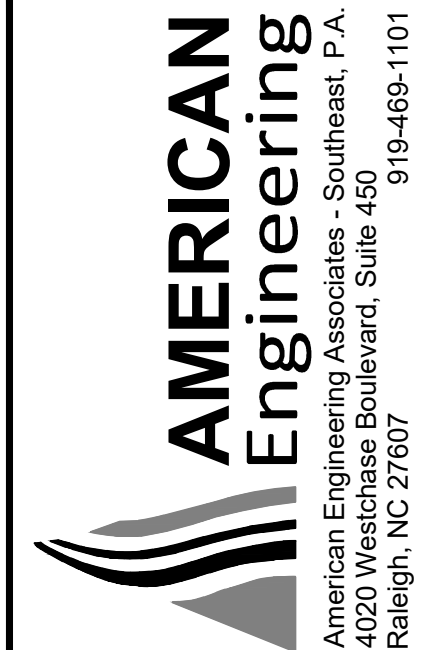
PHASE 1		
Number	Area	
70	2279.99 Sq. Ft.	
71	2754.99 Sq. Ft.	
72	2755.00 Sq. Ft.	
73	2280.00 Sq. Ft.	
74	2280.00 Sq. Ft.	
75	2280.00 Sq. Ft.	
76	2754.59 Sq. Ft.	
77	2755.00 Sq. Ft.	
78	2279.99 Sq. Ft.	
79	2754.99 Sq. Ft.	
80	2755.00 Sq. Ft.	
81	2279.99 Sq. Ft.	
82	2754.99 Sq. Ft.	
83	2755.00 Sq. Ft.	
84	2280.00 Sq. Ft.	
85	2280.00 Sq. Ft.	
86	2755.00 Sq. Ft.	
87	2755.00 Sq. Ft.	
88	2280.00 Sq. Ft.	
89	2280.00 Sq. Ft.	
90	2755.00 Sq. Ft.	
91	2755.00 Sq. Ft.	
92	2280.00 Sq. Ft.	
93	2755.00 Sq. Ft.	
94	2755.00 Sq. Ft.	
95	2280.00 Sq. Ft.	
96	2280.00 Sq. Ft.	
97	2280.00 Sq. Ft.	
98	2755.00 Sq. Ft.	
99	2755.00 Sq. Ft.	
100	2280.00 Sq. Ft.	
101	2755.00 Sq. Ft.	
102	2755.00 Sq. Ft.	
103	2280.00 Sq. Ft.	
104	2280.00 Sq. Ft.	
105	2280.00 Sq. Ft.	
106	2280.00 Sq. Ft.	
107	2755.00 Sq. Ft.	
108	2755.00 Sq. Ft.	
109	2280.00 Sq. Ft.	
110	2280.00 Sq. Ft.	
111	2280.00 Sq. Ft.	
112	2280.00 Sq. Ft.	
113	2755.00 Sq. Ft.	
114	2755.00 Sq. Ft.	
115	2280.00 Sq. Ft.	
116	2280.00 Sq. Ft.	
117	2280.00 Sq. Ft.	
118	2755.00 Sq. Ft.	
119	5081.43 Sq. Ft.	
120	4020.93 Sq. Ft.	
121	4043.44 Sq. Ft.	
122	4015.16 Sq. Ft.	
123	3979.91 Sq. Ft.	
124	4083.06 Sq. Ft.	
125	4046.63 Sq. Ft.	
126	4150.96 Sq. Ft.	
127	4113.35 Sq. Ft.	
128	4218.87 Sq. Ft.	
129	4221.40 Sq. Ft.	
130	4271.85 Sq. Ft.	
131	4641.42 Sq. Ft.	
132	4682.56 Sq. Ft.	
133	4660.78 Sq. Ft.	
134	4970.86 Sq. Ft.	
135	4620.10 Sq. Ft.	
136	4569.33 Sq. Ft.	
137	5150.04 Sq. Ft.	
138	4623.73 Sq. Ft.	

PHASE 1		
Number	Area	
139	5688.41 Sq. Ft.	
140	4175.96 Sq. Ft.	
141	4069.31 Sq. Ft.	
142	6172.48 Sq. Ft.	
143	7347.34 Sq. Ft.	
144	7062.67 Sq. Ft.	
145	7015.40 Sq. Ft.	
146	7076.87 Sq. Ft.	
147	7656.74 Sq. Ft.	
148	7456.88 Sq. Ft.	
149	6835.25 Sq. Ft.	
150	6552.56 Sq. Ft.	
151	6517.77 Sq. Ft.	
152	6465.75 Sq. Ft.	
153	6413.73 Sq. Ft.	
154	6361.71 Sq. Ft.	
155	6309.68 Sq. Ft.	
156	6257.66 Sq. Ft.	
157	7687.13 Sq. Ft.	
158	7498.37 Sq. Ft.	
159	7238.83 Sq. Ft.	
160	7360.21 Sq. Ft.	
161	6594.91 Sq. Ft.	
162	6557.50 Sq. Ft.	
163	6557.50 Sq. Ft.	
164	6557.50 Sq. Ft.	
165	7446.74 Sq. Ft.	
166	8341.25 Sq. Ft.	
167	7593.09 Sq. Ft.	
168	7474.70 Sq. Ft.	
169	7834.87 Sq. Ft.	
170	9036.01 Sq. Ft.	
171	8212.67 Sq. Ft.	
172	6970.08 Sq. Ft.	
173	7038.42 Sq. Ft.	
174	7106.75 Sq. Ft.	
175	8019.17 Sq. Ft.	
176	8123.63 Sq. Ft.	
177	7363.65 Sq. Ft.	
178	8003.09 Sq. Ft.	
179	8688.53 Sq. Ft.	
180	9280.85 Sq. Ft.	
181	7088.44 Sq. Ft.	
182	7023.49 Sq. Ft.	
183	7068.00 Sq. Ft.	
184	7112.52 Sq. Ft.	
185	7561.69 Sq. Ft.	
186	8541.46 Sq. Ft.	
187	7416.56 Sq. Ft.	
188	6487.19 Sq. Ft.	
189	6487.19 Sq. Ft.	
190	6487.17 Sq. Ft.	
191	6553.73 Sq. Ft.	
192	6475.71 Sq. Ft.	
193	6573.06 Sq. Ft.	
194	7550.87 Sq. Ft.	
195	7155.80 Sq. Ft.	
196	6685.86 Sq. Ft.	
197	7110.42 Sq. Ft.	
198	7456.88 Sq. Ft.	
199	7722.31 Sq. Ft.	
200	7598.94 Sq. Ft.	
201	7841.08 Sq. Ft.	
202	8727.57 Sq. Ft.	
203	7739.95 Sq. Ft.	
204	8284.77 Sq. Ft.	
205	7349.25 Sq. Ft.	
206	6451.36 Sq. Ft.	
207	6451.36 Sq. Ft.	

PHASE 1		
Number	Area	
208	6682.79 Sq. Ft.	
209	6623.96 Sq. Ft.	
210	7212.98 Sq. Ft.	
211	8601.45 Sq. Ft.	
212	8573.36 Sq. Ft.	
213	6850.11 Sq. Ft.	
214	6710.22 Sq. Ft.	
215	7676.13 Sq. Ft.	
216	3827.18 Sq. Ft.	
217	3248.00 Sq. Ft.	
218	3828.00 Sq. Ft.	
219	4122.75 Sq. Ft.	
220	3500.00 Sq. Ft.	
221	4125.58 Sq. Ft.	
222	4125.00 Sq. Ft.	
223	3500.00 Sq. Ft.	
224	4123.15 Sq. Ft.	
225	3981.23 Sq. Ft.	
226	3368.20 Sq. Ft.	
227	3873.99 Sq. Ft.	
228	6346.83 Sq. Ft.	
229	5824.00 Sq. Ft.	
230	5824.00 Sq. Ft.	
231	5824.00 Sq. Ft.	
232	5824.00 Sq. Ft.	
233	5824.00 Sq. Ft.	
234	5824.00 Sq. Ft.	
235	5824.00 Sq. Ft.	
236	6403.96 Sq. Ft.	
237	5886.20 Sq. Ft.	
238	5886.20 Sq. Ft.	
239	5886.20 Sq. Ft.	
240	7762.45 Sq. Ft.	
241	10005.18 Sq. Ft.	
242	7316.33 Sq. Ft.	
243	6502.16 Sq. Ft.	
244	6676.51 Sq. Ft.	
245	6007.27 Sq. Ft.	
246	5824.00 Sq. Ft.	
247	6350.10 Sq. Ft.	
248	5842.89 Sq. Ft.	
249	5824.00 Sq. Ft.	
250	5824.00 Sq. Ft.	
251	5824.00 Sq. Ft.	
252	5824.00 Sq. Ft.	
253	5824.00 Sq. Ft.	
254	5824.00 Sq. Ft.	
255	6028.51 Sq. Ft.	
256	8814.76 Sq. Ft.	
257	7458.98 Sq. Ft.	
258	7327.76 Sq. Ft.	
259	6218.28 Sq. Ft.	
260	5936.00 Sq. Ft.	
261	5936.00 Sq. Ft.	
262	5936.00 Sq. Ft.	
263	5936.00 Sq. Ft.	
264	5936.00 Sq. Ft.	
265	5936.00 Sq. Ft.	
266	5938.89 Sq. Ft.	
267	6397.40 Sq. Ft.	
268	5807.82 Sq. Ft.	
269	6505.18 Sq. Ft.	
270	6240.89 Sq. Ft.	
271	6809.05 Sq. Ft.	
272	7511.07 Sq. Ft.	
273	6586.25 Sq. Ft.	
274	6563.70 Sq. Ft.	
275	6448.35 Sq. Ft.	
276	6445.43 Sq. Ft.	

LEGEND:

EB – EXISTING IRON PIPE
EIP – EXISTING IRON BAR
BIB – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING KP NAIL
BEPK – BENT KP NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EL – ELECTRIC BOX
FEL – FLEPHEDRA PEDFESTAL
PB – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
S – SEWER CAP-AN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FIRE – FIRE HYDRANT
– GAS POST
FOM – FIBER OPTIC MARKER
SFD – STORY FRAME DWELLING



FOR INFORMATION, ONLY

[illegible]

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

MERRITT PROPERTY
EXISTING
CONDITIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

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

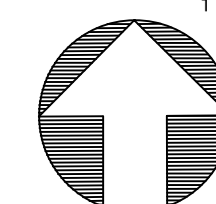
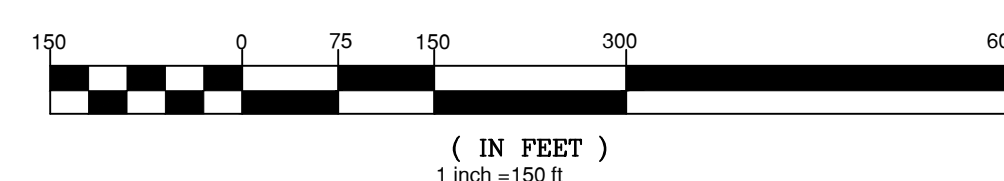
EXISTING CONDITIONS

SHEET NO.: **CV-100**

GENERAL NOTES:

- 1) SURVEY INFORMATION PROVIDED BY
CMP PROFESSIONAL LAND SURVEYOR PL
- 2) SEE SHEET CX-100 FOR DEMOLITION
PLAN

GRAPHIC SCALE



North Carolina 811
www.nc811.org

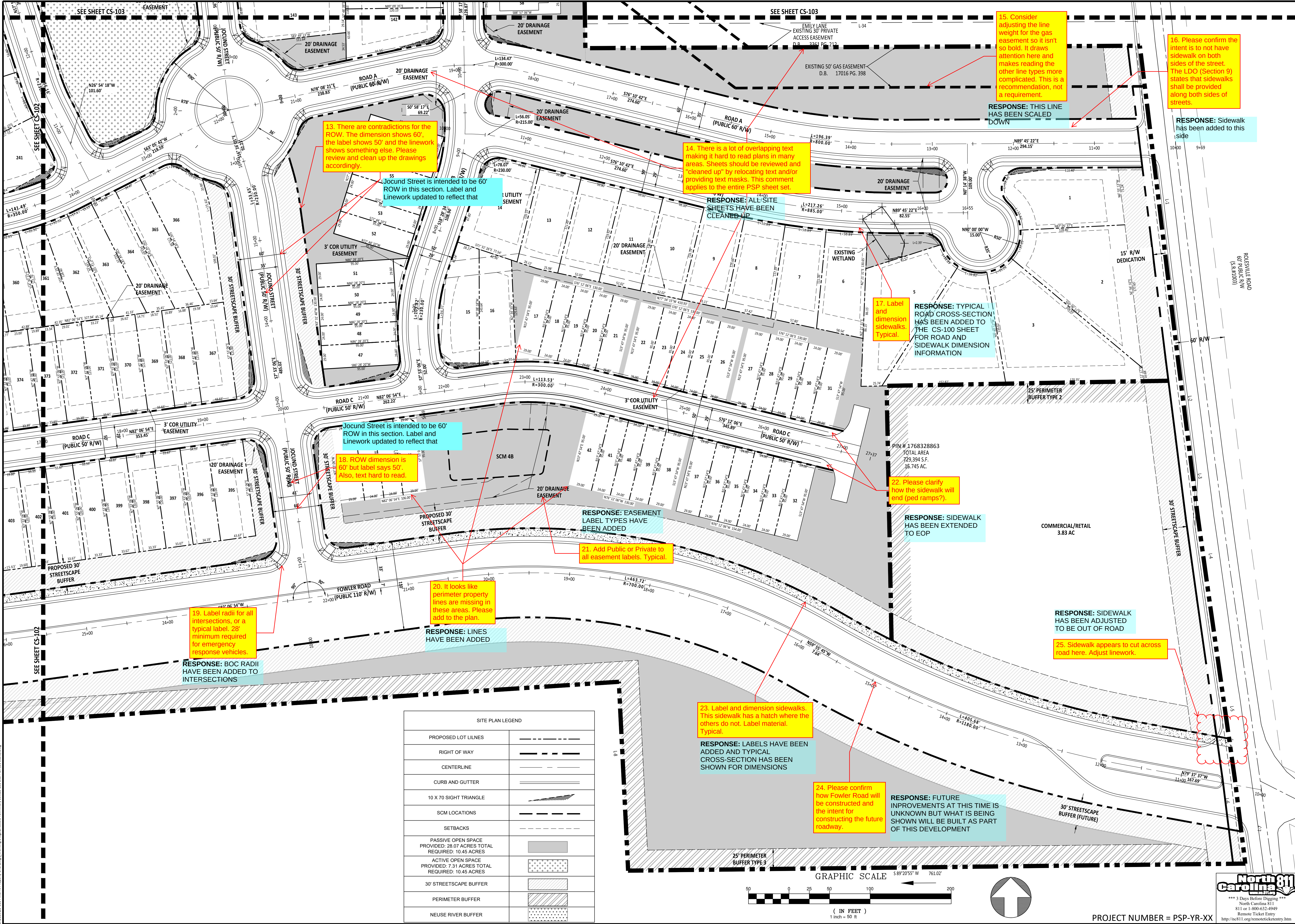
*** 3 Days Before Digging ***

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

Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

PROJECT NUMBER = PSP-YR-XX

[illegible]



AMERICAN Engineering

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

AMERICAN ENGINEERING ASSOCIATES SOUTHEAST

C-388

STATE OF NORTH CAROLINA

OFFICE OF AUTOMATICITY

PRELIMINARY

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NO.

DATE

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MERRITT PROPERTY

SITE PLAN (50 SCALE)

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004

CHECKED BY: EDS

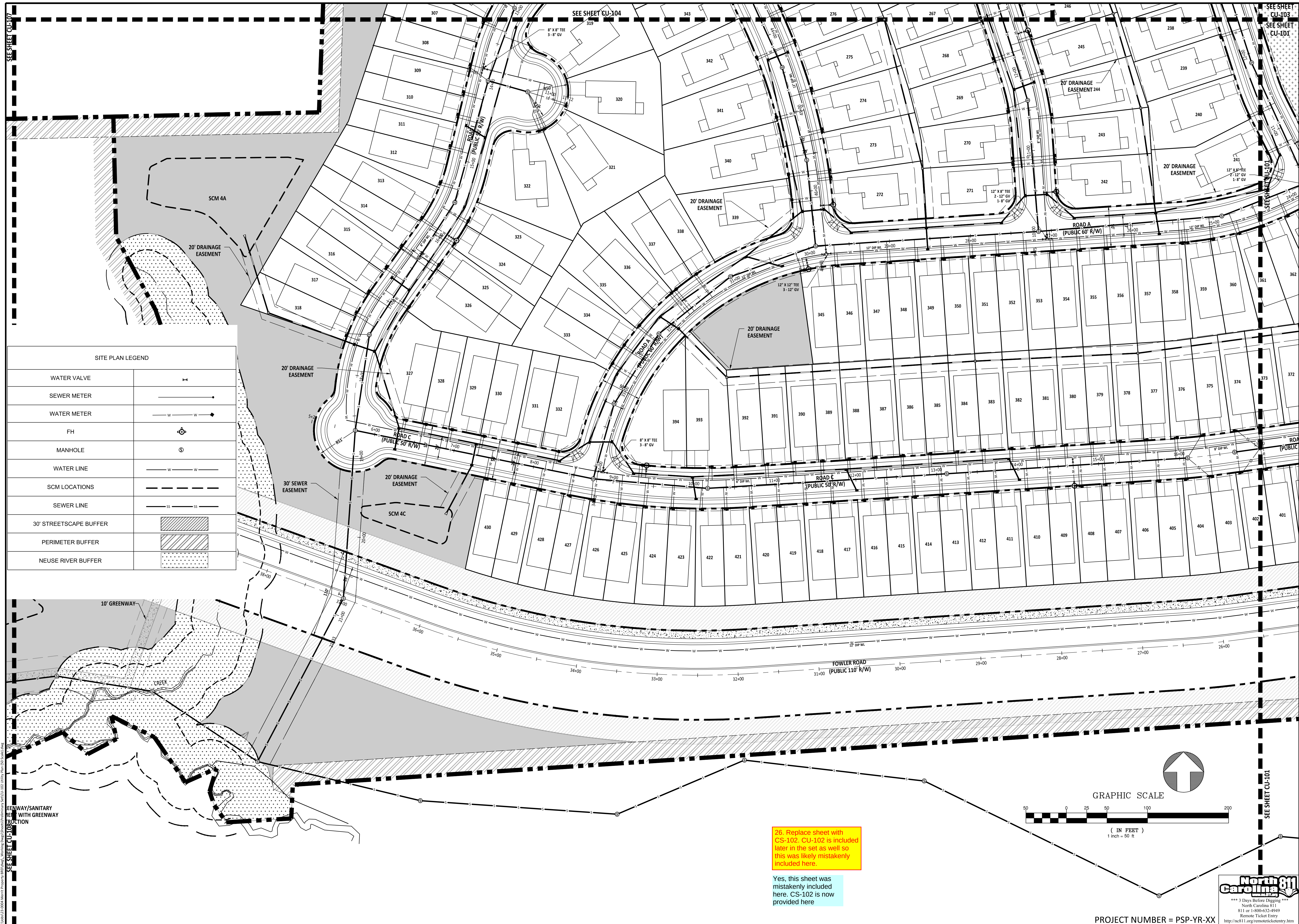
DRAWN BY: EDS

DATE: APRIL 2024

SHEET TITLE: SITE PLAN (50 SCALE)

SHEET NO.: CS-101

Z:\04\13-0008 Merritt Property (BIO)DWG\Working\Drawings\Site\CS-101 Site Plan (50 Scale).dwg



 AMERICAN Engineering American Engineering Associates - Southeast, P.A. 1000 North Carolina Boulevard, Suite 400 Raleigh, NC 27607 919-469-1101	
 PRELIMINARY	
FOR INFORMATION ONLY	
NO.	
DATE	
REVISION:	
STIPULATION FOR REUSE	
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MERRITT PROPERTY WAKE COUNTY NC 27312 UTILITY PLAN (50 SCALE) ROLESVILLE RD	
JOB NUMBER: 23-0004	
CHECKED BY:	
DRAWN BY: EDS	
DATE: APRIL 2024	
SHEET TITLE:	
UTILITY PLAN (50 SCALE)	
SHEET NO.: CU-102	

FOR INFORMATION, ONLY

[illegible]

STIPULATION FOR REUSE

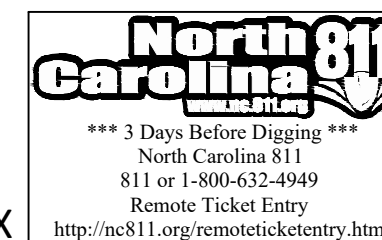
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MERRITT PROPERTY
SITE PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

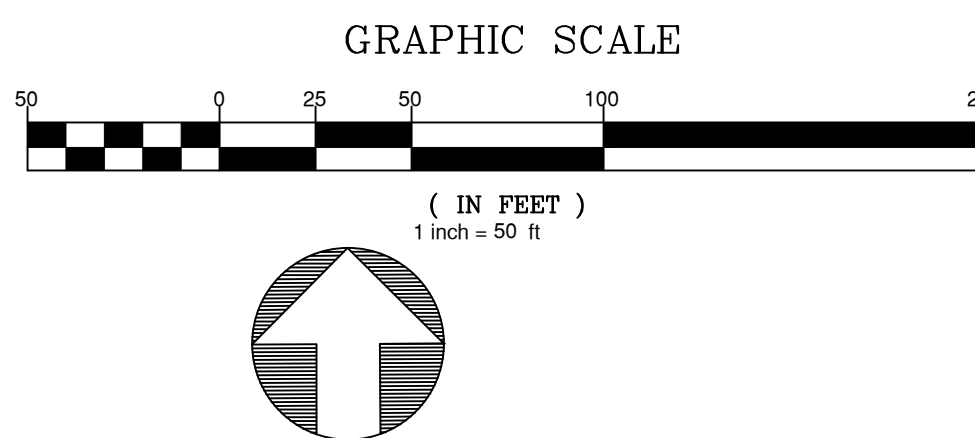
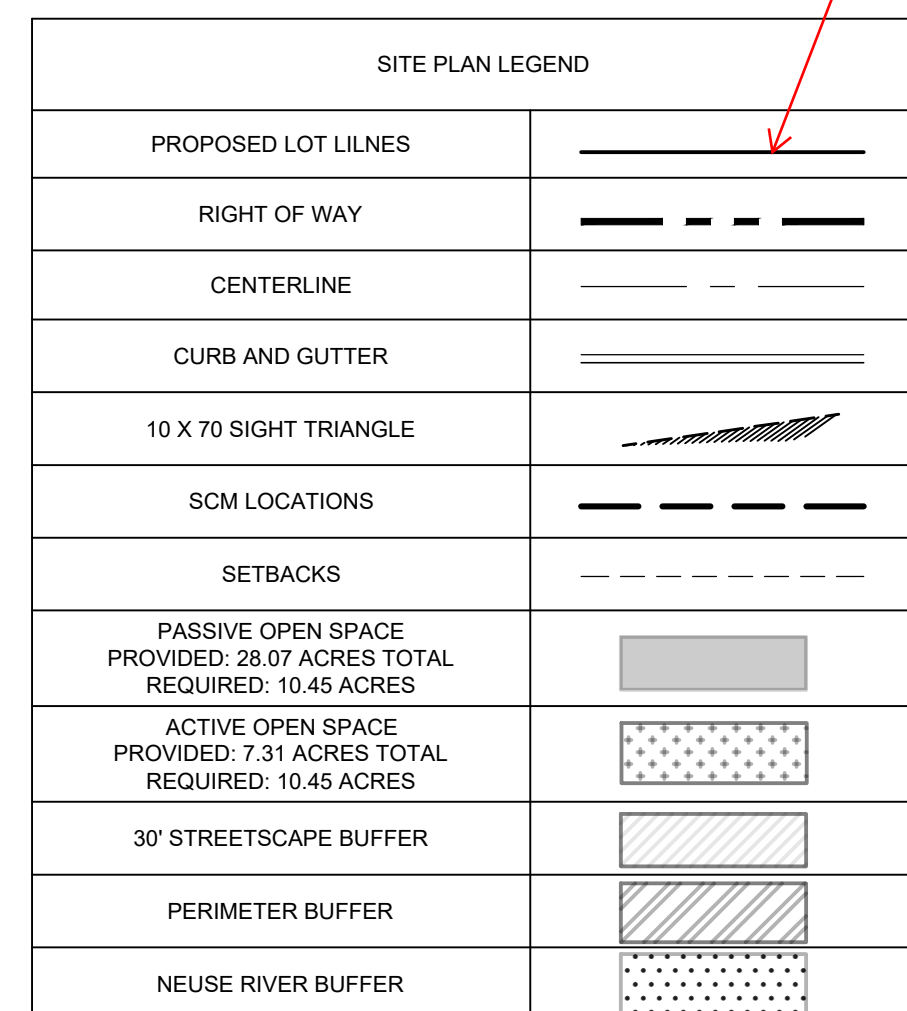
JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	APRIL 2024

SITE PLAN (50 SCALE)

SHEET NO.: **CS-103**



PROJECT NUMBER = PSP-YR-X)



RESPONSE: LINETYPE NOW MATCH ON SHEETS

30. Match line type across all plan sheets. (See CS-101)

29. Building footprints included on other sheets but not here. Be consistent throughout plan set.

RESPONSE: BUILDING AND DRIVEWAYS SHALL ONLY BE SHOWN ON THE UTILITY AND LANDSCAPE SHEETS

28. What line?

Line has been removed, it was accidentally left there

RESPONSE: THIS LABEL HAS BEEN ADDED TO CS-103 AND CS-104

27. Label Graves? Label on CS-104 as well.

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1000

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**SITE PLAN
(50 SCALE)**

ROLESVILLE RD
WAKE COUNTY NC 27312

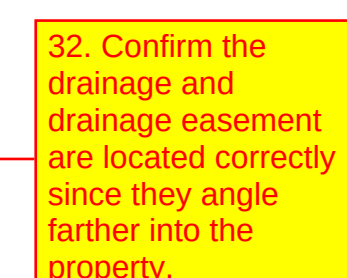
DATE: APRIL 2024

SHEET TITLE:

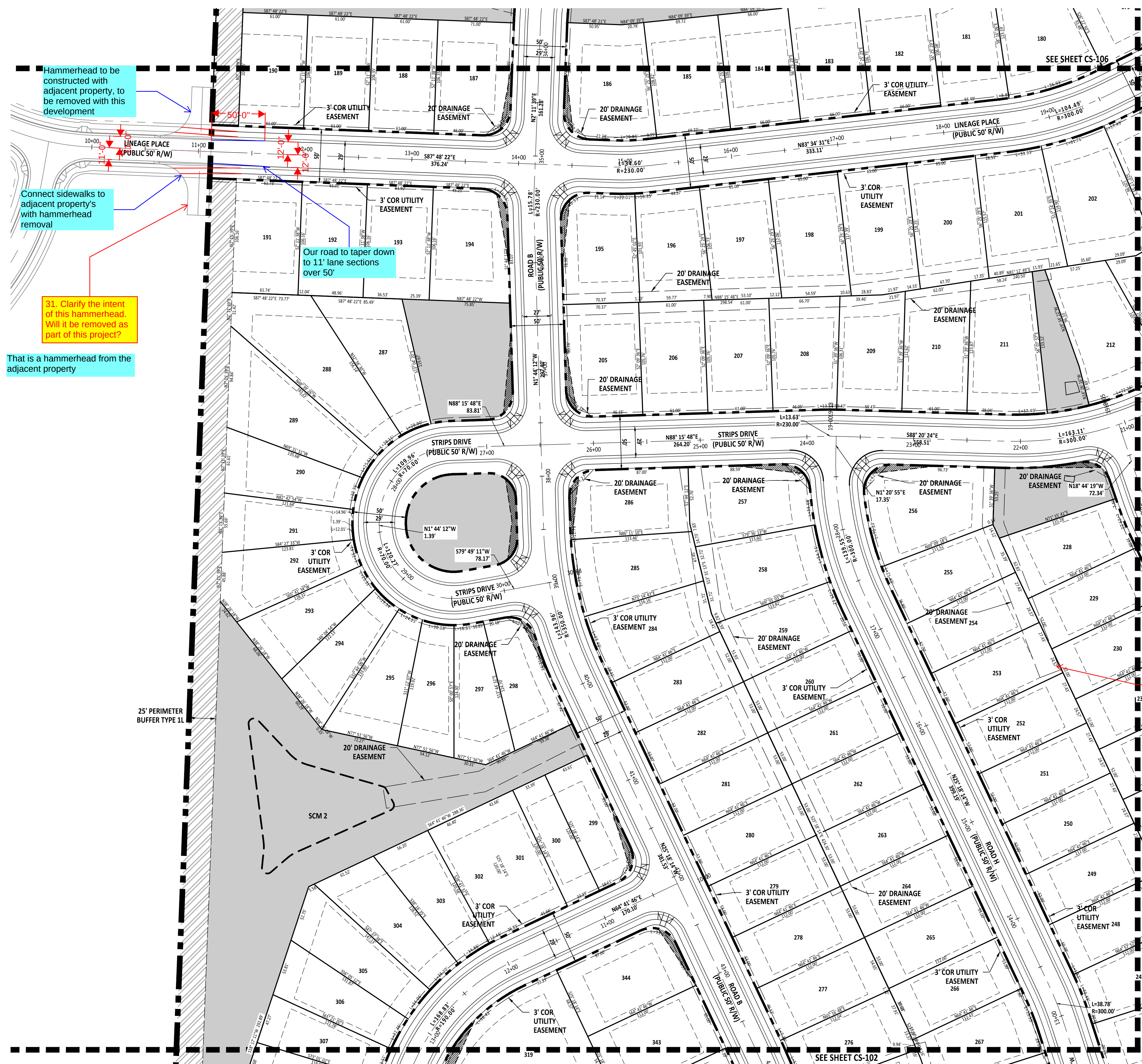
SHEET NO. :

CS-104

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



The current alignment is due to the current grading, as this plan developed we will update this easement with the hopes to better align with the rear lot lines.



■ Hammerhead to be constructed with adjacent property, to be removed with this development

Connect sidewalks to adjacent property's with hammerhead removal

Our road to taper down to 11' lane sections over 50'

31. Clarify the intent of this hammerhead. Will it be removed as part of this project?

That is a hammerhead from the adjacent property

25' PERIMETER
BUFFER TYPE 1L

[illegible]

FOR INFORMATION ONLY

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

[illegible]

STIPULATION FOR REUSE

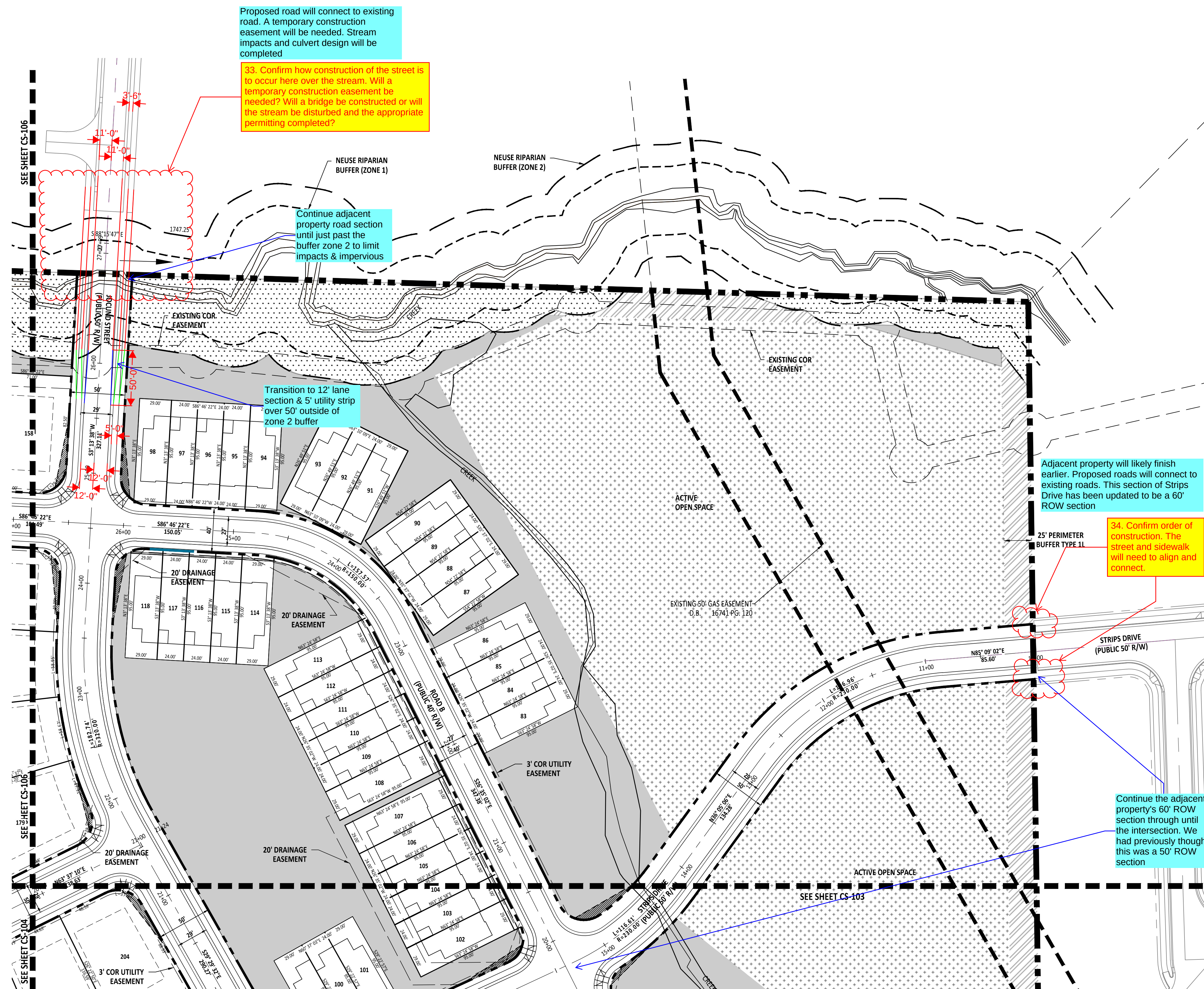
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MERRITT PROPERTY
SITE PLAN
(50 SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

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

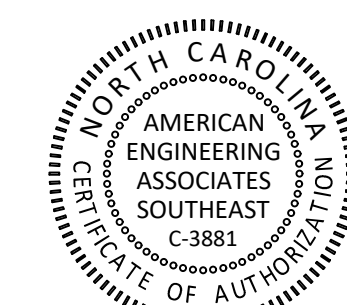
**SITE PLAN (50
SCALE)**

SHEET NO.: **CS-105**



GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. The segments are labeled with numbers: 50, 0, 25, 50, 100. Below the bar, the text "(IN FEET)" is centered. Below the text, the text "1 inch = 50 ft" is centered. Below the text, there is a circular north arrow pointing upwards, with the top half shaded with diagonal lines.



FOR INFORMATION, ONLY

[illegible]

STIPULATION FOR REUSE

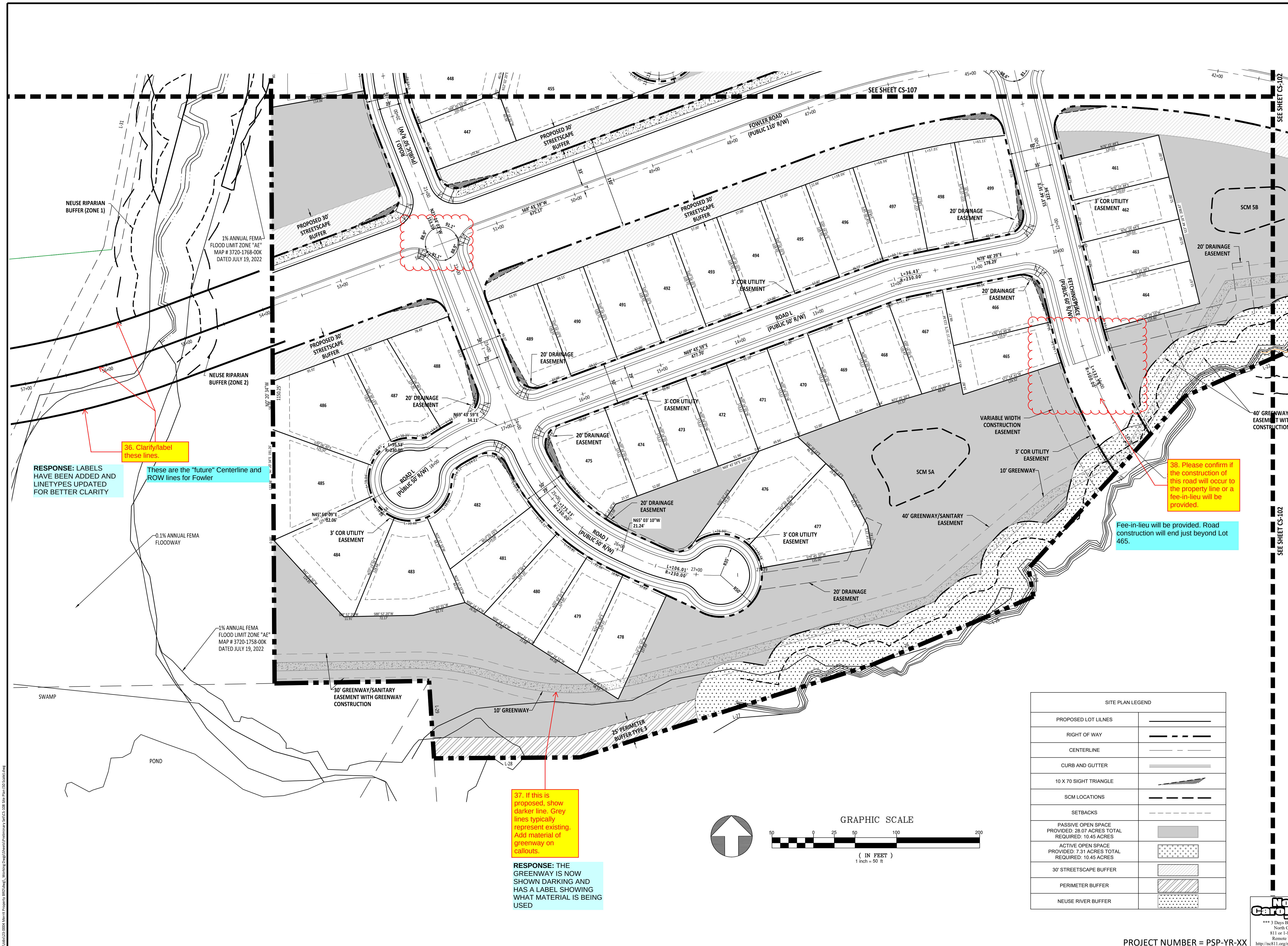
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MERRITT PROPERTY
SITE PLAN (50
SCALE)
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-00
CHECKED BY:	
DRAWN BY:	E
DATE:	APRIL 20

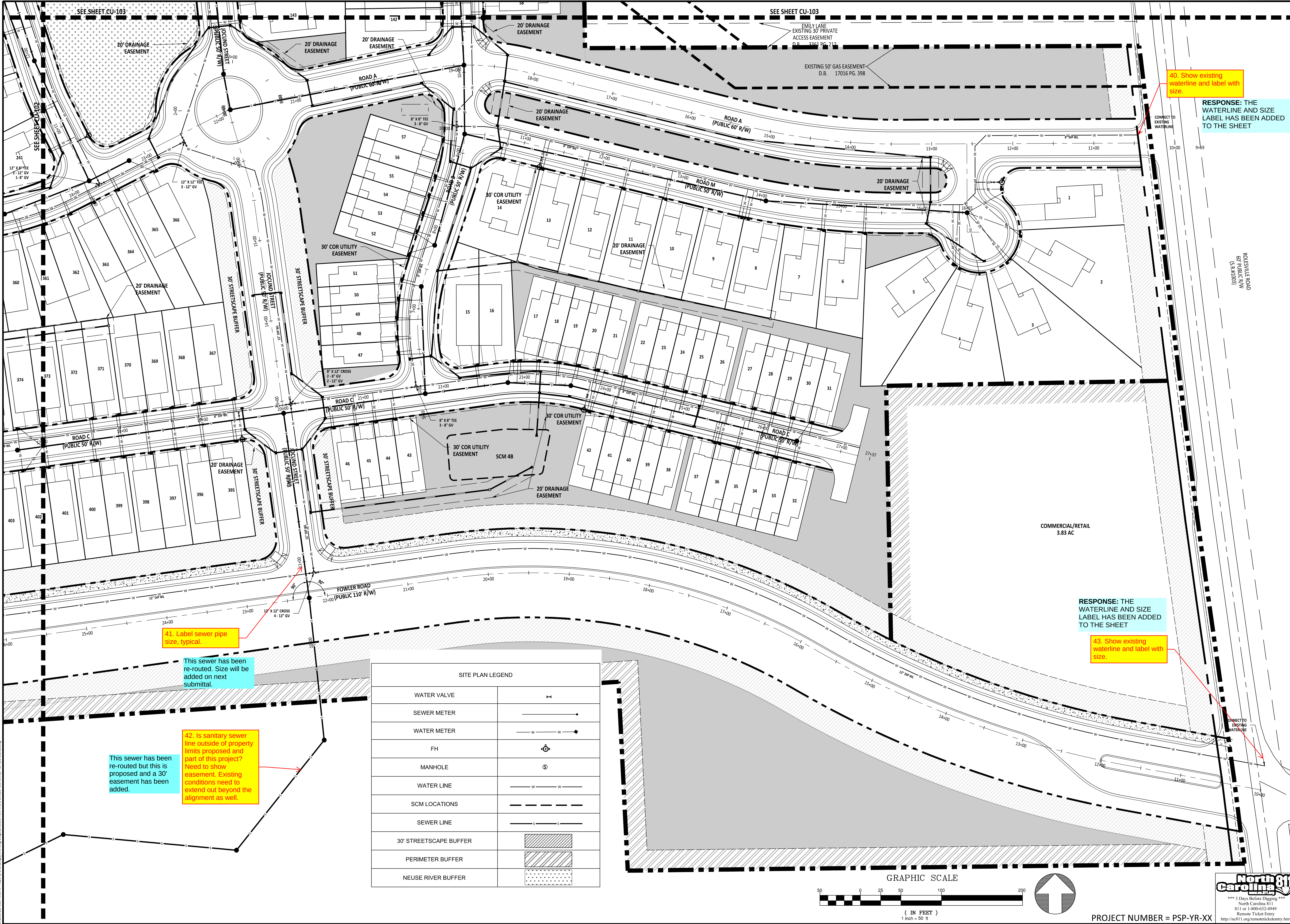
**SITE PLAN (50
SCALE)**

SHEET NO.: **CS-108**



PROJECT NUMBER = PSP-YR-XY





40. Show existing waterline and label with size.

RESPONSE: THE WATERLINE AND SIZE LABEL HAS BEEN ADDED TO THE SHEET

41. Label sewer pipe size, typical.

This sewer has been re-routed. Size will be added on next submittal.

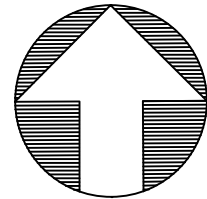
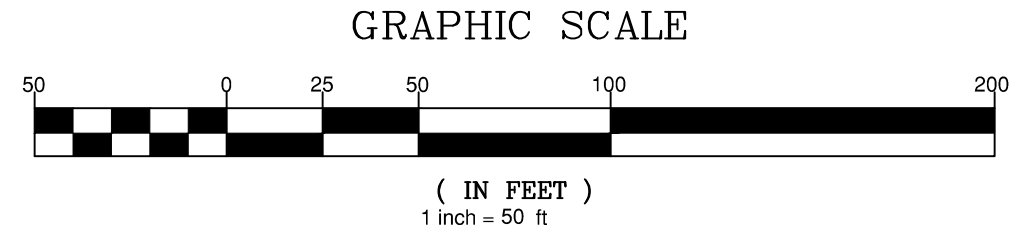
This sewer has been re-routed but this is proposed and a 30' easement has been added.

42. Is sanitary sewer line outside of property limits proposed and part of this project? Need to show easement. Existing conditions need to extend out beyond the alignment as well.

RESPONSE: THE WATERLINE AND SIZE LABEL HAS BEEN ADDED TO THE SHEET

43. Show existing waterline and label with size.

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



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

PRELIMINARY

FOR INFORMATION, ONLY

NO.	DATE	REVISION:

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MERRITT PROPERTY

UTILITY PLAN
(50 SCALE)

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER: 23-0004

CHECKED BY: EDS

DRAWN BY: EDS

DATE: APRIL 2024

SHEET TITLE:

UTILITY PLAN
(50 SCALE)

SHEET NO.: **CU-101**

Z:\04\13-0004 Merritt Property (8/10/24)\Working Draw\Sheets\Drawings\CU-101 Utility Plan (50 Scale).dwg



FOR INFORMATION, ONLY

GRAPHIC SCALE

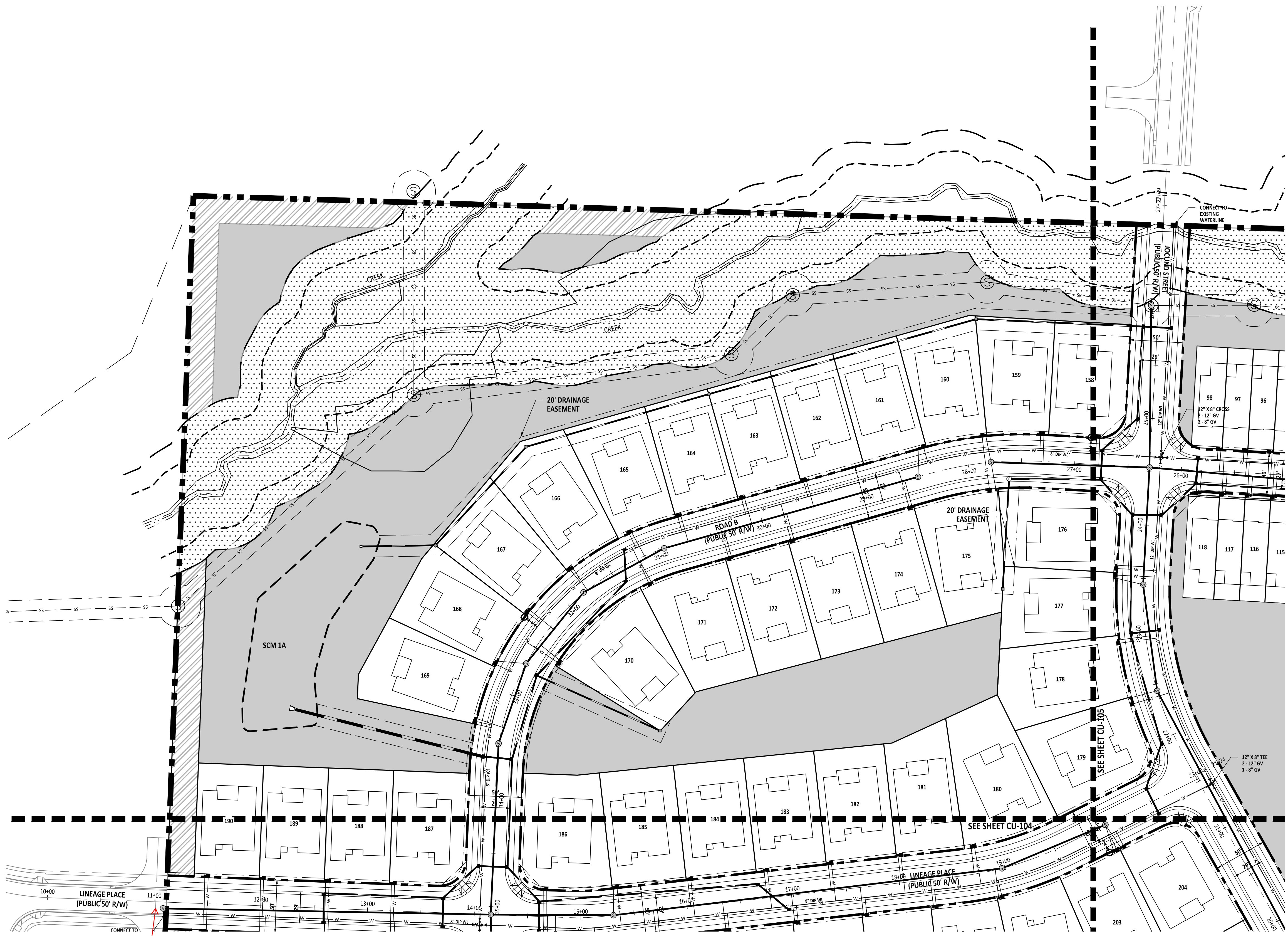
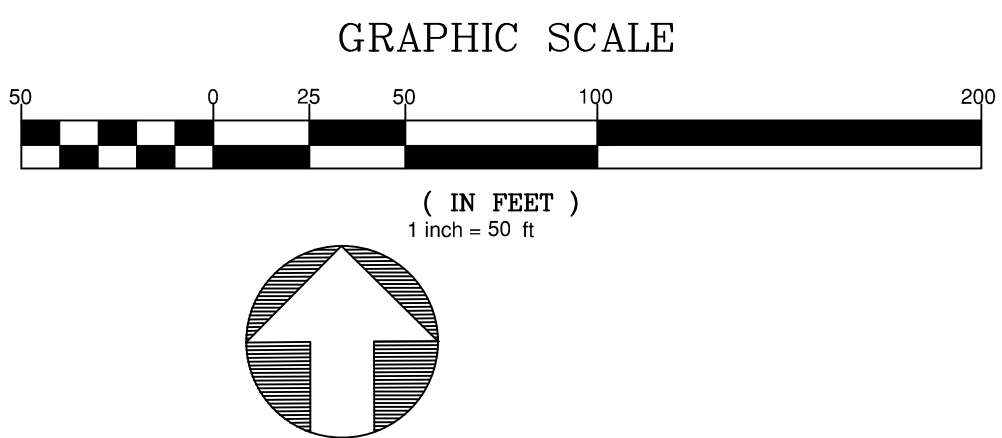
The graphic scale bar is a horizontal line divided into segments. Above the bar, the numbers 50, 0, 25, 50, 100, and 200 are marked. The segments are colored in a repeating pattern of black and white. Below the bar, the text "(IN FEET)" is centered, followed by "1 inch = 50 ft". Below the scale bar is a circular north arrow pointing upwards, with the top half shaded with diagonal lines.

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

MEET NO.: **CU-105**

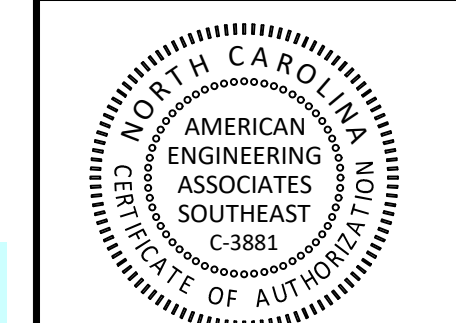
PROJECT NUMBER = PSP-YR-XX

SITE PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
PASSIVE OPEN SPACE PROVIDED: 28.07 ACRES TOTAL REQUIRED: 10.45 ACRES	
ACTIVE OPEN SPACE PROVIDED: 7.31 ACRES TOTAL REQUIRED: 10.45 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	



47. Show existing
waterline and label with
size.

A note has been added and
the water main proposed
connection is now shown
as well



PRELIMINARY

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[illegible]

STIPULATION FOR REUSE

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

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

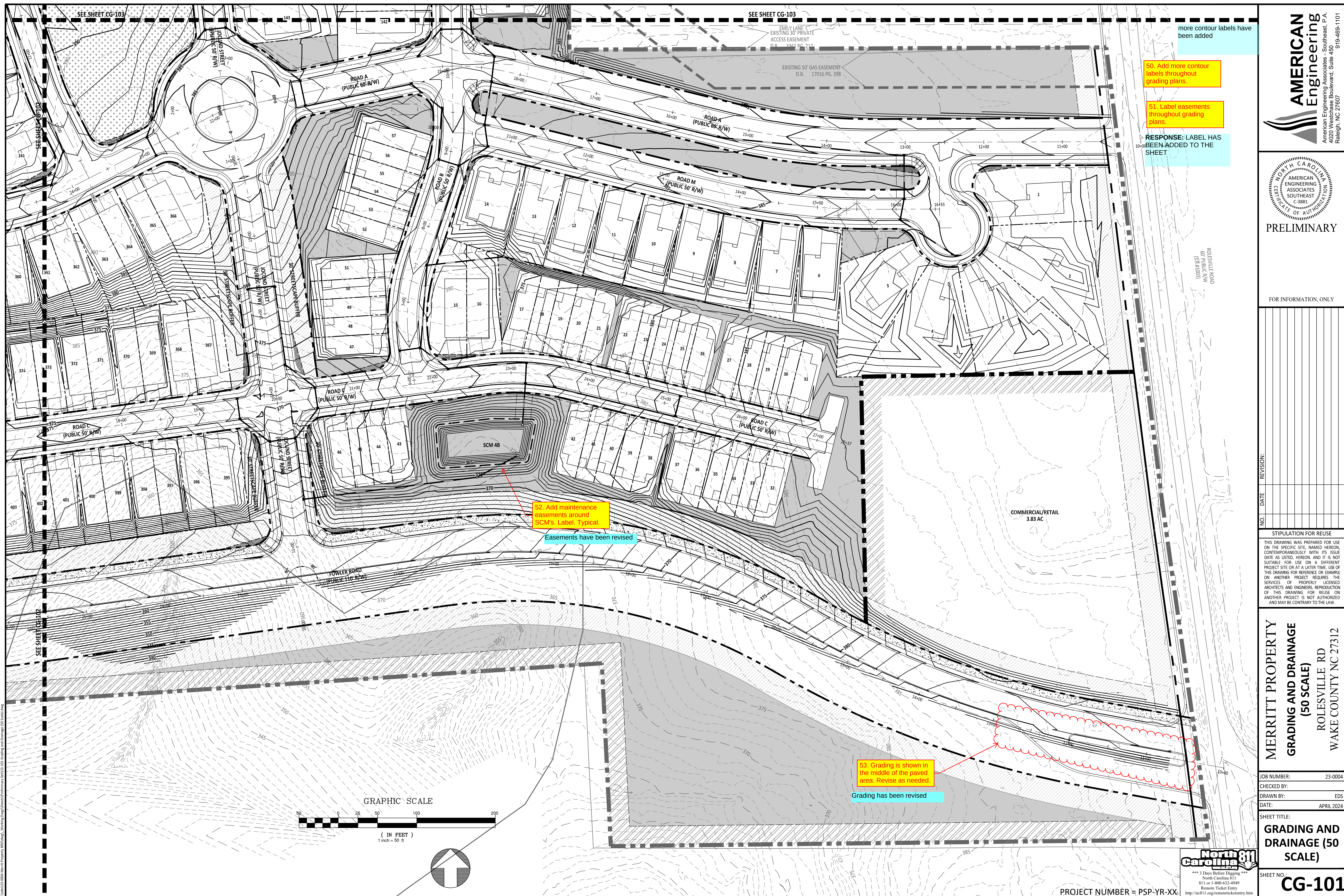
SHEET TITLE:

**GRADING AND
DRAINAGE
OVERALL PLAN**

SHEET NO.: **CG-100**

PROJECT NUMBER = PSP-YR-XX

North Carolina 811
www.nc811.org
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North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>



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[illegible]

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

JOB NUMBER: 23-0004

CHECKED BY:

DRAWN BY: _____ EDC _____

DRAWN BY:	EDS
DATE:	

DATE: APRIL 2024

SHEET TITLE:

GRADING AND

GRADING AND

DRAINAGE (50

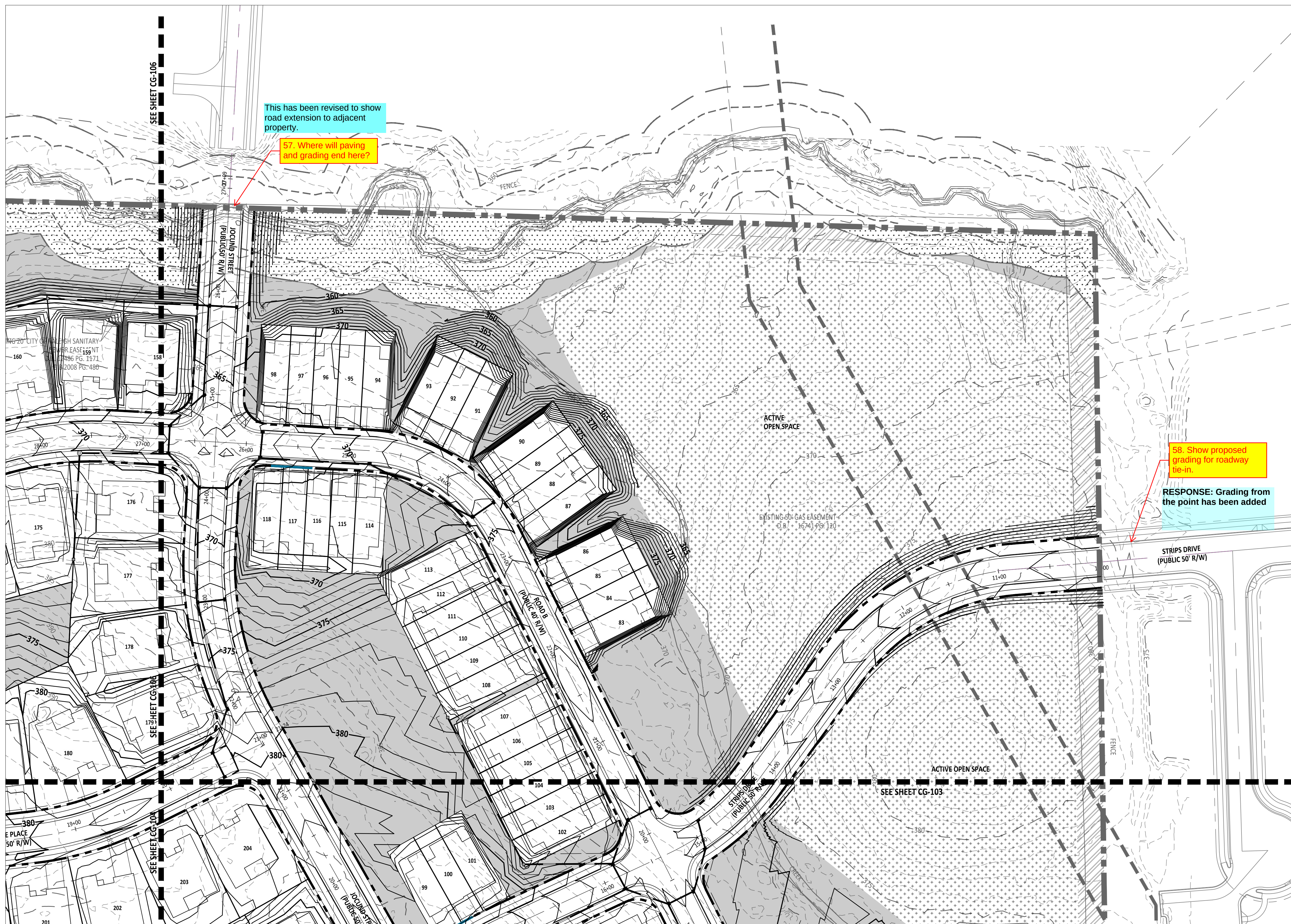
**DRAINAGE (50
CON'T)**

SCALE)

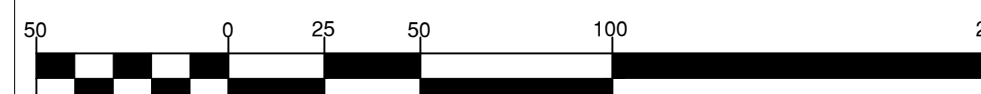
SHEET NO.: 00 105

CG-105

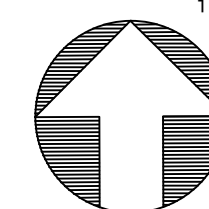
CC 105



GRAPHIC SCALE



(IN FEET
1 inch = 50 ft



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

PROJECT NUMBER = PSP-YR-XX

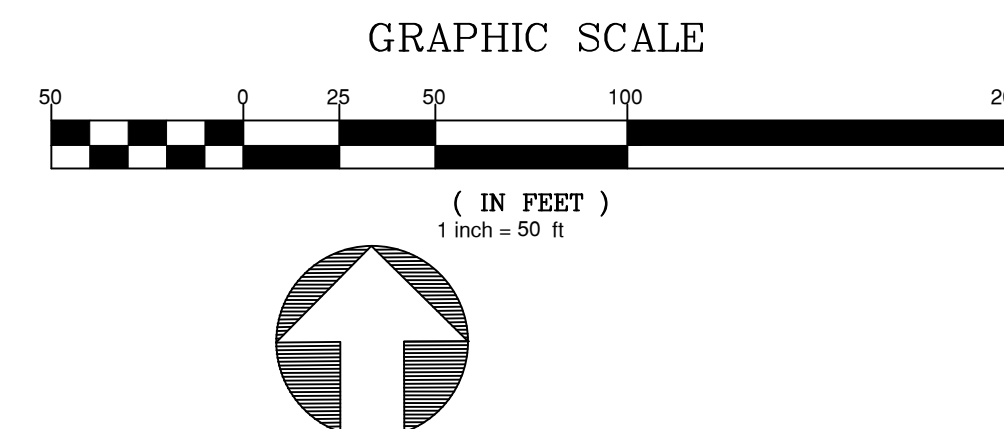
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[illegible]

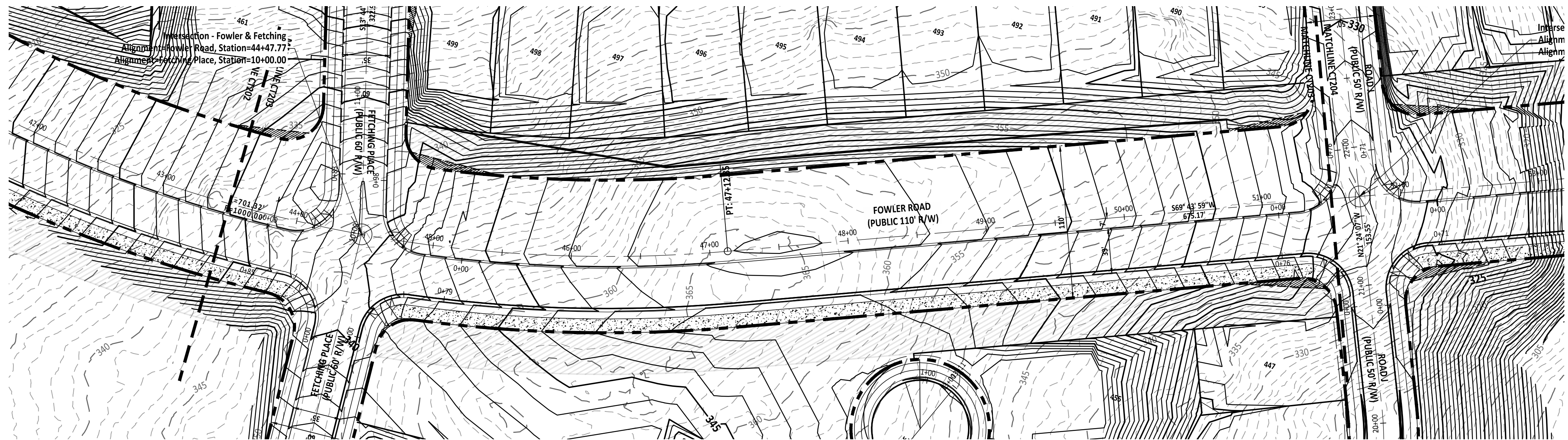
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUANCE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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

SHEET NO.: **CG-106**



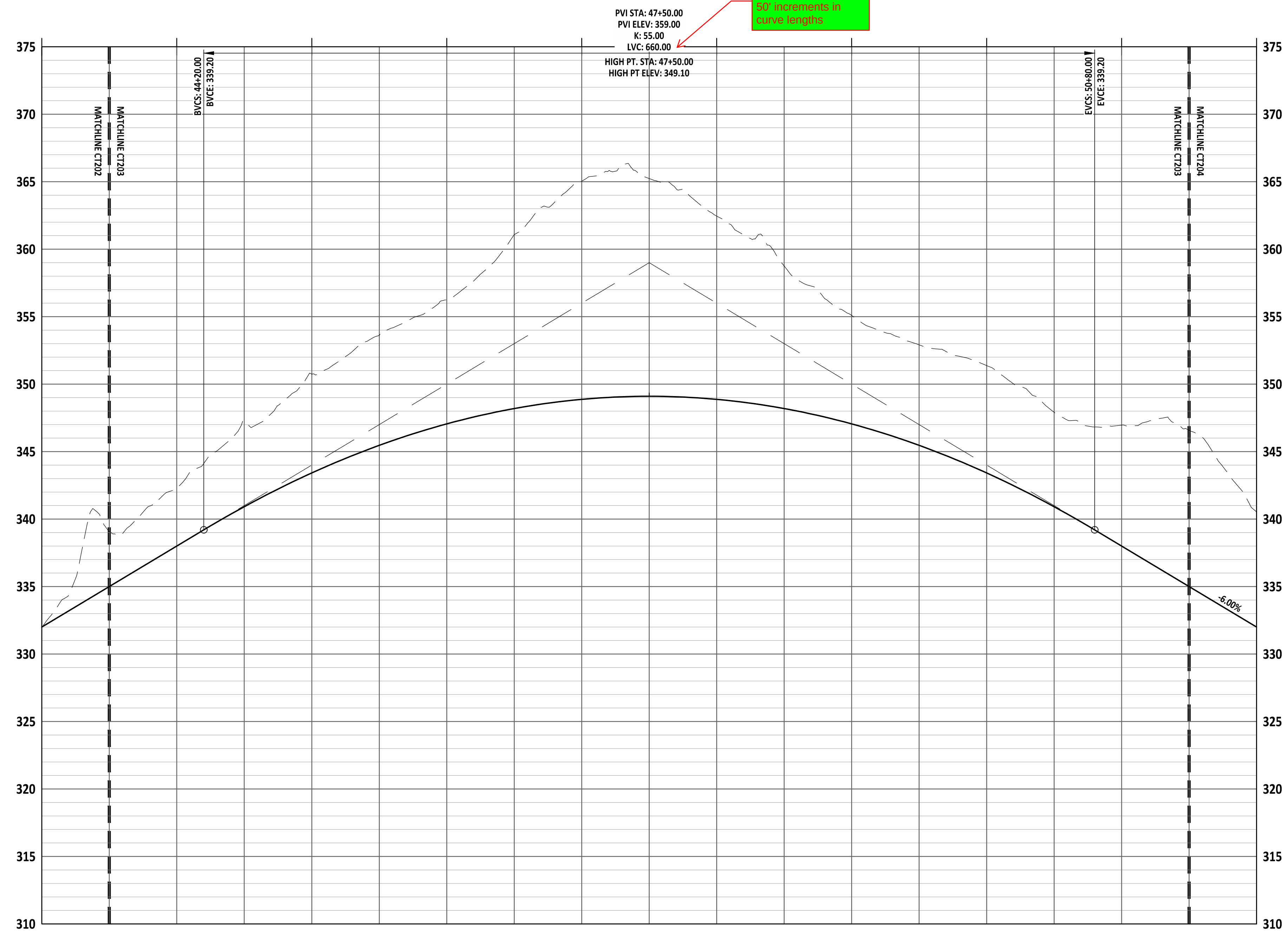
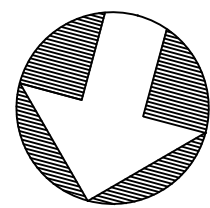
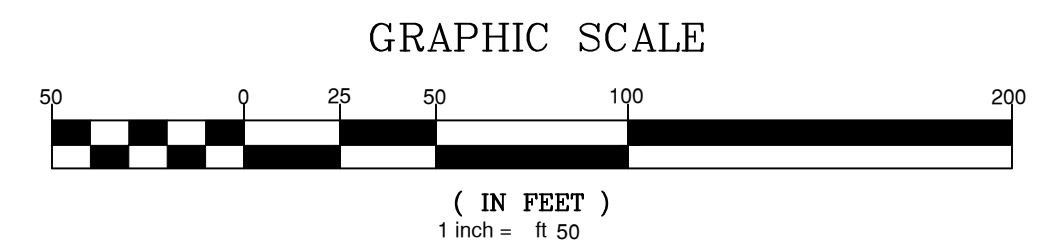
PROJECT NUMBER = PSP-YR-XX



FOWLER ROAD PLAN AND PROFILE

This has been corrected to be 650' length

D. The Town of Rolesville requires 50' increments in curve lengths

[illegible]

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

NUMBER:	23-0004
CHECKED BY:	
OWN BY:	EDS
DATE:	APRIL 2024

ET TITLE:

FOWLER ROAD PLAN AND PROFILE (4 OF 5)

ET NO.:
CT-203



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MERRITT PROPERTY
ROAD
IMPROVEMENTS
ROLESVILLE RD
WAKE COUNTY NC 27312

B NUMBER: 23-0004

CHECKED BY:

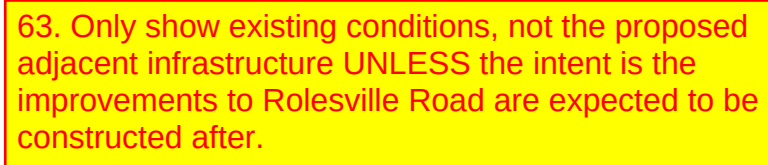
AWN BY: EDS

DATE: APRIL 2024

SHEET TITLE:

ROAD IMPROVEMENTS

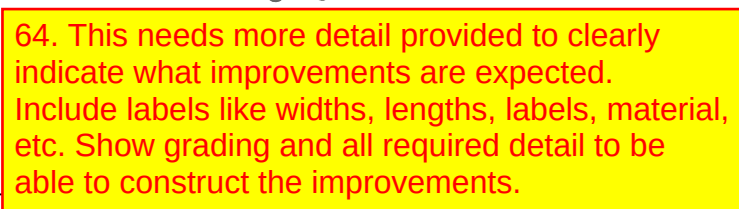
SHEET NO.: **CT-301**



— This sheet has been revised and more labels have been added.

GRAPHIC SCALE

A horizontal graphic scale bar is shown, divided into segments of alternating black and white. The bar is marked with numbers 50, 0, 25, 50, 100, and 200. Below the bar, the text "(IN FEET)" is centered, followed by "1 inch = 50 ft". Below the scale bar is a circular north arrow with a shaded, hatched pattern, pointing towards the top of the page.



This sheet has been revised and more labels have been added.

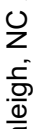
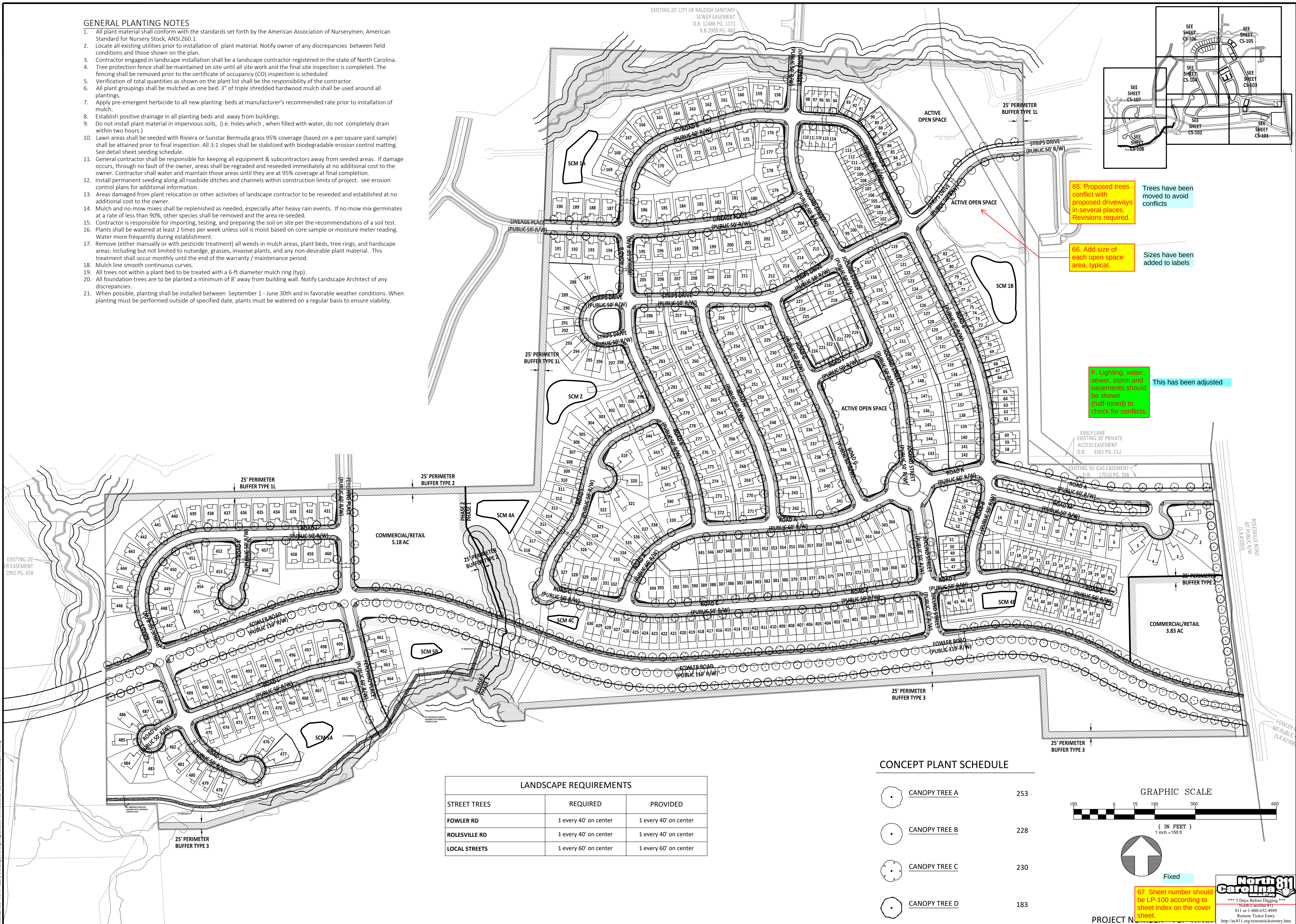
IMPROVEMENTS

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

PROJECT NUMBER = PSP-YR-XX

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 the total quantity 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. On 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 removed 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.



AMERICAN
Engineering

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



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OVERALL LANDSCAPE PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

NUMBER:	23-0004
CHECKED BY:	
OWN BY:	EDS
DATE:	APRIL 2024

OVERALL LANDSCAPE PLAN

ET NO.: **CS-100**

\\Jobs\23-0004 Merritt Property BRD\dwg_Working Dwg\Sheets\Preliminary Set\LP-100 Overall Landscape Plan.dwg