

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.

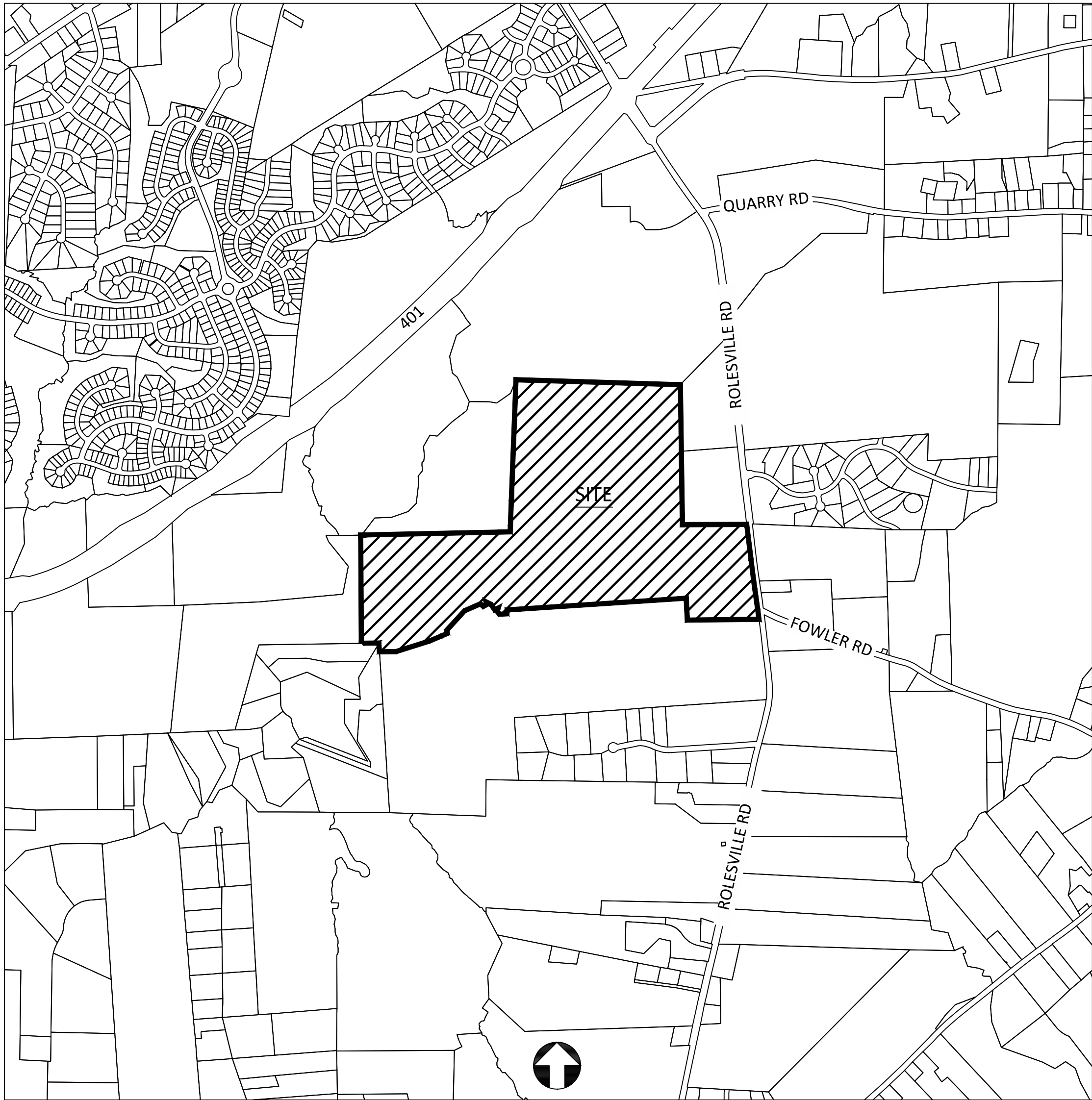
13. GARBAGE AND PET WAST RECEPTACLES IN OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA.

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 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 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

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

# PRELIMINARY SUBDIVISION PLAT FOR MERRITT RESERVE

SITUATED AT

1224 ROLESVILLE ROAD

TOWN OF ROLESVILLE, WAKE COUNTY,

NORTH CAROLINA

PROJECT NUMBER = PSP-24-07

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
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 1768-92-8863
	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
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

## 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.

## 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 DOWNSTREAM 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 add a note on the cover labeled as Raleigh Water Conditions of Approval.

The following must be completed prior to approval of construction drawings.

1) A downstream sewer capacity study in compliance with the Public Utilities Design Manual shall be submitted by the Project Engineer for review and approval.

2) A Water Model in compliance with the Public Utilities Design Manual shall be submitted by the Project Engineer for review and approval.

3) 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.

These notes have been added to the cover



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

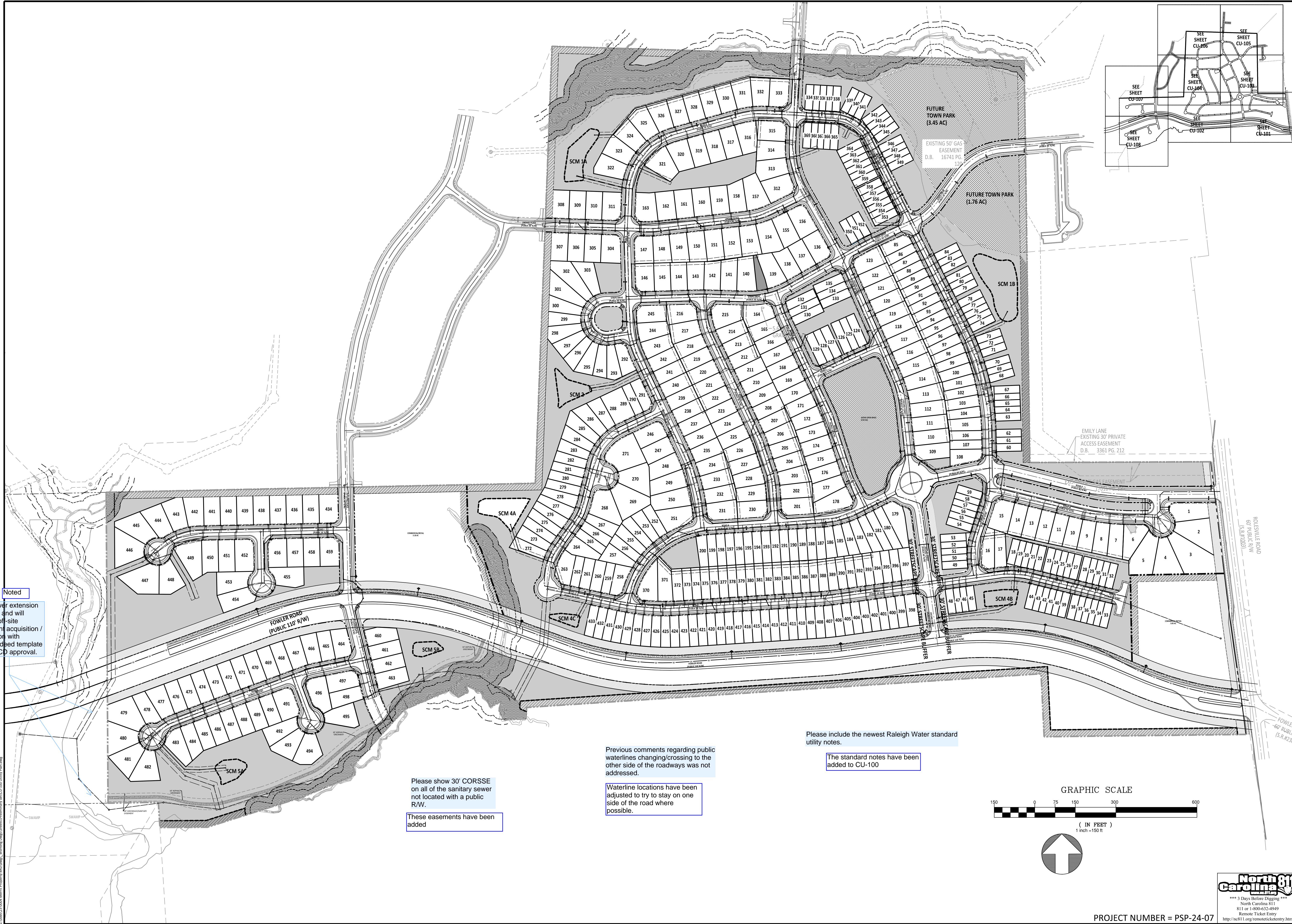
JOB NUMBER:	23-0004
CHECKED BY:	
DRAWN BY:	EDS
DATE:	12/02/2024

SHEET TITLE:

COVER

SHEET NO.:  
**G-001**





Noted  
This sewer extension is offsite and will require off-site easement acquisition / dedication with Raleigh deed template prior to CD approval.

Please show 30' CORSE on all of the sanitary sewer not located with a public R/W.

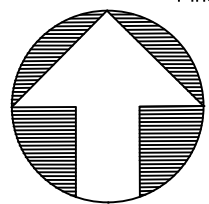
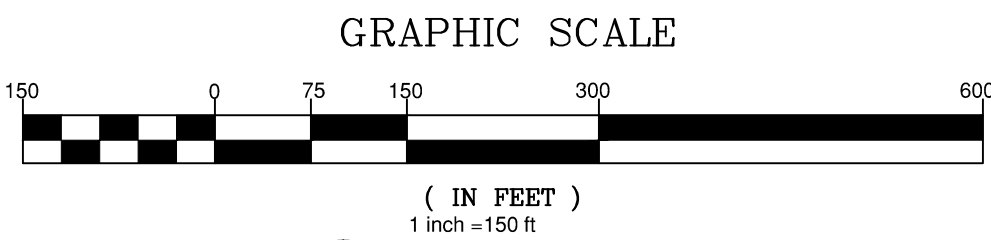
These easements have been added

Previous comments regarding public waterlines changing/crossing to the other side of the roadways was not addressed.

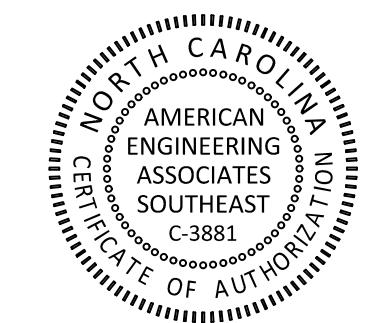
Waterline locations have been adjusted to try to stay on one side of the road where possible.

Please include the newest Raleigh Water standard utility notes.

The standard notes have been added to CU-100



PROJECT NUMBER = PSP-24-07



PRELIMINARY

FOR INFORMATION, ONLY

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

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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