TEXT AMENDMENT - TA-24-01 APPROVED 08/06/2024 (4)

ZONING CONDITIONS FOR THE MERRITT RESERVE - REZ-24-01 APPROVED 11/07/2024

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 LILIES 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.

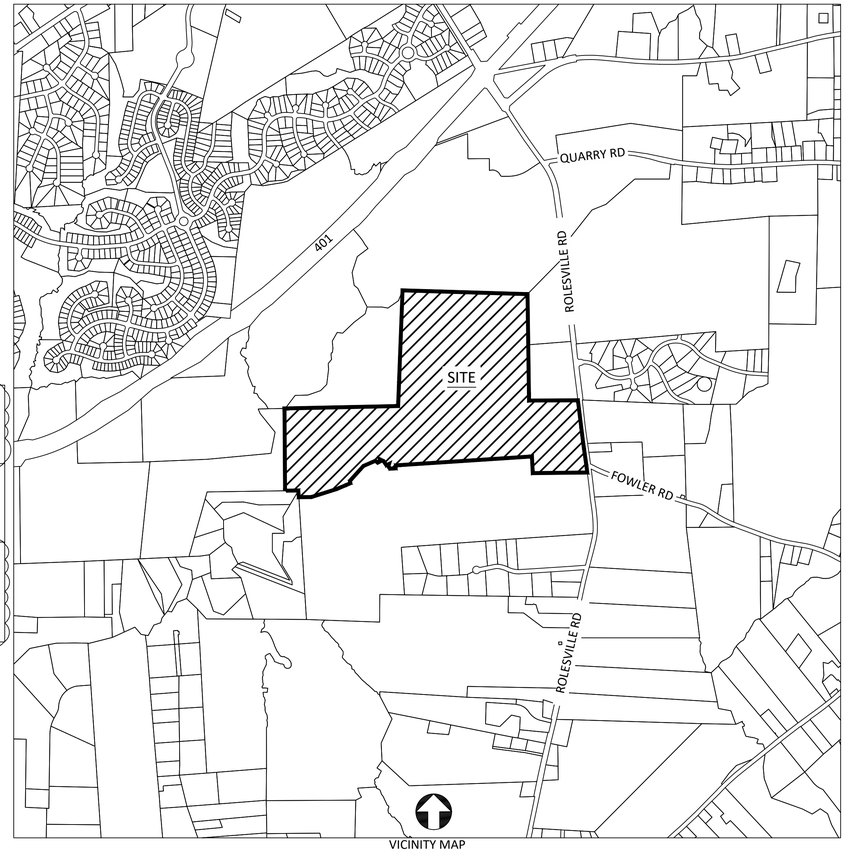
PRELIMINARY SUBDIVISION PLAT FOR MERRITT RESERVE

SITUATED AT

1224 ROLESVILLE ROAD

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

PROJECT NUMBER = PSP-24-07



VICINITY MAP
SCALE: 1"=1000'

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 - 0.351 AC (ROW DEDICATION) = 151.927 AC (AREA USED FOR CALCULATIONS) (4) 151.927 AC - 2.003 AC (PROPERTY TO ADJACENT OWNER) = 149.924 AC (TO BE RETAINED)
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	(4) REQUIRED 21.47 AC (15%) PROVIDED 30.49 AC (21.6%)
40' SINGLE FAMILY 50' SINGLE FAMILY ATTACHED DWELLINGS	140 87 278 TOTAL 505
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 (4)	REQUIRED ATTACHED (PER TA-24-01) 15' 5' 15' 15'
MINIMUM BUILDING SETBACKS FRONT SETBACK SIDE SETBACK REAR SETBACK CORNER SIDE	PROVIDED DETACHED 20' 5' 15' 15'
PARKING SPACES PER TA-24-01 (4)	PROPOSED AND REQUIRED 2 PARKING SPOTS PER UNIT FOR SINGLE FAMILY ATTACHED AND DETACHED. NO GUEST PARKING REQUIRED FOR SINGLE FAMILY ATTACHED IN AGE RESTITUTED DEVELOPMENT

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:

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.

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:

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

1st Submittal: 12-02-24
2nd Submittal: 02-03-25
3rd Submittal: 04-01-25
4th Submittal: 11-14-25

SHEET INDEX	
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
CS-102	Site Plan
CS-103	Site Plan
CS-104	Site Plan
CS-105	Site Plan
CS-106	Site Plan
CS-107	Site Plan
CS-108	Site Plan
CS-109	Site Plan
CS-110	Open Space Plan
CS-200	Site Details
CU-100	Utility Overall Plan
CU-101	Utility Plan
CU-102	Utility Plan
CU-103	Utility Plan
CU-104	Utility Plan
CU-105	Utility Plan
CU-106	Utility Plan
CU-107	Utility Plan
CU-108	Utility Plan
CU-109	Utility Plan
CG-100	Grading and Drainage Overall Plan
CG-101	Grading and Drainage
CG-102	Grading and Drainage
CG-103	Grading and Drainage
CG-104	Grading and Drainage
CG-105	Grading and Drainage
CG-106	Grading and Drainage
CG-107	Grading and Drainage
CG-108	Grading and Drainage
CG-109	Grading and Drainage
LT 100	Tree Preservation Plan (4)
LP-100	Overall Landscape Plan
1	Lighting Plan (4)

PROPERTY 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 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
SURVEYOR:	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

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 INSPECTOR AT 919-996-3245 OR HTTPS://CITYWORKS.RALEIGHNC.GOV/PUCONTRACTORS/NEW AND SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING ANY CONSTRUCTION.

RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY THE DIVISIONS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PROJECT NUMBER = PSP-24-07

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

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

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES
DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36528 JAKOB P. KLEE
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH 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.

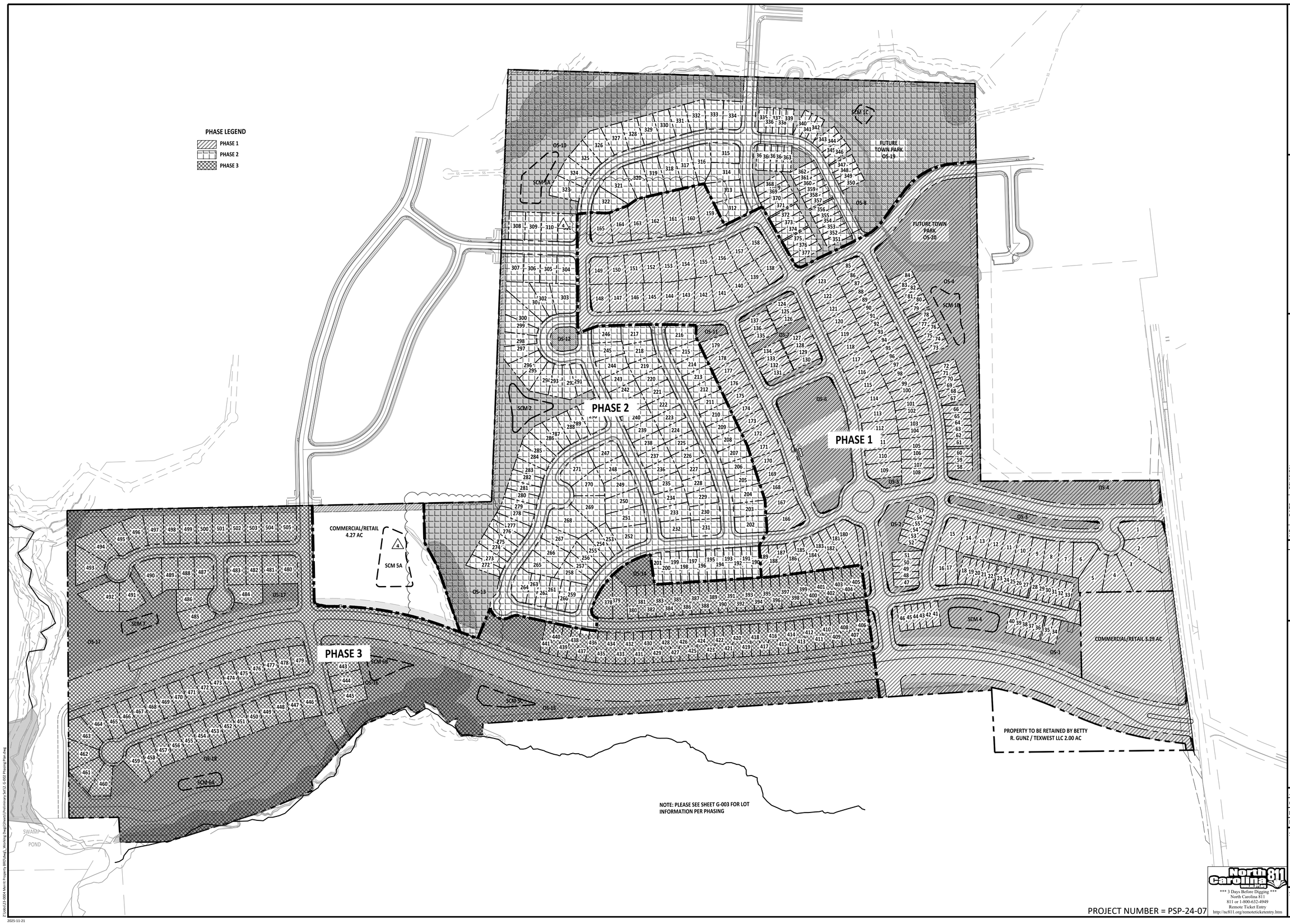
MERRITT RESERVE
COVER
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE: COVER

SHEET NO.: G-001

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2025-11-21



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

NORTH CAROLINA ENGINEERING CERTIFICATION
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

PRELIMINARY
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
36528
JAKOB P. KLEIN

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH 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

PHASING PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

PHASING PLAN

SHEET NO.:

G-002

PROJECT NUMBER = PSP-24-07

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

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2025-11-21

PHASE 1 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
1	9095	50' Lot
2	11574	50' Lot
3	16361	50' Lot
4	10345	50' Lot
5	12061	50' Lot
6	8478	50' Lot
7	6869	50' Lot
8	6487	50' Lot
9	6294	50' Lot
10	6178	50' Lot
11	6114	50' Lot
12	6195	50' Lot
13	6277	50' Lot
14	6320	50' Lot
15	8435	60' Lot
16	6629	Duplex
17	5682	Duplex
18	3028	Townhome
19	2392	Townhome
20	2316	Townhome
21	2283	Townhome
22	2755	Townhome
23	2755	Townhome
24	2280	Townhome
25	2280	Townhome
26	2280	Townhome
27	2755	Townhome
28	2755	Townhome
29	2280	Townhome
30	2280	Townhome
31	2280	Townhome
32	2280	Townhome
33	2755	Townhome
34	2755	Townhome
35	2755	Townhome
36	2755	Townhome
37	2280	Townhome
38	2280	Townhome
39	2280	Townhome
40	2755	Townhome
41	2755	Townhome
42	2280	Townhome
43	2280	Townhome
44	2280	Townhome
45	2280	Townhome
46	2755	Townhome
47	2768	Townhome
48	2287	Townhome
49	2337	Townhome
50	2442	Townhome

PHASE 1 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
51	3175	Townhome
52	2854	Townhome
53	2376	Townhome
54	2388	Townhome
55	2400	Townhome
56	2405	Townhome
57	2837	Townhome
58	2755	Townhome
59	2279	Townhome
60	2754	Townhome
61	2750	Townhome
62	2296	Townhome
63	2331	Townhome
64	2380	Townhome
65	2444	Townhome
66	3061	Townhome
67	2776	Townhome
68	2268	Townhome
69	2254	Townhome
70	2257	Townhome
71	2275	Townhome
72	2795	Townhome
73	2767	Townhome
74	2279	Townhome
75	2280	Townhome
76	2283	Townhome
77	2285	Townhome
78	2762	Townhome
79	2765	Townhome
80	2290	Townhome
81	2292	Townhome
82	2294	Townhome
83	2296	Townhome
84	2776	Townhome
85	5081	Duplex
86	4021	Duplex
87	4043	Duplex
88	4015	Duplex
89	3980	Duplex
90	4083	Duplex
91	4047	Duplex
92	4151	Duplex
93	4113	Duplex
94	4219	Duplex
95	4221	Duplex
96	4272	Duplex
97	4641	Duplex
98	4683	Duplex
99	4661	Duplex
100	4971	Duplex

PHASE 1 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
101	4620	Duplex
102	4569	Duplex
103	5150	Duplex
104	4624	Duplex
105	5688	Duplex
106	4176	Duplex
107	4069	Duplex
108	6172	Duplex
109	7347	50' Lot
110	7063	50' Lot
111	7015	50' Lot
112	7077	50' Lot
113	7657	50' Lot
114	7457	50' Lot
115	6835	50' Lot
116	6553	50' Lot
117	6518	50' Lot
118	6466	50' Lot
119	6414	50' Lot
120	6362	50' Lot
121	6310	50' Lot
122	6258	50' Lot
123	7687	50' Lot
124	3827	Triplex
125	3248	Triplex
126	3828	Triplex
127	3886	Quadplex
128	3248	Quadplex
129	3248	Quadplex
130	3827	Quadplex
131	3884	Quadplex
132	3247	Quadplex
133	3247	Quadplex
134	3827	Quadplex
135	3981	Triplex
136	3371	Triplex
137	3886	Triplex
138	7676	60' Lot
139	7260	60' Lot
140	7522	60' Lot
141	9129	60' Lot
142	8855	60' Lot
143	7415	60' Lot
144	6913	60' Lot
145	7007	60' Lot
146	6769	60' Lot
147	6769	60' Lot
148	7479	60' Lot
149	7156	60' Lot
150	6686	60' Lot

PHASE 1 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
151	7110	60' Lot
152	7457	60' Lot
153	7722	60' Lot
154	7599	60' Lot
155	7841	60' Lot
156	8728	60' Lot
157	7740	60' Lot
158	8285	60' Lot
159	11484	60' Lot
160	10724	60' Lot
161	11055	60' Lot
162	10563	60' Lot
163	9734	60' Lot
164	8543	60' Lot
165	8909	60' Lot
166	10005	50' Lot
167	7762	50' Lot
168	5886	50' Lot
169	5886	50' Lot
170	5886	50' Lot
171	6406	50' Lot
172	5825	50' Lot
173	5824	50' Lot
174	5824	50' Lot
175	5824	50' Lot
177	5824	50' Lot
178	5824	50' Lot
179	6347	50' Lot
180	8875	Duplex
181	5848	Duplex
182	5287	Duplex
183	5236	Duplex
184	5083	Duplex
185	4563	Duplex
186	4485	Duplex
187	4319	Duplex
188	4107	Duplex
189	4040	Duplex

PHASE 1 LOT TYPE COUNT	
60' LOT	29
50' LOT	43
QUADPLEX	8
TRIPLEX	6
DUPLEX	36
TOWNHOME	67

TOTAL PHASE 1 LOTS = 189

PHASE 2 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
190	4031	Duplex
191	4042	Duplex
192	4031	Duplex
193	4042	Duplex
194	4031	Duplex
195	4042	Duplex
196	4031	Duplex
197	4042	Duplex
198	4031	Duplex
199	4042	Duplex
200	4030	Duplex
201	4304	Duplex
202	7316	50' Lot
203	6502	50' Lot
204	6677	50' Lot
205	6007	50' Lot
206	5824	50' Lot
207	6347	50' Lot
208	5843	50' Lot
209	5824	50' Lot
210	5824	50' Lot
211	5824	50' Lot
212	5824	50' Lot
213	5824	50' Lot
214	5824	50' Lot
215	6029	50' Lot
216	8553	50' Lot
217	7459	50' Lot
218	7328	50' Lot
219	6222	50' Lot
220	5936	50' Lot
221	5936	50' Lot
222	5936	50' Lot
223	5936	50' Lot
224	5936	50' Lot
225	5932	50' Lot
226	5939	50' Lot
227	6397	50' Lot
228	5808	50' Lot
229	6505	50' Lot
230	6241	50' Lot
231	6809	50' Lot
232	7511	50' Lot
233	6586	50' Lot
234	6564	50' Lot
235	6448	50' Lot
236	6445	50' Lot
237	6057	50' Lot
238	5936	50' Lot
239	5936	50' Lot

PHASE 2 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
240	5936	50' Lot
241	5936	50' Lot
242	5936	50' Lot
243	5824	50' Lot
244	6636	50' Lot
245	6981	50' Lot
246	6873	50' Lot
247	7546	50' Lot
248	7280	50' Lot
249	7535	50' Lot
250	8353	50' Lot
251	9395	50' Lot
252	9247	50' Lot
253	4425	Duplex
254	5021	Duplex
255	5050	Duplex
256	4899	Duplex
257	4440	Duplex
258	6057	Duplex
259	5882	Duplex
260	3878	Duplex
261	4931	Duplex
262	4649	Duplex
263	3920	Duplex
264	6986	Duplex
265	7938	50' Lot
266	7731	50' Lot
267	7185	50' Lot
268	13866	50' Lot
269	10663	50' Lot
270	8370	50' Lot
271	9657	50' Lot
272	5233	Duplex
273	5191	Duplex
274	4702	Duplex
275	4713	Duplex
276	5032	Duplex
277	5305	Duplex
278	5148	Duplex
279	4515	Duplex
280	4379	Duplex
281	4196	Duplex
282	4513	Duplex
283	4709	Duplex
284	5367	Duplex
285	6003	Duplex
286	6311	Duplex
287	5595	Duplex
288	5144	Duplex
289	4999	Duplex

PHASE 2 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
290	9106	50' Lot
291	5649	Duplex
292	5524	Duplex
293	5059	Duplex
294	5948	Duplex
295	5585	Duplex
296	5733	Duplex
297	6059	Duplex
298	5100	Duplex
299	5760	Duplex
300	8437	Duplex
301	10648	Duplex
302	6431	Duplex
303	9854	60' Lot
304	7551	60' Lot
305	6573	60' Lot
306	6476	60' Lot
307	6554	60' Lot
308	6487	60' Lot
309	6487	60' Lot
310	6487	60' Lot
311	7417	60' Lot
312	8689	60' Lot
313	8473	60' Lot
314	7873	60' Lot
315	8124	60' Lot
316	8964	60' Lot
317	8843	60' Lot
318	8661	60' Lot
319	8479	60' Lot
320	8625	60' Lot
321	10192	60' Lot
322	8299	60' Lot
323	7835	60' Lot
324	7475	60' Lot
325	7593	60' Lot
326	8341	60' Lot
327	7447	60' Lot
328	6558	60' Lot
329	6557	60' Lot
330	6557	60' Lot
331	6595	60' Lot
332	7360	60' Lot
333	7239	60' Lot
334	7498	60' Lot
335	2773	Townhome
336	2305	Townhome
337	2305	Townhome
338	2305	Townhome
339	2791	Townhome

PHASE 2 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
340	2921	Townhome
341	2324	Townhome
342	2819	Townhome
343	2896	Townhome
344	2311	Townhome
345	2300	Townhome
346	2869	Townhome
347	2755	Townhome
348	2280	Townhome
349	2280	Townhome
350	2755	Townhome
351	2952	Townhome
352	2443	Townhome
353	2443	Townhome
354	2443	Townhome
355	2443	Townhome
356	2952	Townhome
357	3014	Townhome
358	2494	Townhome
359	2494	Townhome
360	2494	Townhome
361	2494	Townhome
362	3008	Townhome
363	2886	Townhome
364	2395	Townhome
365	2395	Townhome
366	2395	Townhome
367	2882	Townhome
368	3945	Duplex
369	3491	Duplex
370	3546	Duplex
371	4248	Duplex
372	3828	Duplex
373	3248	Duplex
374	3828	Duplex
375	3828	Duplex
376	3248	Duplex
377	3828	Duplex

PHASE 2 LOT TYPE COUNT	
60' LOT	32
50' LOT	59
QUADPLEX	4
TRIPLEX	6
DUPLEX	54
TOWNHOME	33

TOTAL PHASE 2 LOTS = 188

PHASE 3 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
378	8483	Duplex
379	7764	Duplex
380	4699	Duplex
381	4037	Duplex
382	4037	Duplex
383	4036	Duplex
384	4035	Duplex
385	4038	Duplex
386	4035	Duplex
387	4038	Duplex
388	4035	Duplex
389	4038	Duplex
390	4035	Duplex
391	4038	Duplex
392	4035	Duplex
393	4038	Duplex
394	4036	Duplex
395	4038	Duplex
396	4175	Duplex
397	4270	Duplex
398	4063	Duplex
399	4044	Duplex
400	4063	Duplex
401	4044	Duplex
402	4063	Duplex
403	4044	Duplex
404	4063	Duplex
405	5254	Duplex
406	5240	Duplex
407	4102	Duplex
408	4040	Duplex
409	4000	Duplex
410	4040	Duplex
411	4000	Duplex
412	4040	Duplex
413	4000	Duplex
414	4114	Duplex
415	4202	Duplex
416	4060	Duplex
417	4048	Duplex
418	4010	Duplex
419	4031	Duplex
420	4010	Duplex
421	4031	Duplex
422	4010	Duplex
423	4031	Duplex
424	4010	Duplex
425	4031	Duplex
426	4010	Duplex
427	4031	Duplex

PHASE 3 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
428	4010	Duplex
429	4031	Duplex
430	4010	Duplex
431	4242	Duplex
432	4008	Duplex
433	4108	Duplex
434	4141	Duplex
435	4131	Duplex
436	4131	Duplex
437	4141	Duplex
438	4101	Duplex
439	4026	Duplex
440	3987	Duplex
441	3896	Duplex
442	6775	50' Lot
443	6241	50' Lot
444	6841	50' Lot
445	7241	50' Lot
446	7237	50' Lot
447	5822	50' Lot
448	6305	50' Lot
449	5926	50' Lot
450	5924	50' Lot
451	5923	50' Lot
452	5921	50' Lot
453	5919	50' Lot
454	5918	50' Lot
455	5849	50' Lot
456	5848	50' Lot
457	5846	50' Lot
458	6382	50' Lot
459	7821	50' Lot
460	7563	50' Lot
461	8436	50' Lot
462	8409	50' Lot
463	9002	50' Lot
464	7433	50' Lot
465	6453	50' Lot
466	6211	50' Lot
467	6047	50' Lot
468	6165	50' Lot
469	6165	50' Lot
470	6165	50' Lot
471	6165	50' Lot
472	6165	50' Lot
473	6166	50' Lot
474	6163	50' Lot
475	5987	50' Lot
476	6058	50' Lot
477	5944	50' Lot

PHASE 3 LOT AREAS		
Parcel No.	Area (sf)	Lot Type
478	5784	50' Lot
479	6747	50' Lot
480	7533	60' Lot
481	6588	60' Lot
482	6588	60' Lot
483	7534	60' Lot
484	8283	60' Lot
485	8098	60' Lot
486	8665	60' Lot
487	8530	60' Lot
488	7373	60' Lot
489	7480	60' Lot
490	10399	60' Lot
491	8700	60' Lot
492	12269	60' Lot
493	11248	60' Lot
494	10210	60' Lot
495	8492	60' Lot
496	8232	60' Lot
497	7389	60' Lot
498	6588	60' Lot
499	6588	60' Lot
500	6588	60' Lot
501	6588	60' Lot
502	6588	60' Lot
503	6588	60' Lot
504	6588	60' Lot
505	7479	60' Lot

PHASE 3 LOT TYPE COUNT	
60' LOT	26
50' LOT	38
DUPLEX	64

TOTAL PHASE 3 LOTS = 128

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

NORTH CAROLINA REGISTERED 36528 ENGINEER JAKOB P. KLEIN

DO NOT USE FOR CONSTRUCTION

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH 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

LOT AREA PER PHASE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

LOT AREA PER PHASE

SHEET NO.:

G-003

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

Z:\Jobs\23-0004 Merritt Property (BRP)\Mgt_Working Dwgs\Sheets\Preliminary Set\3. G-003 Lot Area Per Phase.dwg

2025-11-21

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S 06°55'13" E	384.56'
L–2	S 07°12'17" E	100.22'
L–3	S 07°09'39" E	100.17'
L–4	S 07°53'34" E	100.14'
L–5	S 08°05'58" E	226.00'
L–6	S 07°02'42" E	106.15'
L–7	N 10°18'03" E	103.42'
L–8	N 02°49'12" W	233.20'
L–9	S 86°15'26" W	1900.36'
L–10	S 86°15'26" W	6.75'
L–11	S 02°38'01" W	41.66'
L–12	S 86°36'19" W	80.15'
L–13	N 35°30'42" W	25.71'
L–14	N 18°40'09" W	18.02'
L–15	N 16°33'18" E	29.75'
L–16	S 65°55'14" W	41.93'
L–17	N 34°33'28" W	67.60'
L–18	N 63°56'22" W	58.64'
L–19	S 12°10'41" E	28.75'
L–20	S 62°16'28" W	40.10'
L–21	N 48°52'56" W	41.03'
L–22	S 66°34'20" W	183.88'
L–23	S 42°14'08" W	280.13'
L–24	S 10°05'45" E	34.24'
L–25	S 66°32'41" W	69.18'
L–26	S 67°17'00" W	140.16'
L–27	S 72°23'53" W	370.65'
L–28	S 89°38'01" W	175.48'
L–29	N 03°38'40" W	93.43'
L–30	S 87°26'29" W	32.39'
L–31	N 10°58'10" E	301.47'
L–32	N 38°48'12" W	335.62'
L–33	N 22°18'41" W	67.82'
L–34	N 89°45'22" E	683.75'

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN–OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
GP – GAS POST
FOM – FIBER OPTIC MARKER
SFD – STORY FRAME DWELLING

BROOKFIELD HOLDINGS(THE POINTE), LLC
D.B. 18774 PAGE 748
B.M. 2021 PAGE 1745
PIN# 1768.10-25-46.98
LAND USE: ACRES GREATER THAN 10 WITH HOUSE
ZONING: R&PUD

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT D.B. 12486 PG. 1171 B.B 2008 PG. 480

NEUSE RIPARIAN BUFFER (ZONE 1)

RIM:354.78' IN:345.79' OUT:345.69'

EX MH 25 RIM:361.61' IN:353.38' OUT:353.18'

EX MH 26 RIM:368.86' IN:359.95' OUT:359.80'

EX MH 28 RIM:372.52' OUT:363.91'

EX MH 24 RIM:358.69' IN:349.52' OUT:349.32'

EX MH 23 RIM:359.46' IN:348.53' OUT:348.33'

EX MH 21 RIM:356.60' IN:346.89' OUT:346.69'

EX MH 22 RIM:359.79' IN:348.00' OUT:347.80'

EX MH 20 RIM:351.32' IN:343.39' OUT:343.26'

EX MH 19 RIM:355.71' IN:342.55' OUT:342.30'

EX MH 18 RIM:347.43' IN(N):340.10' IN(E):340.10' OUT:340.00'

EX MH 17 RIM:345.65' IN:337.68' OUT:337.58'

RIM:341.39' IN:334.46' OUT:334.26'

NEUSE RIPARIAN BUFFER (ZONE 2)

WETLAND (TYP)

EXISTING 50' GAS EASEMENT D.B. 16741 P.G. 120

FENCE CROSSES PROPERTY LINE AT THIS POINT

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1745
PIN# 1768.03-34-7557
LAND USE: VACANT
ZONING: R&PUD

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-13-1851
LAND USE: VACANT
ZONING: R&PUD

FENCE CROSSES PROPERTY LINE AT THIS POINT

LEAN-TO
BARN (269 SF)
BARN (535 SF)
BARN (733 SF)
ROCK PILE
SHED (85 SF)
OLD WELL
WELL HOUSE (34 SF)
PUMP HOUSE WELL
BARN (479 SF)
1 SFD (1911 SF)
5.6'x9.5' GRAVE SITE
SATELLITE DISH
SHEDS (2) (236 SF)
SHED (53 SF)
MOBILE HOME (890 SF)
SHED (102 SF)
WELL HOUSE (25 SF)
MOBILE HOMES(2) (1453 SF)
WELL HOUSE
APPROXIMATE TREE LINE (TYP)
GRAVEL DRIVEWAY
SOIL DRIVEWAY

SELF,JAMES FRANCES AND LINDA ESTELLE MERRITT
ZONING:RL
LAND USE: AGRICULTURE
PIN # 1768238815
4,276,105 S.F.
98.166 AC.

N/F
OPTIMAL DEVELOPMENT, LLC
D.B. 18224 PAGE 1209
B.M. 1985 PAGE 1807
PIN# 1768.03-33-7689
LAND USE: VACANT
ZONING: RL

FH(TBM)
N(y):783942.42'
E(x):2164076.84'
TOPNUT ELEV:398.72'

YI
TOP:397.83'
IN(18"RCP):394.36'
OUT(18"RCP):394.25'

WMH
TOP: 398.78
INV: 393.48'

18"RCP
INV:393.57'

EXISTING 50' GAS EASEMENT
D.B. 17016 PG. 398

EMILY LANE
EXISTING 30' PRIVATE ACCESS EASEMENT
D.B. 3361 PG. 212

15"RCP
INV:390.60'

15"RCP
INV:389.31' FH

FH(TBM)
N(y):783226.94'
E(x):2164169.11'
TOPNUT ELEV:393.58'

EXISTING 20' CITY OF RALEIGH UTILITY EASEMENT B.M. 2019, PG. 1227 (PORTION OF 20' EASEMENT WITHIN R/W) B.N.

EXISTING PROPERTY LINE/ROW

ROLESVILLE ROAD 60' R/W (S.R.1308)

GUNZ,BETTY R TEXWEST LLC
ZONING:RL
LAND USE: AGRICULTURE
PIN # 1768328863
TOTAL AREA
729,394 S.F.
16.745 AC.

EXISTING 20' CITY OF RALEIGH UTILITY EASEMENT B.M. 2019, PG. 1227 (PORTION OF 20' EASEMENT WITHIN R/W) B.N.

1 SFD (1120 SF)

GRAVEL DRIVE

WELL HOUSE (21 SF)

SHED W/ OVERHANG (519 SF)

SOIL DRIVE

BARN W/ OVERHANG (1624 SF)

1 SFD (1637 SF)

18"RCP
INV(W): 380.92'
INV (E): 379.72

FOWLER ROAD 60' PUBLIC R/W (S.R.#2308)

GRAVEL DRIVE

CC–DRIVE

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-04-3342
LAND USE: VACANT
ZONING: R&PUD

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT D.B. 12486 PG. 1171 B.B 2008 PG. 480

RIM:308.01' IN:301.00' OUT:300.80'

FENCE IS 0.7' SOUTH PROPERTY LINE

FENCE CROSSES PROPERTY LINE AT THIS POINT

N 88°47'41" E 1587.76'

NEUSE RIPARIAN BUFFER (ZONE 1)

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1768-00K DATED JULY 19, 2022

NEUSE RIPARIAN BUFFER (ZONE 2)

APPROXIMATE TREE LINE (TYP)

NEUSE RIPARIAN BUFFER (ZONE 2)

LILES FAMILY LLC
ZONING:RL
LAND USE: FORESRY
PIN # 1758928330
TOTAL AREA
3,359,549 S.F.
77.135 AC.
VACANT

NEUSE RIPARIAN BUFFER (ZONE 1)

PROPERTY LINE(L-9)PER PER D.B. 5178 PG. 858 B.M. 1985 PAGE 1806

S 86°15'26" W 1900.36'

WETLAND (TYP)

WETLAND (TYP)

0.1% ANNUAL FEMA FLOODWAY

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1758-00K DATED JULY 19, 2022

WETLAND (TYP)

AMP

SWAMP

POND

N/F
JOSEPH E. GUNZ
& BETTY R. WALL
D.B. 5178 PAGE 858
B.M. 1985 PAGE 1806
PIN# 1768.03-21-6907
LAND USE: FORESTRY
ZONING : RL

N/F LOUIS CHARLES SELLETT
D.B. 14011 PAGE 2674
B.M. 2010 PAGE 291
PIN# 1768.03-01-0460
LAND USE: VACANT ZONING : RL

N/F
LOUIS CHARLES SELLETT
D.B. 14011 PAGE 2674
B.M. 2010 PAGE 291

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch =150 ft

GENERAL NOTES:

1) EXISTING SITE BOUNDARY, UTILITY, TOPOGRAPHY, AND OFF SITE SURVEY INFORMATION TAKEN FROM SURVEY PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR PL. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.

2) SEE SHEET CX-100 FOR DEMOLITION PLAN

FH(TBM)
N(y):781653.29'
E(x):2164363.45'
TOPNUT ELEV:366.56'

PROJECT NUMBER = PSP-24-07

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

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

NORTH CAROLINA ENGINEERING CORPORATION CERTIFICATE OF AUTHORIZATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881

PRELIMINARY

PRELIMINARY NOT FOR RECORDATION, SALES, OR DO NOT USE FOR CONSTRUCTION
JAKOB P. KLEIN 36528 ENGINEER

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH REVISION SET

STIPULATION FOR REUSE

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MERRITT RESERVE
EXISTING CONDITIONS
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO.:

CV-100

Z:\Jobs\23-0004 Merrit Property 880\dwg_Working Dwgs\Sheets\Preliminary Set\01 CV-100 Existing Conditions.dwg

2025-11-21

POTABLE WATER SUPPLY WELL DECOMMISSIONING/ABANDONMENT SPECIFICATIONS

ONE OR MORE POTABLE WATER SUPPLY WELLS HAVE BEEN IDENTIFIED ON THE PROPERTY LOCATED NEAR THE RESIDENCES. THE CONTRACTOR SHALL CONFIRM THE WELL SPECIFICATIONS, AND ABANDON THE WELLS IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NORTH CAROLINA, WAKE COUNTY, AND THE REQUIREMENTS OF THESE SPECIFICATIONS. ONLY A CERTIFIED WELL CONTRACTOR REGISTERED WITH WAKE COUNTY AND THE STATE OF NORTH CAROLINA MAY ABANDON THE WELL.

THE CONTRACTOR SHALL COMPLETE AND SUBMIT A WAKE COUNTY APPLICATION FOR WELL REPAIR /ABANDONMENT PERMIT TO THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES (WCDES). PRIOR TO THE PERMANENT ABANDONMENT PROCEDURES, THE CERTIFIED CONTRACTOR ABANDONING THE WELL SHALL PROVIDE A MINIMUM OF 24-HOURS ADVANCE NOTICE TO THE WCDES, ENVIRONMENTAL HEALTH DIVISION, AND RECEIVE APPROVAL AND A WAKE COUNTY PERMIT NUMBER.

THE CONTRACTOR SHALL CONFIRM THAT THE WELL SYSTEM HAS BEEN DE-ENERGIZED PRIOR TO ANY DEMOLITION ACTIVITIES. WELL DECOMMISSIONING/ ABANDONMENT INCLUDES THE REMOVAL OF THE WELL HOUSE, SUPPLY LINES AND ALL MATERIALS LEFT IN THE BOREHOLE/WELL. THE TOP FIVE FEET SHALL BE BACKFILLED WITH MATERIAL APPROPRIATE FOR THE INTENDED LAND USE. THE WELL SHALL BE ABANDONED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES,DIVISION OF WATER QUALITY, REGULATIONS FOR ABANDONMENT OF WELLS (15A NCAC 02C .0113 ABANDONMENT OF WELLS) AND AS DESCRIBED HEREIN.

THE PERMANENT ABANDONMENT OF THE WATER SUPPLY WELLS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

1. ALL CASING AND SCREEN MATERIALS MAY BE REMOVED PRIOR TO INITIATION OF ABANDONMENT PROCEDURES, IF SUCH REMOVAL WILL NOT CAUSE OR CONTRIBUTE TO CONTAMINATION OF THE GROUNDWATERS. ANY CASING NOT GROUTED IN ACCORDANCE WITH 15A NCAC 02C .0107(F) SHALL BE REMOVED OR GROUTED IN ACCORDANCE WITH 15A NCAC 02C .0107(F).
2. THE ENTIRE DEPTH OF THE WELL SHALL BE SOUNDED BEFORE IT IS SEALED TO ENSURE FREEDOM FROM OBSTRUCTIONS THAT MAY INTERFERE WITH SEALING OPERATIONS.
3. THE WELL SHALL BE DISINFECTED IN ACCORDANCE WITH RULE .0111(B)(1)(A) THROUGH .0111(B)(1)(C) OF THIS SECTION.
4. IN THE CASE OF GRAVEL-PACKED WELLS IN WHICH THE CASING AND SCREENS HAVE NOT BEEN REMOVED, NEAT-CEMENT OR BENTONITE SLURRY GROUT SHALL BE INJECTED INTO THE WELL COMPLETELY FILLING IT FROM THE BOTTOM OF THE CASING TO THE TOP.
5. WELLS CONSTRUCTED IN UNCONSOLIDATED FORMATIONS SHALL BE COMPLETELY FILLED WITH GROUT BY INTRODUCING IT THROUGH A PIPE EXTENDING TO THE BOTTOM OF THE WELL WHICH CAN BE RAISED AS THE WELL IS FILLED.
6. WELLS CONSTRUCTED IN CONSOLIDATED ROCK FORMATIONS OR THAT PENETRATE ZONES OF CONSOLIDATED ROCK MAY BE FILLED WITH GROUT, SAND, GRAVEL OR DRILL CUTTINGS OPPOSITE THE ZONES OF CONSOLIDATED ROCK. THE TOP OF ANY SAND, GRAVEL OR CUTTING FILL SHALL TERMINATE AT LEAST 10 FEET BELOW THE TOP OF THE CONSOLIDATED ROCK OR FIVE FEET BELOW THE BOTTOM OF CASING IN A MANNER TO ENSURE COMPLETE FILLING OF THE CASING, AND EXTEND UP TO LAND SURFACE. FOR ANY WELL IN WHICH THE DEPTH OF CASING OR THE DEPTH OF THE BEDROCK IS NOT KNOWN OR CANNOT BE CONFIRMED, THE ENTIRE LENGTH OF THE WELL SHALL BE FILLED WITH GROUT UP TO LAND SURFACE.

THE CERTIFIED WELL CONTRACTOR SHALL COMPLETE A NCDENR FORM GW-30 WELL ABANDONMENT RECORD. THE CONTRACTOR SHALL SUBMIT A COPY TO THE OWNER, AND THE ORIGINAL SHALL BE SUBMITTED TO THE DIVISION OF WATER QUALITY WITHIN 30 DAYS OF COMPLETION AT THE FOLLOWING ADDRESS.

NCDENR, DIVISION OF WATER QUALITY
ATTN:INFORMATION MANAGEMENT
1617 MAIL SERVICE CENTER
RALEIGH, NC 27699-1617

SUBMIT THE FOLLOWING DOCUMENTATION TO AMERICAN ENGINEERING WITHIN TWO-WEEKS FOLLOWING THE COMPLETION OF THE WELL ABANDONMENT:

1. DIGITAL PHOTOGRAPHS DOCUMENTING THE WELL CLOSURE ACTIVITIES.
2. COPIES OF PERMITS, FORMS, DRILLER LICENSES, ETC.

SEPTIC SYSTEM ABANDONMENT SPECIFICATIONS

EXISTING/OR ABANDONED RESIDENCES ON THE PROJECT SITE MAY BE SERVICED BY AN ON-SITE BELOW-GRADE SEPTIC SYSTEM. IF FOUND THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ABANDON THE SEPTIC SYSTEM IN ACCORDANCE WITH THIS SECTION. FOR THE PURPOSES OF BUDGETING AND SCOPE, ASSUME THAT THE SEPTIC TANK HAS A CAPACITY OF 1,000 GALLONS AND THAT THE LEACH FIELD IS COMPRISED OF 300 FEET OF DISCHARGE LINE.

1. HAVE AN APPROVED HAULER PUMP THE LIQUID, SLUDGE AND SCUM FROM ALL THE TANKS IN THE SYSTEM AND ENSURE PROPER DISPOSAL OF THESE WASTES.
2. DISCONNECT POWER AT THE SOURCE TO ANY ELECTRICAL CONTROLS AND REMOVE ALL CONTROLS AND PANELS.
3. REMOVE THE TANKS AND DISPOSE OF PROPERLY OFF-SITE.
4. PROVIDE AND COMPACT CLEAN BACKFILL TO BRING THE EXCAVATION TO NATURAL GRADE AND ESTABLISH A VEGETATIVE COVER.
5. REMOVE ALL PARTS OF THE DRAINFIELD ON THE GROUND SURFACE (SUCH AS VALVES, VALVE BOXES AND RISERS), BACKFILL THE AREA TO A NATURAL GRADE AND ESTABLISH A VEGETATIVE COVER.
6. COAT ALL SURFACE AREAS EXPOSED TO EFFLUENT WITH HYDRATED LIME AND ESTABLISH A VEGETATIVE COVER.

SUBMIT THE FOLLOWING DOCUMENTATION TO AMERICAN ENGINEERING WITHIN TWO-WEEKS FOLLOWING THE COMPLETION OF THE SEPTIC SYSTEM ABANDONMENT:

1. DIGITAL PHOTOGRAPHS DOCUMENTING THE SEPTIC SYSTEM CLOSURE ACTIVITIES.
2. DOCUMENTATION OF PROPER DISPOSAL OF WASTE, TANKS, ETC.
3. COPIES OF PERMITS, FORMS, LICENSES, ETC.

GENERAL NOTES:
1) SURVEY INFORMATION PROVIDED BY CMP PROFESSIONAL LAND SURVEYOR PC.
2) EXISTING SOIL PATH TO BE UTILIZED DURING EARLY STAGE OF CONSTRUCTION TO ASSIST WITH THE INSTALLATION OF EROSION CONTROL MEASURES BEFORE BEING ABANDONED.
3) PERIMETER TREE FENCE AND SILT FENCE HAS BEEN SHOWN FOR REFERENCE. SEE SHEET G-004 FOR DETAILED INSTRUCTIONS FOR CONSTRUCTION SEQUENCE.
4) CONTRACTOR IS RESPONSIBLE TO CONFIRM AND OBTAIN ANY PERMITS NEEDED FOR STRUCTURES THAT ARE TO BE REMOVED.

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch =150 ft

PROJECT NUMBER = PSP-24-07

LEGEND:
EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN–OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
GP – GAS POST
FOM – FIBER OPTIC MARKER
SFD – STORY FRAME DWELLING

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY
PRELIMINARY
NOT FOR RECORDATION
DO NOT USE FOR CONSTRUCTION
36528 ENGINEER JAKOB P. KLEE
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
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4	11-14-25	FOURTH REVISION SET

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MERRITT RESERVE
ROLESVILLE RD
WAKE COUNTY NC 27312

DEMOLITION PLAN

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

DEMOLITION PLAN

SHEET NO.:

CX-100

North Carolina 811 811 It's the Law
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\G -CX-100 Demo Plan.dwg
2025-11-21

NOTES:

1. SEE SHEET CS-110 OPEN SPACE PLAN, FOR ACREAGE INFORMATION.

OPEN SPACE USE TABLE		
OS-1	1.73 AC	ACTIVE & PASSIVE
OS-2	0.42 AC	PASSIVE
OS-3	0.39 AC	ACTIVE
OS-4	3.32 AC	ACTIVE & PASSIVE
OS-5	0.07 AC	ACTIVE
OS-6	1.62 AC	ACTIVE (AMENITY AREA)
OS-7	0.41 AC	ACTIVE & PASSIVE
OS-8	1.16 AC	ACTIVE & PASSIVE
OS-9	0.57 AC	ACTIVE & PASSIVE
OS-10	2.59 AC	PASSIVE
OS-11	0.13 AC	ACTIVE
OS-12	0.19 AC	ACTIVE
OS-13	3.41 AC	ACTIVE & PASSIVE
OS-14	0.28 AC	ACTIVE
OS-15	0.80 AC	PASSIVE
OS-16	1.04 AC	PASSIVE
OS-17	2.82 AC	ACTIVE & PASSIVE
OS-18	4.56 AC	ACTIVE & PASSIVE
OS-19	3.14 AC	ACTIVE (FUTURE TOWN PARK)
OS-20	1.70 AC	ACTIVE (FUTURE TOWN PARK)
OS-21	0.14 AC	PASSIVE
TOTAL OPEN SPACE= 30.49 AC		

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

COMMERCIAL/RETAIL 4.27 AC

FUTURE COMMERCIAL/RETAIL 3.29 AC

PROPERTY TO BE RETAINED BY BETTY R. GUNZ / TEXWEST LLC 2.00 AC

STREETSCAPE IN THIS AREA IS SHOWN FOR THE FUTURE FOWLER ROAD CONSTRUCTION AND TO BE PLANTED AT THAT TIME

EXISTING 30' PRIVATE ACCESS EASEMENT D.B. 3361 PG. 212

SWAMP

SWAMP

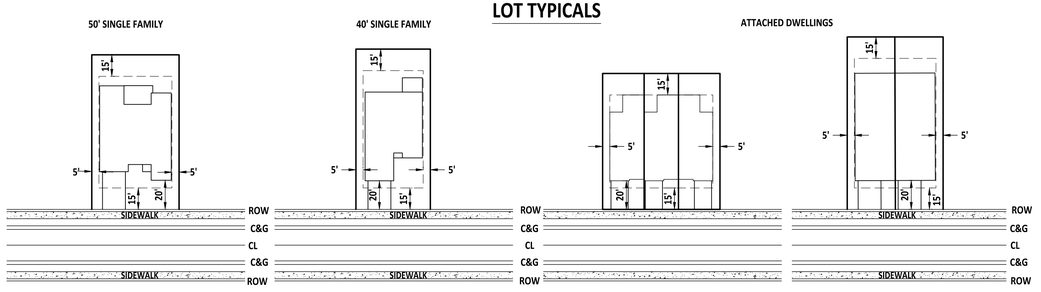
POND

LOT TYPICALS

50' SINGLE FAMILY

40' SINGLE FAMILY

ATTACHED DWELLINGS



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch =150 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering

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

NORTH CAROLINA ENGINEERING CERTIFICATION AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

PRELIMINARY NOT FOR RECORDATION, SALES OR CONSTRUCTION

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36528 JAKOB P. KLEIN

FOR INFORMATION, ONLY

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MERRITT RESERVE

SITE OVERALL PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

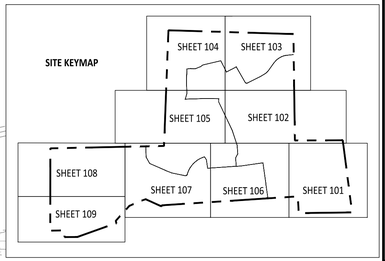
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

SITE OVERALL PLAN

SHEET NO.:

CS-100



North Carolina 811

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

Z:\Job\23-0004 Merritt Property BRD\dwg_Working Dwgs\Sheet\Preliminary Set\31. CS-100 Site Plan.dwg

2025-11-21

SEE SHEET CS-102

SEE SHEET CS-106

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

OLD MILLSTONE COURT (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

ROLESVILLE ROAD 60' PUBLIC R/W (S.R.# 1003)

FUTURE COMMERCIAL/RETAIL 3.29 AC

SCM 4

OS-1

OS-2

OS-3

OS-4

10' PERIMETER BUFFER TYPE 1L

EXISTING 30' PRIVATE ACCESS EASEMENT
D.B. 3361 PG. 212

VARIABLE WIDTH DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

1' ACCESS EASEMENT

3' COR UTILITY PUBLIC EASEMENT

5' SIDEWALK

TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

50' R/W DEDICATION

15' R/W DEDICATION

60' R/W

30' STREETSCAPE BUFFER

30' STREETSCAPE AND ACCESS EASEMENT BUFFER

RETAINING WALL (TYP.)

RETAINING WALL FENCE (TYP.)

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

FIRE HYDRANT EASEMENT (TYP.)

PROPERTY TO BE RETAINED BY BETTY R. GUNZ / TEXWEST LLC 2.00 AC

FH(TBM)
N(y):783226.94'
E(x):2164169.11'
TOPNUT ELEV:393.58'

L=134.47'
R=300.00'

L=56.05'
R=215.00'

L=78.01'
R=230.00'

L=105.82'
R=230.00'

L=113.53'
R=300.00'

L=196.39'
R=800.00'

L=217.26'
R=885.00'

L=649.12'
R=1200.00'

L=342.09'
R=1200.00'

N82° 06' 54"E
262.22'

S76° 10' 42"E
274.60'

S76° 12' 06"E
345.89'

N89° 45' 22"E
339.19'

N89° 45' 22"E
82.55'

N68° 53' 30"W
108.30'

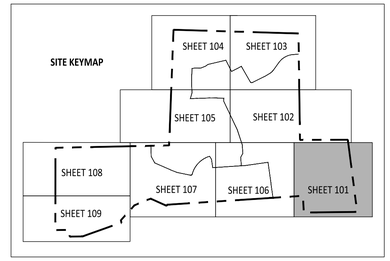
N83° 53' 30"W
108.21'

241.64'

171.62'

156.54'

SITE KEYMAP



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: 19.73 ACRES TOTAL REQUIRED: 10.675 ACRES	
ACTIVE OPEN SPACE PROVIDED: 10.67 ACRES TOTAL REQUIRED: 10.675 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36528 JAKOB P. KLEIN

DO NOT USE FOR CONSTRUCTION

FOR INFORMATION, ONLY

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MERRITT RESERVE

ROLESVILLE RD
WAKE COUNTY NC 27312

SITE PLAN

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

SITE PLAN

SHEET NO.:

CS-101

North Carolina 811 Know what's below. Call before you dig.
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

2025-11-21

SEE SHEET CS-104

SEE SHEET CS-103

SEE SHEET CS-105

SEE SHEET CS-106

SEE SHEET CS-101

STRIPS DRIVE (PUBLIC 50' R/W)

JOCUND STREET (PUBLIC 50' R/W)

CRACKED GRANITE LANE (PUBLIC 50' R/W)

BENT IRON LANE (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

OLD MILLSTONE COURT (PUBLIC 50' R/W)

SCM 1B

OS-1 OS-2 OS-3 OS-4 OS-5 OS-6 OS-7 OS-11

EXISTING GRAVESITE NOT TO BE DISTURBED

20' PRIVATE DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT (TYP.)

VARIABLE WIDTH DRAINAGE EASEMENT (TYP.)

CURB CUTS AND PARKING AREA FOR FUTURE AMENITY AREA

ON-STREET PARKING

MAIL KIOSK AND ON-STREET PARKING

RETAINING WALL (TYP.)

RETAINING WALL FENCE (TYP.)

5' SIDEWALK

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

10' PERIMETER BUFFER TYPE 1L

EXISTING 30' PRIVATE ACCESS EASEMENT D.B. 3361 PG. 212

EXISTING 30' C&S EASEMENT D.B. 17015 PG. 398

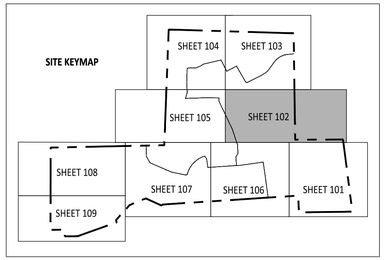
20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

LOD

N/F
OPTIMAL DEVELOPMENT, LLC
D.B. 18224 PAGE 1209
B.M. 1985 PAGE 1807
PIN# 1768.03-33-7689
LAND USE: VACANT
ZONING: RL

SITE KEYMAP



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: 19.73 ACRES TOTAL REQUIRED: 10.675 ACRES	
ACTIVE OPEN SPACE PROVIDED: 10.67 ACRES TOTAL REQUIRED: 10.675 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

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JAKOB P. KLEIN
NORTH CAROLINA REGISTERED
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ENGINEER

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MERRITT RESERVE

SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

4

SHEET TITLE:

SITE PLAN

SHEET NO.:

CS-102

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

Z:\Job\23-0004 Merritt Property BBD\Revit_Working\Dwgs\Sheets\Preliminary Set\12 - CS-101-103 Site Plan (50 Scale).dwg

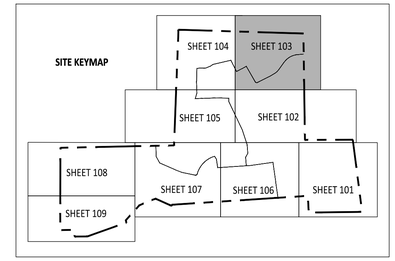
2025-11-21

THE POINT
YOUNG ST. PUD
SUBDIVISION
(CID-24-08)

N/F
BROOKFIELD HOLDINGS(THE POINTE), LLC
D.B. 18774 PAGE 748
B.M. 2021 PAGE 1745
PIN# 1768.10-25-46.98
LAND USE: ACRES GREATER THAN 10 WITH HOUSE
ZONING: R&PUD

TEMPORARY CONSTRUCTION EASEMENT
NEUSE RIPARIAN ZONE 2
NEUSE RIPARIAN BUFFER ZONE 1
LOD
EXISTING CORSSE
RETAINING WALL (TYP.)
SCM 1C
PUBLIC DRAINAGE AND SCM ACCESS
EXISTING 50' GAS EASEMENT AND 20" MAIN
EXISTING CORSSE
CURB CUTS AND CROSSWALKS FOR FUTURE TOWN PARK AREA
FUTURE TOWN PARK OS-19
25' PERIMETER BUFFER TYPE 1L
THE POINT
YOUNG ST. PUD
SUBDIVISION
(CID-24-08)
JOCUND STREET (PUBLIC 50' R/W)
MERRITT RIDGE LANE (PRIVATE 40' R/W)
STRIPS DRIVE (PUBLIC 60' R/W)
VARIABLE WIDTH DRAINAGE EASEMENT (TYP.)
20' PRIVATE DRAINAGE EASEMENT
RETAINING WALL FENCE (TYP.)
5' SIDEWALK
OS-8
OS-9
OS-4
FUTURE TOWN PARK OS-20
30' PUBLIC DRAINAGE EASEMENT
3' COR UTILITY 'PUBLIC' EASEMENT
20' PUBLIC DRAINAGE EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
20' PUBLIC DRAINAGE AND SCM ACCESS AND MAINTENANCE EASEMENT
25' PERIMETER BUFFER TYPE 1L
10' PERIMETER BUFFER TYPE 3
SCM 1B
EXISTING WETLAND (TYP.)
N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1745
PIN# 1768.03-34-7557
LAND USE: VACANT
ZONING: R&PUD
SEE SHEET CS-104
SEE SHEET CS-102

SITE KEYMAP



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: 19.73 ACRES TOTAL REQUIRED: 10.675 ACRES	
ACTIVE OPEN SPACE PROVIDED: 10.67 ACRES TOTAL REQUIRED: 10.675 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

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MERRITT RESERVE

SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025
SHEET TITLE:	SITE PLAN
SHEET NO.:	CS-103

4

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

PROJECT NUMBER = PSP-24-07

Z:\Jobs\23-0004 Merritt Property (BRP)\Rwl_ Working Dwgs\Sheets\Preliminary Set\12 -CS-101-103 Site Plan ISO Scale.dwg
2025-11-21

THE POINT
YOUNG ST. PUD
SUBDIVISION
(CID-24-08)

TEMPORARY CONSTRUCTION EASEMENT

NEUSE RIPARIAN BUFFER ZONE 2

NEUSE RIPARIAN BUFFER ZONE 1

WETLANDS (TYP.)

10' PERIMETER BUFFER TYPE 1L

OS-10

EXISTING CORSSE

SCM 1A

20' PUBLIC DRAINAGE EASEMENT

JOCUND STREET (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PRIVATE 40' R/W)

VARIABLE WIDTH DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

3' COR UTILITY PUBLIC EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT (TYP.)

LINEAGE PLACE (PUBLIC 50' R/W)

5' SIDEWALK

RETAINING WALL (TYP.)

RETAINING WALL FENCE (TYP.)

MATCH 11' EXISTING LANES AND REMOVE HAMMERHEAD

STRIPS DRIVE (PUBLIC 50' R/W)

SEE SHEET CS-103

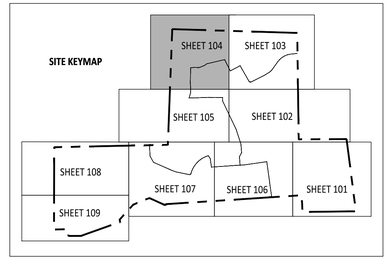
SEE SHEET CS-105

Z:\Jobs\23-0004 Merritt Property (BSP)\Dwgs_Working Dwgs\Sheets\Preliminary Set\13. CS-104-106 Site Plan (50 Scale).dwg

2025-11-21

PROJECT NUMBER = PSP-24-07

SITE KEYMAP



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: 19.73 ACRES TOTAL REQUIRED: 10.675 ACRES	
ACTIVE OPEN SPACE PROVIDED: 10.67 ACRES TOTAL REQUIRED: 10.675 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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

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36528
JAKOB P. KLEIN

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1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH REVISION SET

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MERRITT RESERVE

SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

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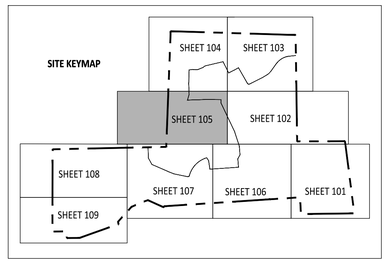
SHEET TITLE:

SITE PLAN

SHEET NO.

CS-104

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North Carolina 811
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Remote Ticket Entry
http://nc811.org/remoteticketentry.htm





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PROPOSED LOT LINES	
RIGHT OF WAY	
CENTERLINE	
CURB AND GUTTER	
10 X 70 SIGHT TRIANGLE	
SCM LOCATIONS	
SETBACKS	
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30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
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DATE:	~~11/31/2025~~

4

SHEET TITLE:

SITE PLAN

SHEET NO.:

CS-105

North Carolina 811

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

Z:\Jobs\23-0004 Merrit Property BRD\Dwg_Working Dwgs\Sheets\Preliminary Set\33. CS-104-106 Site Plan (50' Scale) .dwg

2025-11-21

SEE SHEET CS-105

SEE SHEET CS-102

SEE SHEET CS-107

SEE SHEET CS-101

SEE SHEET CS-14

MERRITT RESERVE DRIVE (PUBLIC 50' R/W)

JOCUND STREET (PUBLIC 60' N/W)

CRAGED GRANITE LANE (PUBLIC 50' R/W)

TRIPP LEDGE WAY (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

MERRITT RIDGE LANE (PUBLIC 60' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

ON STREET PARKING FOR MAIL KIOSK

CURB CUT FOR AMENITY AREA

VARIABLE WIDTH DRAINAGE EASEMENT (TYP.)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TYP.)

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

RETAINING WALL (TYP.)

RETAINING WALL FENCE (TYP.)

25' LANDSCAPE BUFFER

30' LANDSCAPE BUFFER

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY EASEMENT

1' ACCESS EASEMENT (TYP.)

FIRE HYDRANT EASEMENT (TYP.)

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

20' STREETSCAPE BUFFER

25' PERIMETER BUFFER TYPE 3

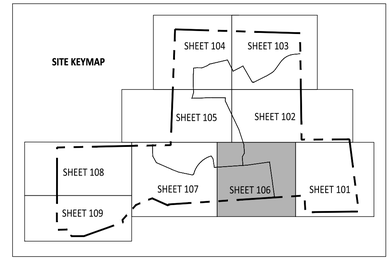
PROPERTY LINE(L-9)PER PER D.B. 5178 PG. 858 B.M. 1985 PG. 1806

LOD

OS-2

OS-5

SITE KEYMAP



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: 19.73 ACRES TOTAL REQUIRED: 10.675 ACRES	
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30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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MERRITT RESERVE

SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

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SHEET TITLE:

SITE PLAN

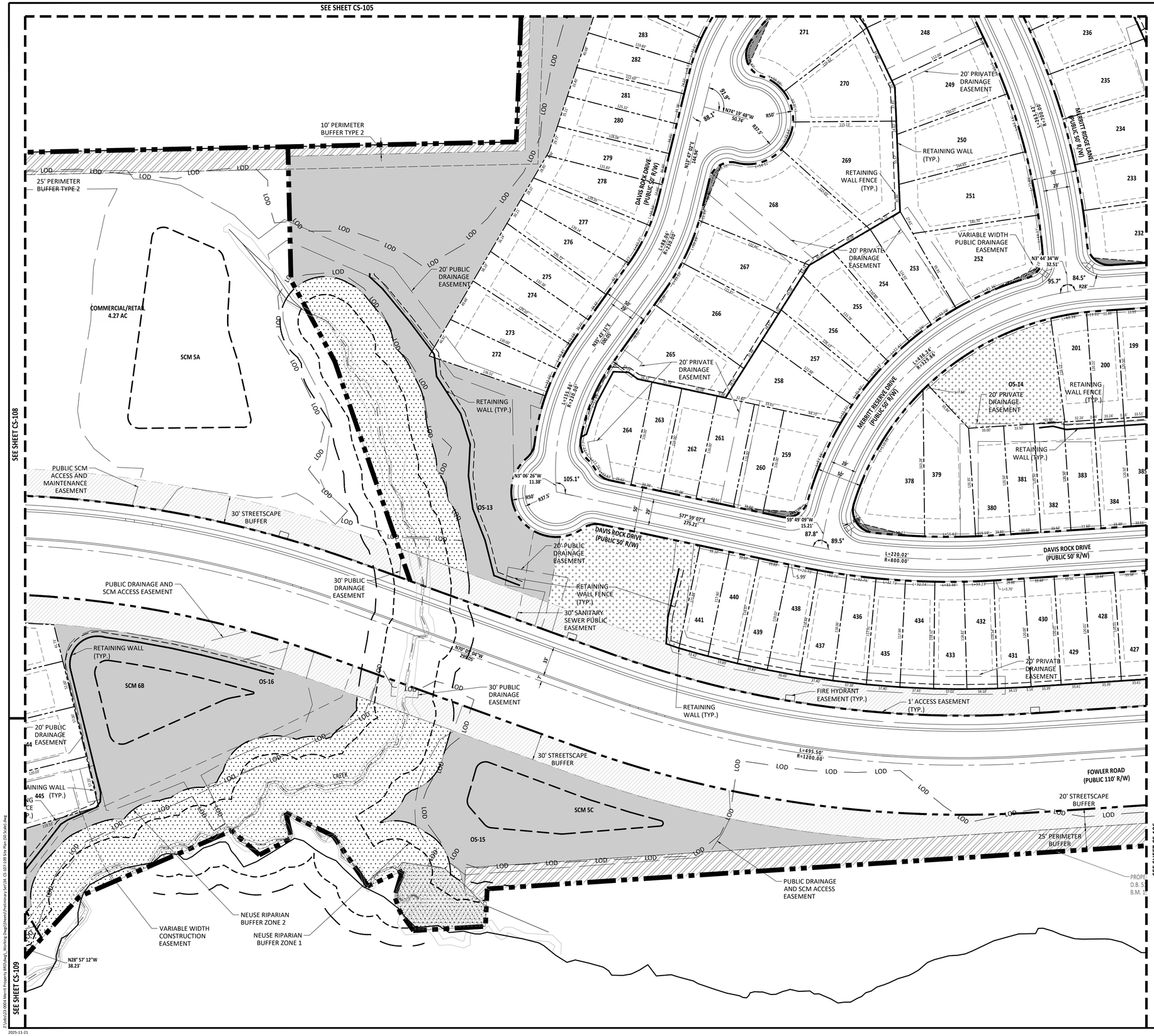
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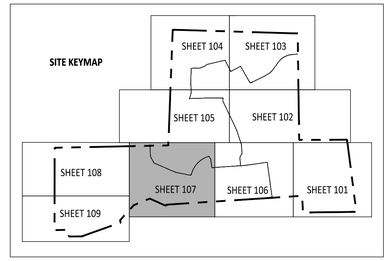
CS-106

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

Z:\Jobs\23-0004 Merrit Property (BRX)\dwg_Working Dwgs\Sheets\Preliminary Set\33. CS-104-106 Site Plan (50' Scale) .dwg

2025-11-21





SITE PLAN LEGEND	
PROPOSED LOT LINES	
RIGHT OF WAY	
CENTERLINE	
CURB AND GUTTER	
10 X 70 SIGHT TRIANGLE	
SCM LOCATIONS	
SETBACKS	
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30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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MERRITT RESERVE
SITE PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

4
SHEET TITLE:
SITE PLAN

SHEET NO :
CS-107

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

Z:\Jobs\23-0004 Merritt Property (BSP)\Revit_ Working Dwgs\Sheets\Preliminary Set\14 CS-107-109 Site Plan ISO Scale).dwg
2025-11-21

EXISTING COR EASEMENT

NEUSE RIPARIAN BUFFER ZONE 1

10' PERIMETER BUFFER TYPE 1L

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

TEMPORARY CONSTRUCTION EASEMENT

MATCH 15' EXISTING LANES AND REMOVE HAMMERHEAD

25' PERIMETER BUFFER TYPE 2

FETCHING PLACE (PUBLIC 60' R/W)

5' SIDEWALK

TOOTHED CHISEL DRIVE (PUBLIC 50' R/W)

DEEP PASS COURT (PUBLIC 50' R/W)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (TYP.)

EXISTING 20' SEWER EASEMENT B.M. 1992 PG. 658

30' SANITARY SEWER PUBLIC EASEMENT

30' PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

RETAINING WALL (TYP.)

RETAINING WALL FENCE (TYP.)

FIRE HYDRANT EASEMENT (TYP.)

1' ACCESS EASEMENT

SCM 7

OS-17

PROPOSED 30' STREETSCAPE BUFFER

FOWLER ROAD (PUBLIC 110' R/W)

20' PRIVATE DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

20' PUBLIC DRAINAGE EASEMENT

SUTTON RIDGE ROAD (PUBLIC 50' R/W)

NEUSE RIPARIAN BUFFER ZONE 1

PROVIDED INGRESS/EGRESS PATH FOR ADJACENT PROPERTIES. TO BE COMPACTED GRAVEL.

1% ANNUAL FEMA FLOOD LIMIT ZONE "AE" MAP # 3720-1768-00K DATED JULY 19, 2022

NEUSE RIPARIAN BUFFER ZONE 2

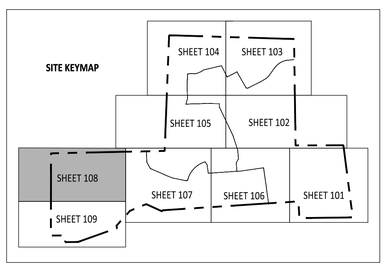
1% ANNUAL FEMA

SEE SHEET CS-109

SEE SHEET CS-107

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: 19.73 ACRES TOTAL REQUIRED: 10.675 ACRES	
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30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
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JAKOB P. KLEIN 36528 ENGINEER

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MERRITT RESERVE

SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

4

SHEET TITLE:

SITE PLAN

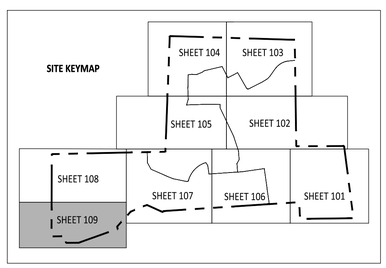
SHEET NO.:

CS-108

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Remote Ticket Entry
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21\jb\23-0004 Merritt Property BIM\Revit_Working Dwgs\Sheets\Preliminary Set\34. CS-107-109 Site Plan (50 Scale).dwg
2025-11-21





SITE PLAN LEGEND	
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RIGHT OF WAY	
CENTERLINE	
CURB AND GUTTER	
10 X 70 SIGHT TRIANGLE	
SCM LOCATIONS	
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PERIMETER BUFFER	
NEUSE RIVER BUFFER	
EXISTING WETLAND	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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919-469-1101

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SITE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

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DATE:	11/21/2025

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SHEET TITLE:

SITE PLAN

SHEET NO.:

CS-109

North Carolina 811
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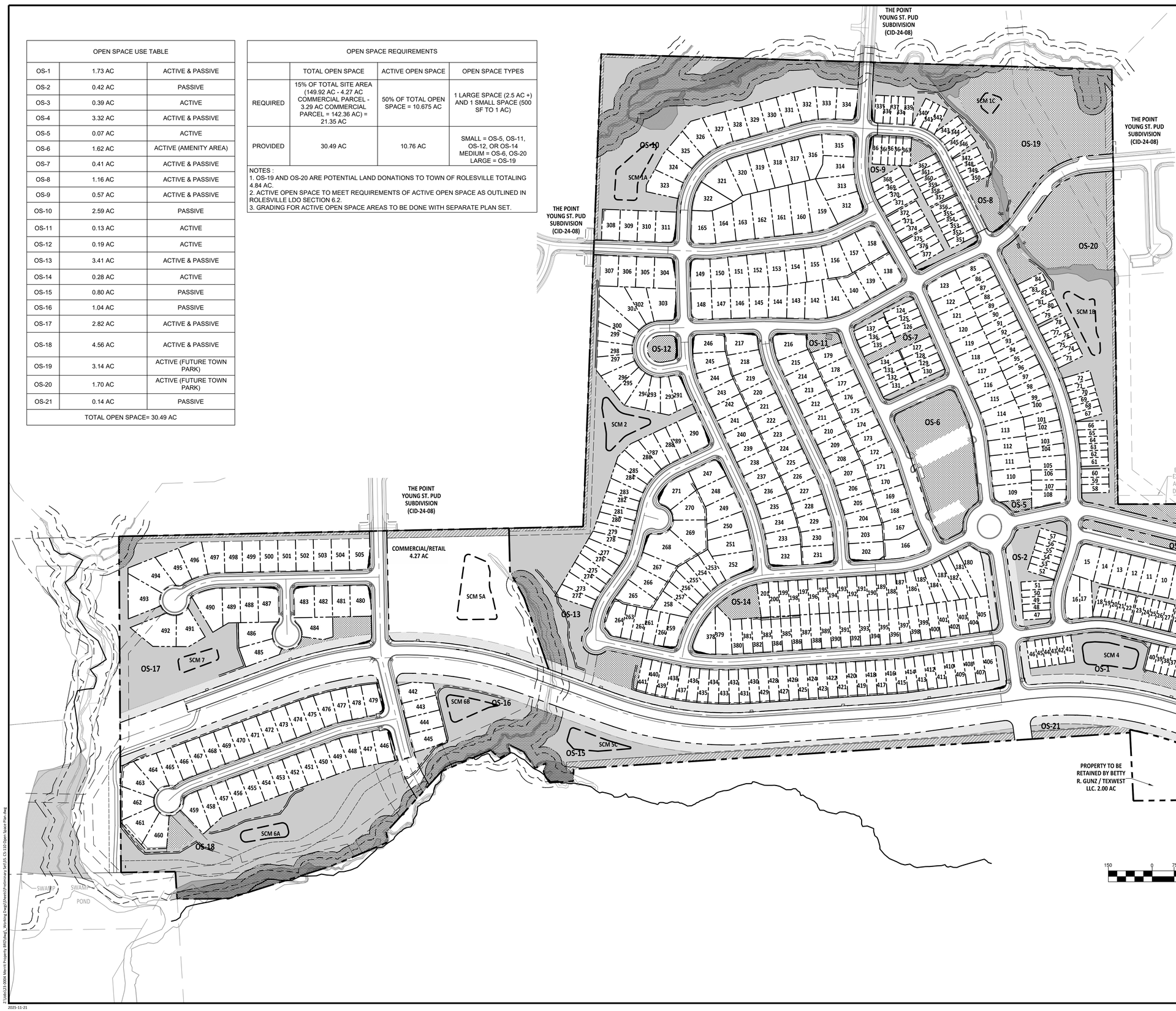
Z:\Jobs\23-0004 Merritt Property @RDU\wip_Working Dwgs\Sheets\Preliminary Set\24_CS-107-109 Site Plan (50 Scale).dwg

2025-11-21

OPEN SPACE USE TABLE		
OS-1	1.73 AC	ACTIVE & PASSIVE
OS-2	0.42 AC	PASSIVE
OS-3	0.39 AC	ACTIVE
OS-4	3.32 AC	ACTIVE & PASSIVE
OS-5	0.07 AC	ACTIVE
OS-6	1.62 AC	ACTIVE (AMENITY AREA)
OS-7	0.41 AC	ACTIVE & PASSIVE
OS-8	1.16 AC	ACTIVE & PASSIVE
OS-9	0.57 AC	ACTIVE & PASSIVE
OS-10	2.59 AC	PASSIVE
OS-11	0.13 AC	ACTIVE
OS-12	0.19 AC	ACTIVE
OS-13	3.41 AC	ACTIVE & PASSIVE
OS-14	0.28 AC	ACTIVE
OS-15	0.80 AC	PASSIVE
OS-16	1.04 AC	PASSIVE
OS-17	2.82 AC	ACTIVE & PASSIVE
OS-18	4.56 AC	ACTIVE & PASSIVE
OS-19	3.14 AC	ACTIVE (FUTURE TOWN PARK)
OS-20	1.70 AC	ACTIVE (FUTURE TOWN PARK)
OS-21	0.14 AC	PASSIVE
TOTAL OPEN SPACE= 30.49 AC		

OPEN SPACE REQUIREMENTS			
	TOTAL OPEN SPACE	ACTIVE OPEN SPACE	OPEN SPACE TYPES
REQUIRED	15% OF TOTAL SITE AREA (149.92 AC - 4.27 AC COMMERCIAL PARCEL - 3.29 AC COMMERCIAL PARCEL = 142.36 AC) = 21.35 AC	50% OF TOTAL OPEN SPACE = 10.675 AC	1 LARGE SPACE (2.5 AC +) AND 1 SMALL SPACE (500 SF TO 1 AC)
PROVIDED	30.49 AC	10.76 AC	SMALL = OS-5, OS-11, OS-12, OR OS-14 MEDIUM = OS-6, OS-20 LARGE = OS-19

NOTES :
1. OS-19 AND OS-20 ARE POTENTIAL LAND DONATIONS TO TOWN OF ROLESVILLE TOTALING 4.84 AC.
2. ACTIVE OPEN SPACE TO MEET REQUIREMENTS OF ACTIVE OPEN SPACE AS OUTLINED IN ROLESVILLE LDO SECTION 6.2.
3. GRADING FOR ACTIVE OPEN SPACE AREAS TO BE DONE WITH SEPARATE PLAN SET.



GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft

PROJECT NUMBER = PSP-24-07

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NORTH CAROLINA REGISTERED 36528 ENGINEER JAKOB P. KLEE
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01.04.25	FIRST REVISION SET
2	02.03.25	SECOND REVISION SET
3	04.01.25	THIRD REVISION SET
4	11.14.25	FOURTH REVISION SET

STIPULATION FOR REUSE

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MERRITT RESERVE
OPEN SPACE PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

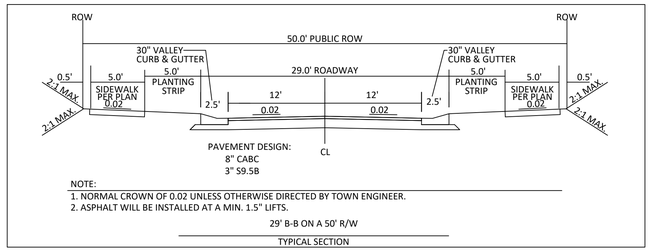
JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:
OPEN SPACE PLAN

SHEET NO.: CS-110

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

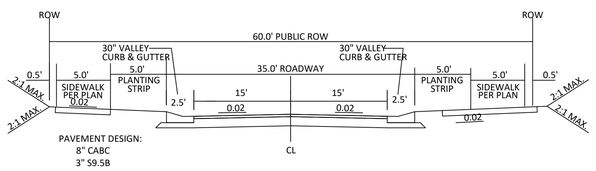
Z:\Jobs\23-0004 Merrit Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\15. CS-110 Open Space Plan.dwg
2025-11-21



NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

29' B-B ON A 50' R/W

TYPICAL SECTION

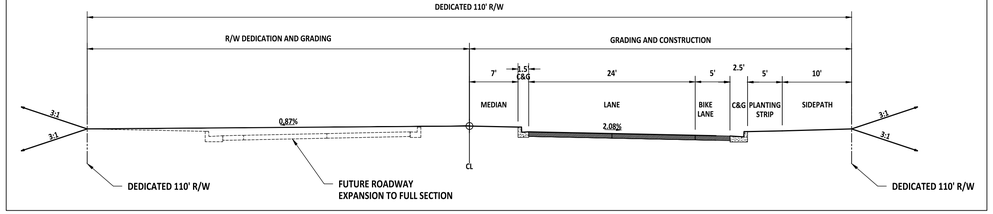


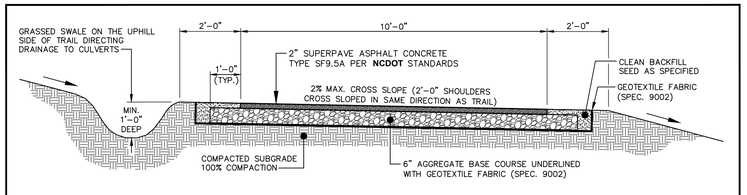
NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

35' B-B ON A 60' R/W

TYPICAL SECTION

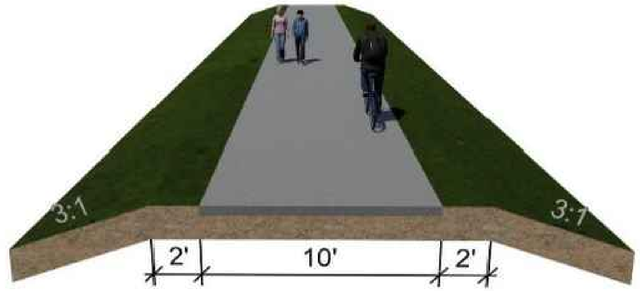
FOWLER ROAD 33' B-B ON A 110' R/W
FULL SECTION GRADING, HALF SECTION CONSTRUCTION
14' MEDIAN
NOT TO SCALE



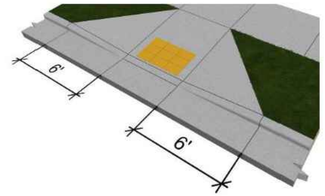


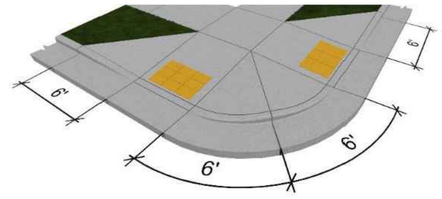
NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
2. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
3. ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
4. SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
5. CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.

STANDARD 10-FT/STREET-SIDE TRAIL ASPHALT GREENWAY TRAIL



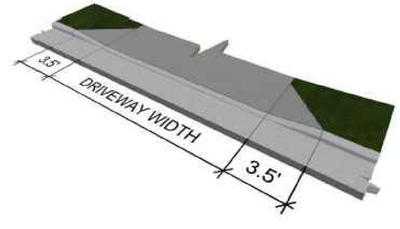
TYPICAL GREENWAY TRAIL DETAIL
NTS





HANDICAP RAMP DETAIL
NTS

Driveway cuts will be required on residential collector streets. The curb transition shall occur throughout the concrete wing, over 3.5 feet.



If driveway spacing results in less than 8 feet of standard curb between driveways, an exception to use 30-inch valley curb may be granted by the Town Engineer on a case-by-case basis.

DRIVEWAY CUT DETAIL
NTS

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY
NOT FOR CONSTRUCTION
NORTH CAROLINA 36528 ENGINEER JAKOB P. KLEIN
DO NOT USE FOR CONSTRUCTION
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MERRITT RESERVE
ROLESVILLE RD
WAKE COUNTY NC 27312

SITE DETAILS

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:
SITE DETAILS

SHEET NO.:
CS-200

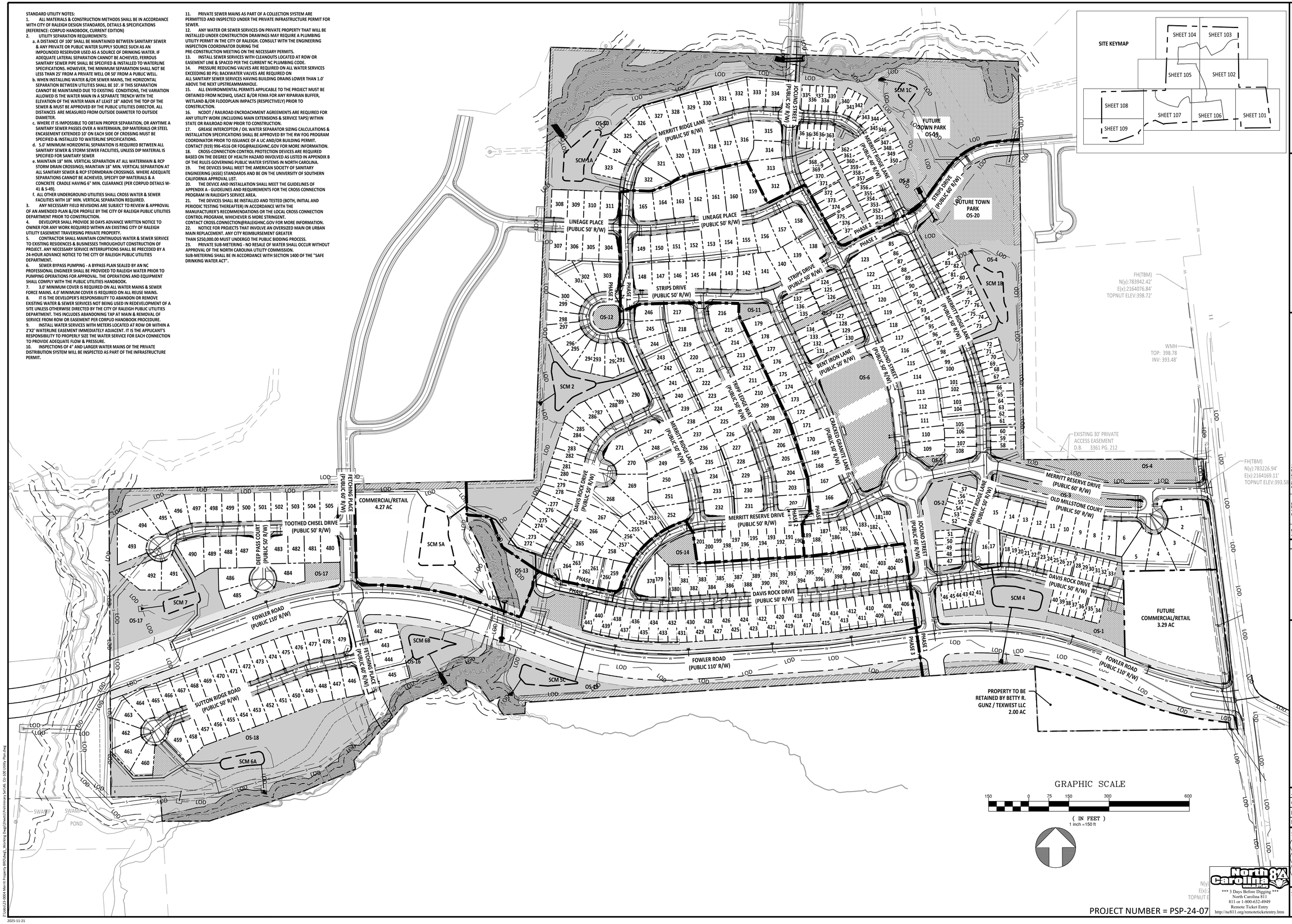
North Carolina 811 811.com
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

PROJECT NUMBER = PESP-224-007

Z:\Jobs\23-0004 Merritt Property BRP\Dwg_Working Dwgs\Sheets\Preliminary Set\SHL CS-200 Site Project Details.dwg
2025-11-21

STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAMMANHOLE.
15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch =150 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCE, SALES OR FINANCING

DO NOT USE FOR CONSTRUCTION

36528 JAKOB P. KLEE ENGINEER

FOR INFORMATION, ONLY

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MERRITT RESERVE

UTILITY OVERALL PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

UTILITY OVERALL PLAN

SHEET NO.:

CU-100

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

Z:\Job\23-0004 Merritt Property BRD\dwg_Working Dwgs\Sheet\Preliminary Set\46. CU-100 Utility Plan.dwg

2025-11-21

SEE SHEET CU-102

SEE SHEET CU-106

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

OLD MILLSTONE COURT (PUBLIC 50' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

EXISTING 30' PRIVATE ACCESS EASEMENT D.B. 3361 PG. 212

EXISTING 50' GAS EASEMENT D.B. 17015 PG. 398

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY PUBLIC EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

5' SIDEWALK

8" X 8" TEE 3 - 8" GV

SCM 4

20' PUBLIC DRAINAGE AND SCM ACCESS MAINTENANCE EASEMENT

50' R/W DEDICATION

TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

8" BLOW OFF ASSEMBLY

1' ACCESS EASEMENT

FIRE HYDRANT (TYP.)

FUTURE COMMERCIAL/RETAIL 3.29 AC

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

INSTALL 8" TAPPING SLEEVE AND VALVE EX. WL ELEV. TO BE CONFIRMED
E(x):2164169.11'
TOPNUT ELEV:393.58'

CONNECT TO EXISTING 16" WATERLINE

CONNECT TO EXISTING 16" WATERLINE. INSTALL 12" TAPPING SLEEVE AND VALVE. EX. WATERLINE ELEV. TO BE CONFIRMED.

PROPERTY TO BE RETAINED BY BETTY R. GUNZ / TEXWEST LLC 2.00 AC

OS-1 OS-2 OS-3 OS-4

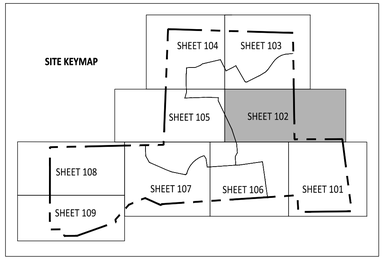
LOD

W W W



N/F
OPTIMAL DEVELOPMENT, LLC
D.B. 18224 PAGE 1209
B.M. 1985 PAGE 1807
PIN# 1768.03-33-7689
LAND USE: VACANT
ZONING: RL

SITE KEYMAP



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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

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ROLESVILLE RD
WAKE COUNTY NC 27312

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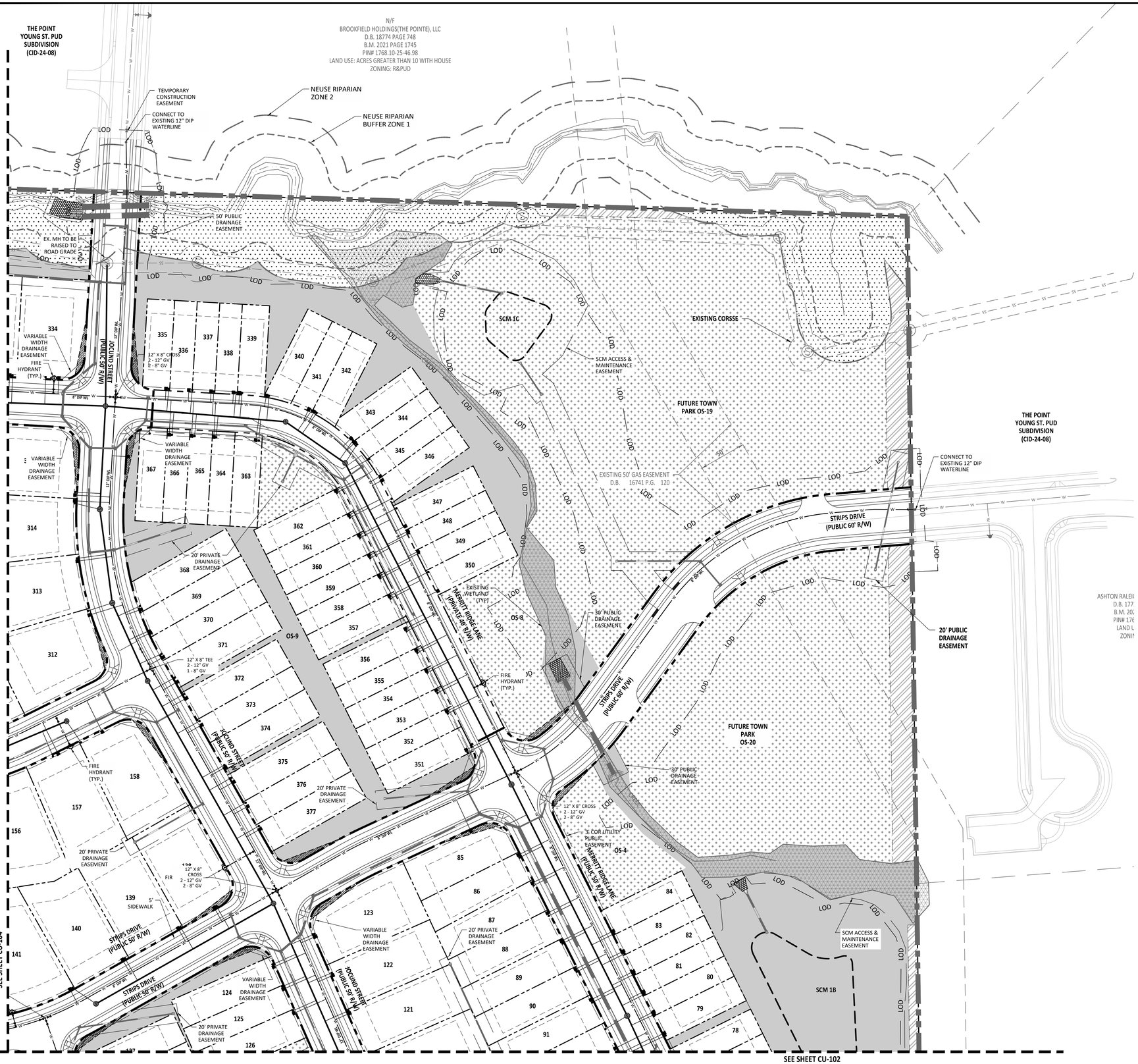
SHEET TITLE:
4
UTILITY PLAN

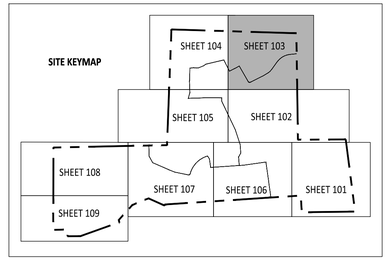
SHEET NO.:
CU-102

PROJECT NUMBER = PSP-24-07

North Carolina 811 IT'S THE LAW
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property 8805\dwg_Working Dwgs\Sheets\Preliminary Set\47. CU-102 Utility Plan (SD Scale).dwg
2025-11-21





UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

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PRELIMINARY

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36528 JAKOB P. KLEIN

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UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

UTILITY PLAN

SHEET NO.:

CU-103

North Carolina 811 811

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

Z:\Jobs\23-0004 Merritt Property (RBP)\Proj_ Working Dwgs\Sheets\Preliminary Set\47. CU-101-103 Utility Plan (50 Scale).dwg

2025-11-21

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

NEUSE RIPARIAN BUFFER ZONE 2

NEUSE RIPARIAN BUFFER ZONE 1

OS-10

SCM 1A

THE POINT YOUNG ST. PUD SUBDIVISION (CID-24-08)

EX. MH TO BE RAISED TO ROAD GRADE

JOCUMS STREET PUBLIC (50' R/W)

20' PUBLIC DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

12" X 8" CROSS
2 - 12" GV
2 - 8" GV

MERRITT RIDGE LANE (PUBLIC 50' R/W)

FIRE HYDRANT, TYP.

20' PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

3' COR UTILITY PUBLIC EASEMENT

CONNECT TO EXISTING 8" DIP WATERLINE

LINEAGE PLACE (PUBLIC 50' R/W)

TIE TO EXISTING SANITARY MANHOLE

TEMPORARY CONSTRUCTION EASEMENT

8" X 8" TEE
4 - 8" GV

MERRITT RIDGE LANE (PUBLIC 50' R/W)

5' SIDEWALK

20' PRIVATE DRAINAGE EASEMENT

8" X 8" TEE
3 - 8" GV

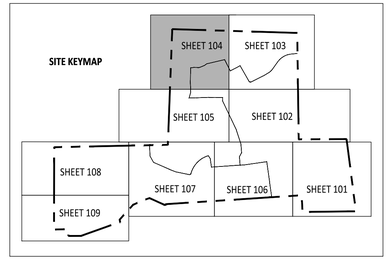
STRIPS DRIVE (PUBLIC 50' R/W)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

SEE SHEET CU-105

SEE SHEET CU-103

SITE KEYMAP



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
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Raleigh, NC 27607
919-469-1101

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PRELIMINARY

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NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH REVISION SET

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

UTILITY PLAN

SHEET NO.:

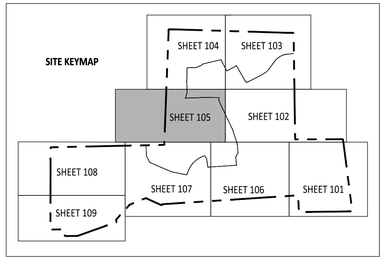
CU-104

PROJECT NUMBER = PSP-24-07

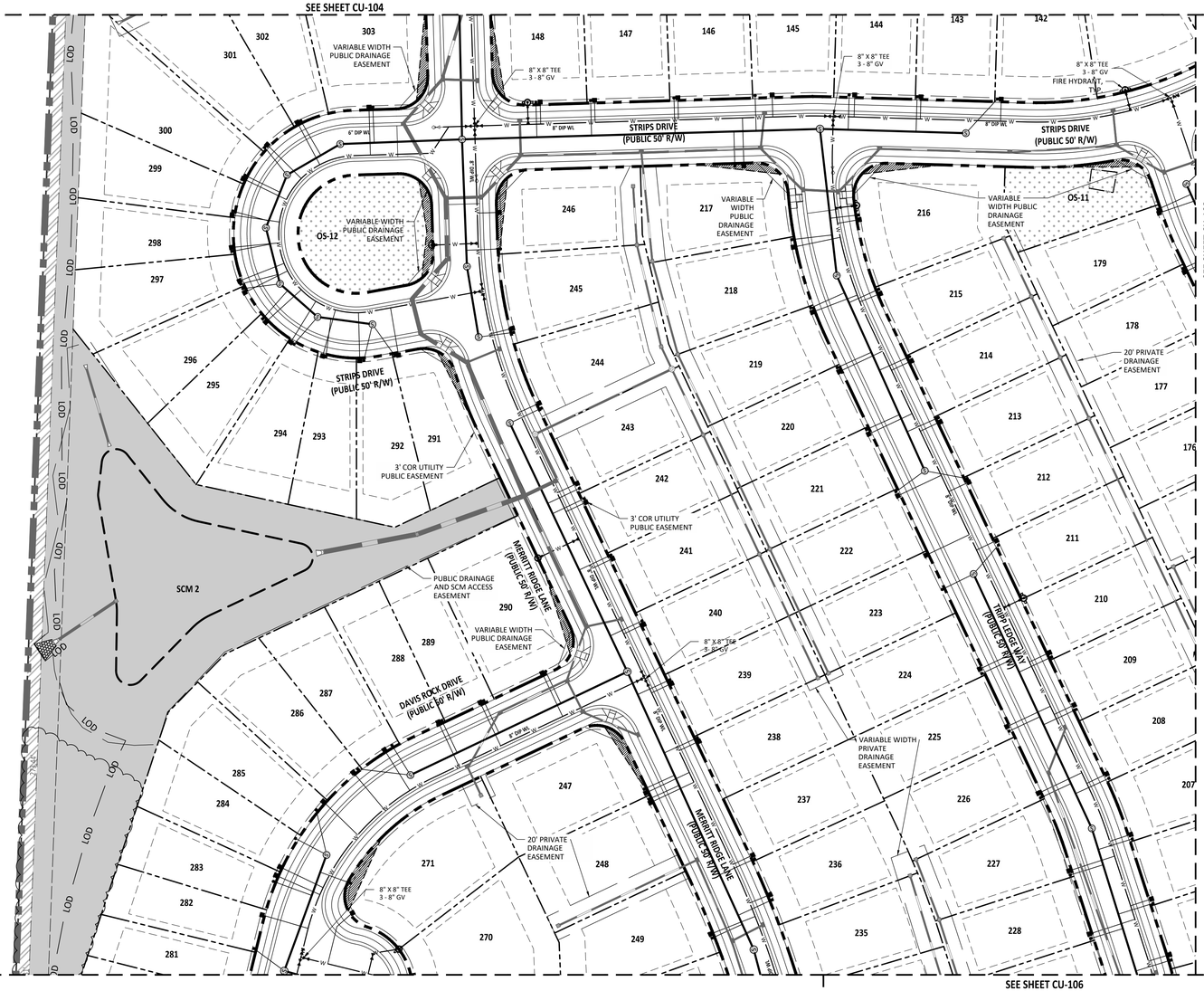
North Carolina 811 it's free!
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property (BSP)\Dwgs_Working Dwgs\Sheets\Preliminary Set\L8_CU-104_Utility Plan (50 Scale).dwg

2025-11-21



N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-13-1851
LAND USE: VACANT
ZONING: R&PUD



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	W W
SCM LOCATIONS	
SEWER LINE	SS SS
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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Raleigh, NC 27607
919-469-1101

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:
4
UTILITY PLAN

SHEET NO.:
CU-105

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

Z:\Job\23-0004 Merritt Property BRS\Revit_ Working Dwgs\Sheets\Preliminary Set\4B_CU-104-106 Utility Plan (50-Scale).dwg
2025-11-21

SEE SHEET CU-105

SEE SHEET CU-102

SEE SHEET CU-107

SEE SHEET CU-101

MERRITT RIDGE LANE (PUBLIC 50' R/W)

TRIPP LEDGE WAY (PUBLIC 50' R/W)

CRACKED GRANITE LANE (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

JOCUND STREET (PUBLIC 60' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

3' COR UTILITY EASEMENT

SCM ACCESS AND MAINTENANCE EASEMENT

8" X 8" TEE
3 - 8" GV

8" X 12" TEE
2 - 12" GV
1 - 8" GV

8" X 12" CROSS
2 - 8" GV
2 - 12" GV

12" X 12" CROSS
4 - 12" GV

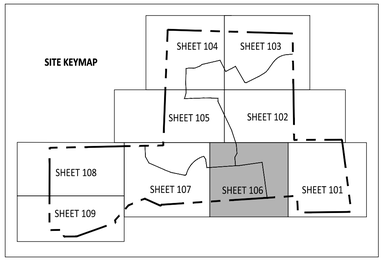
OS-5

OS-2

S-14

LOD

SITE KEYMAP



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: 6.87 ACRES TOTAL REQUIRED: 10.45 ACRES	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

UTILITY PLAN

SHEET NO.:

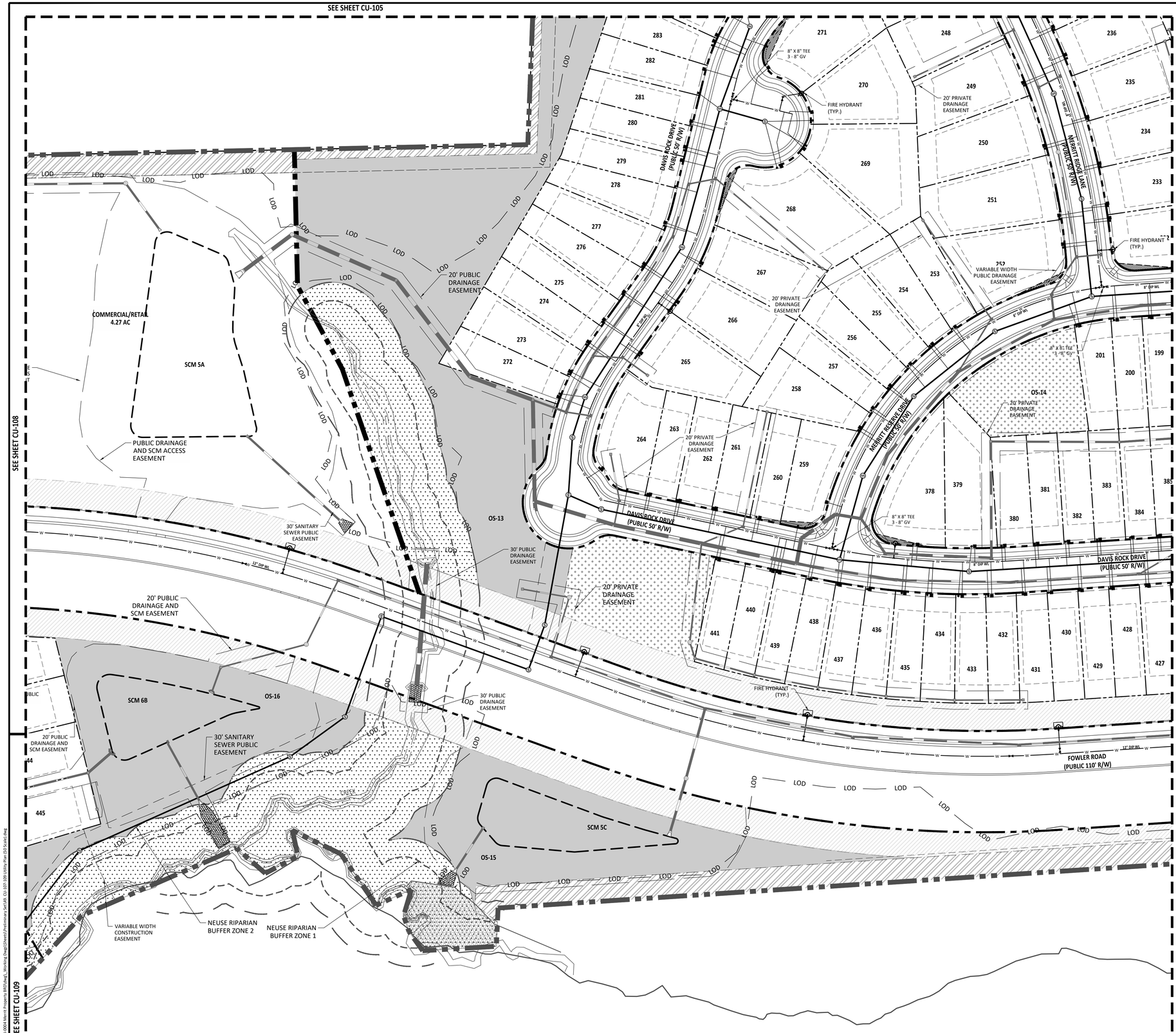
CU-106

North Carolina 811 811

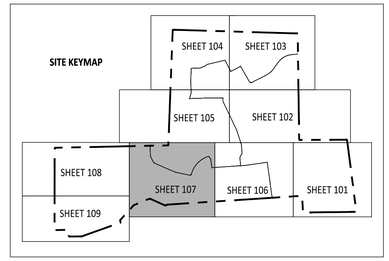
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merritt Property BRP\Dwgs_ Working Dwgs\Sheets\Preliminary Set\4B_CU-104-106 Utility Plan (50-Scale).dwg

2025-11-21



SITE KEYMAP



UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	
SCM LOCATIONS	
SEWER LINE	
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering

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919-469-1101

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C-3881
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ENGINEER
36528
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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

UTILITY PLAN

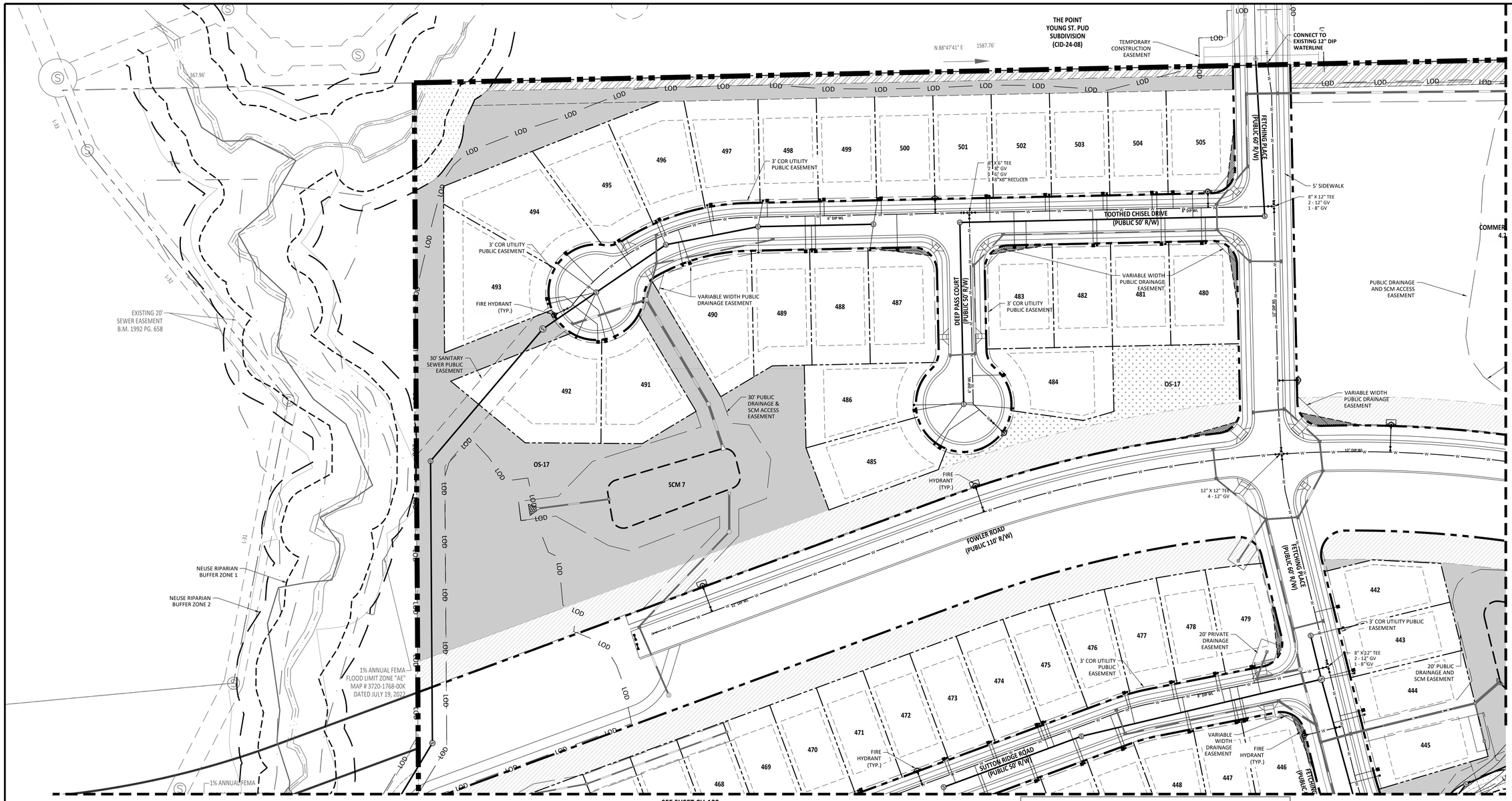
SHEET NO.: 4

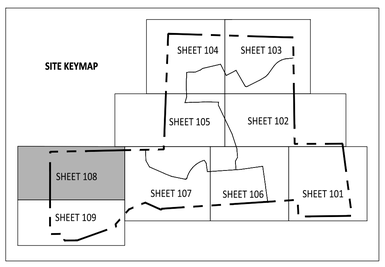
CU-107

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

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

Z:\Job\23-0004 Merritt Property @RO\Dwg_Working Dwgs\Sheets\Preliminary Set\Kit CU-107-109 Utility Plan 1SS Scale).dwg
2025-11-21





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	W W
SCM LOCATIONS	
SEWER LINE	S S
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

PROJECT NUMBER = PSP-24-07

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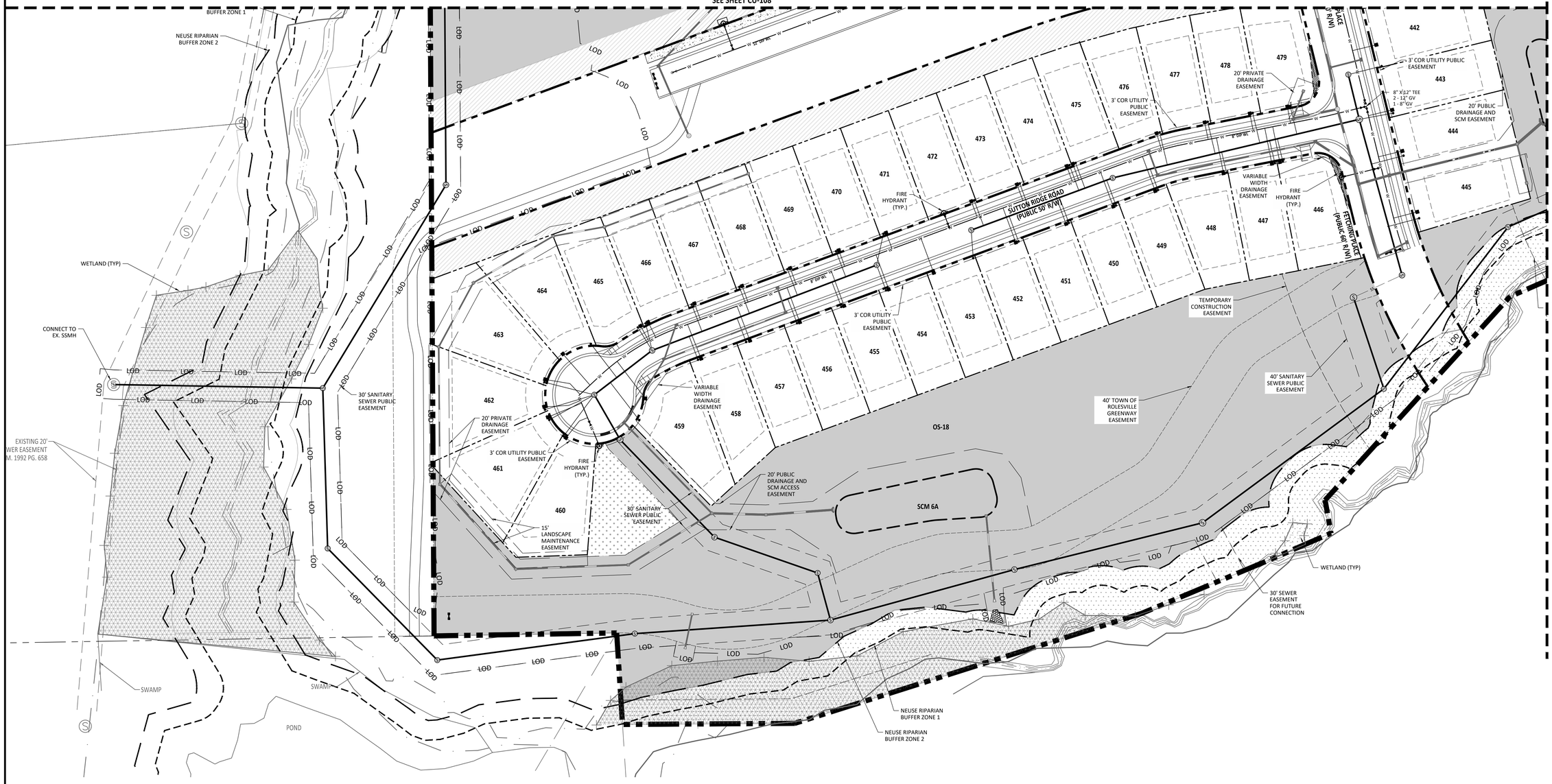
MERRITT RESERVE
UTILITY PLAN
ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

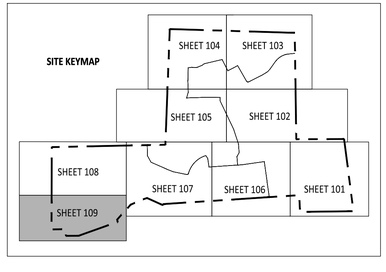
SHEET TITLE:
4
UTILITY PLAN

SHEET NO.:
CU-108

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



SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

UTILITY PLAN LEGEND	
WATER VALVE	
SEWER METER	
WATER METER	
FH	
MANHOLE	
WATER LINE	w w
SCM LOCATIONS	
SEWER LINE	s s
30' STREETSCAPE BUFFER	
PERIMETER BUFFER	
NEUSE RIVER BUFFER	
10' CURB TRANSITION	

PROJECT NUMBER = PSP-24-07

North Carolina 811

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
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MERRITT RESERVE

UTILITY PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

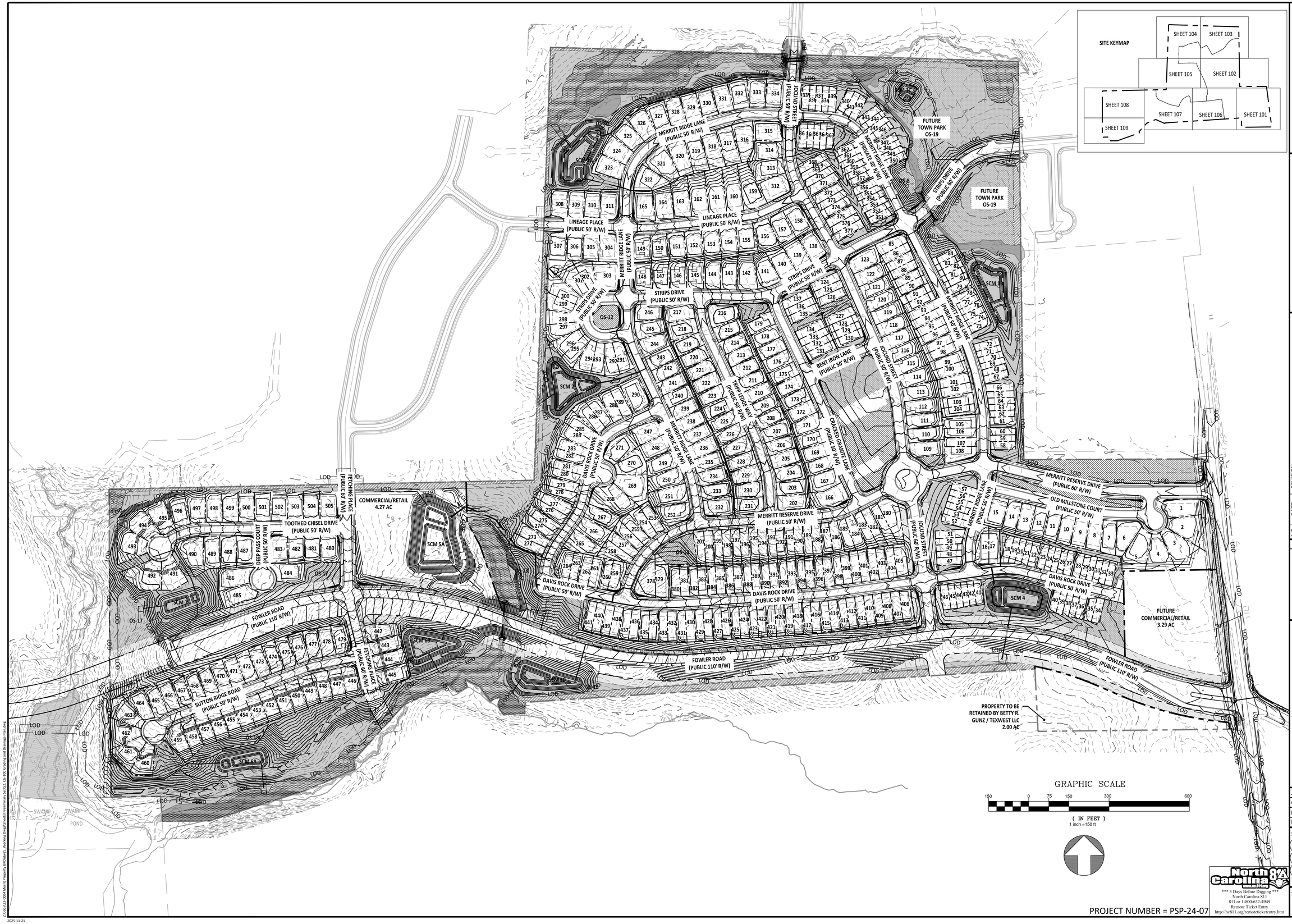
4 UTILITY PLAN

SHEET NO.:

CU-109

Z:\Job\23-0004 Merritt Property BIM\Revit_ Working Dwgs\Sheets\Preliminary Set\4R CU-107-109 Utility Plan (ISS Scale).dwg

2025-11-21



PROJECT NUMBER = PSP-24-07

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MERRITT RESERVE

GRADING AND DRAINAGE OVERALL PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

GRADING AND DRAINAGE OVERALL PLAN

SHEET NO.:

CG-100

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

Z:\Jobs\23-0004 Merritt Property (BRX)\dwg_Working Dwgs\Sheets\Preliminary Set\CG-100 Grading and Drainage Plan.dwg

2025-11-21

SEE SHEET CG-102

SEE SHEET CG-106

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

OLD MILLSTONE COURT (PUBLIC 50' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

EXISTING 30' PRIVATE ACCESS EASEMENT D.B. 3361 PG. 212

EXISTING 30' GAS EASEMENT D.B. 17015 PG. 385

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

SCM 4

RETAINING WALL

OS-1

OS-2

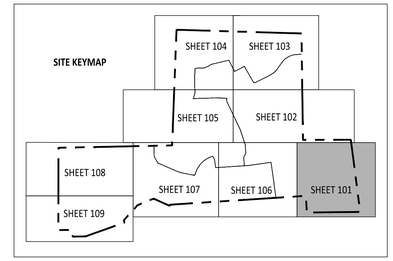
OS-3

FUTURE COMMERCIAL/RETAIL 3.29 AC

PROPERTY TO BE RETAINED BY BETTY R. GUNZ / TEXWEST LLC 2.00 AC

FH(TBM)
N(y):783226.94'
E(x):2164169.11'
TOPNUT ELEV:393.58'

SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering
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919-469-1101

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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

SHEET NO.:

CG-101

North Carolina 811 811 It's the Law!

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

Z:\Jobs\23-0004 Merrit Property (BRX)\dwg_Working Dwgs\Sheets\Preliminary Set\CG_CG-101-103 Grading and Drainage (SP) Scale1.dwg

2025-11-21

SEE SHEET CG-104

SEE SHEET CG-103

SEE SHEET CG-105

SEE SHEET CG-106

SEE SHEET CG-101

STRIPS DRIVE (PUBLIC 50' R/W)

CRACKED GRANITE LANE (PUBLIC 50' R/W)

BENT IRON LANE (PUBLIC 50' R/W)

TRIPP LEDGE WAY (PUBLIC 50' R/W)

IOCUNDO STREET (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 60' R/W)

OLD MILLSTONE COURT (PUBLIC 50' R/W)

EXISTING GRAVESITE NOT TO BE DISTURBED

RETAINING WALL

RETAINING WALL

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

SCM ACCESS & MAINTENANCE EASEMENT

EXISTING GAS EASEMENT

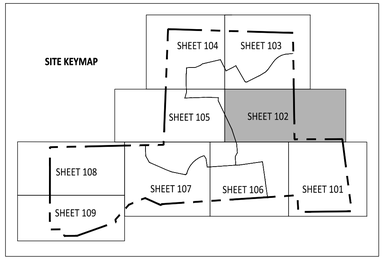
SCM 1B

OS-1 OS-2 OS-3 OS-4 OS-5 OS-6

LOD

N/F
OPTIMAL DEVELOPMENT, LLC
D.B. 18224 PAGE 1209
B.M. 1985 PAGE 1807
PIN# 1768.03-33-7689
LAND USE: VACANT
ZONING: RL

SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

PRELIMINARY
NOT FOR RECORDATION
DO NOT USE FOR CONSTRUCTION
JAKOB P. KLEIN 36528 ENGINEER

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH 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

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

SHEET NO.:

CG-102

North Carolina 811

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

PROJECT NUMBER = PSP-24-07

Z:\Job\23-0004 Merritt Property 880\Revit_Working\Dwgs\Sheets\Preliminary Set\CG- 101-103 Grading and Drainage (50-Scale).dwg

2025-11-21

THE POINT
YOUNG ST. PUD
SUBDIVISION
(CID-24-08)

N/F
BROOKFIELD HOLDINGS(THE POINTE), LLC
D.B. 18774 PAGE 748
B.M. 2021 PAGE 1745
PIN# 1768.10-25-46.98
LAND USE: ACRES GREATER THAN 10 WITH HOUSE
ZONING: R&PUD

THIS AREA 2:1 GRADE TO STAY OUT OF EX. BUFFERS AND EASEMENTS

LOD

RETAINING WALL

SCM ACCESS & MAINTENANCE EASEMENT

SCM 1C

FUTURE TOWN PARK OS-19

THE POINT
YOUNG ST. PUD
SUBDIVISION
(CID-24-08)

EXISTING 50' GAS EASEMENT
D.B. 16741 P.G. 120

STRIPS DRIVE
(PUBLIC 60' R/W)

VARIABLE WIDTH DRAINAGE EASEMENT

JOCUND STREET
(PUBLIC 50' R/W)

20' PRIVATE DRAINAGE EASEMENT

MERRITT RIDGE LANE
(PRIVATE 60' R/W)

OS-8

OS-7

OS-6

OS-5

OS-4

FUTURE TOWN PARK OS-20

3' COR UTILITY PUBLIC EASEMENT

SCM 1B

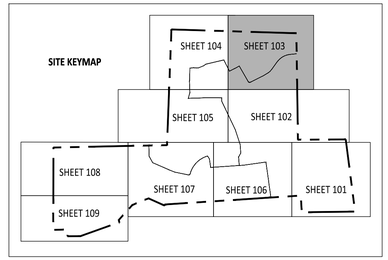
SCM ACCESS & MAINTENANCE EASEMENT

N/F
ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1745
PIN# 1768.03-34-7557
LAND USE: VACANT
ZONING: R&PUD

SEE SHEET CG-104

SEE SHEET CG-102

SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA
AMERICAN ENGINEERING ASSOCIATES SOUTHEAST
C-3881
CERTIFICATE OF AUTHORIZATION

PRELIMINARY
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NORTH CAROLINA
REGISTERED
ENGINEER
36528
JAKOB P. KLEIN
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
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3	04-01-25	THIRD REVISION SET
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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

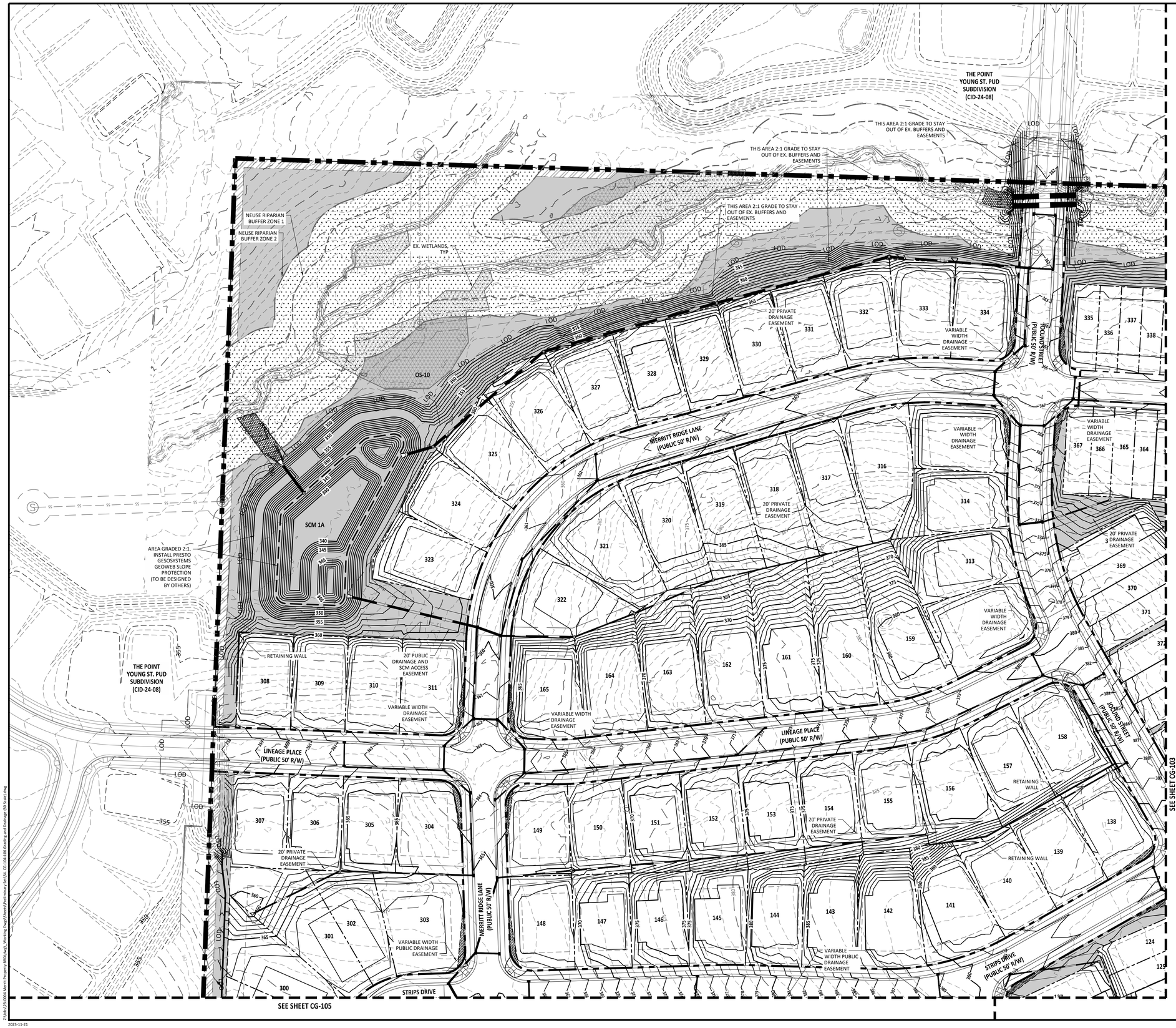
SHEET NO.:

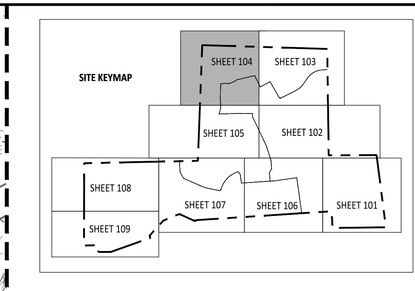
CG-103

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

Z:\Jobs\23-0004 Merritt Property (BSP)\Revit_ Working Dwgs\Sheets\Preliminary Set\13. CG-101-103 Grading and Drainage (50-Scale).dwg

2025-11-21





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 36528 JAKOB P. KLEIN

DO NOT USE FOR CONSTRUCTION

FOR INFORMATION, ONLY

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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

SHEET NO.:

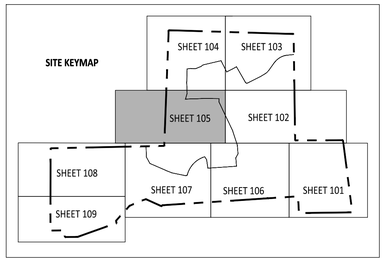
CG-104

North Carolina 811 811

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

Z:\Jobs\23-0004 Merritt Property BRP\Plan_ Working Dwgs\Sheets\Preliminary Set\Sht_CG-104-106 Grading and Drainage_ISO Scale).dwg

2025-11-21





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST, PLLC C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

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NORTH CAROLINA REGISTERED 36528 ENGINEER JAKOB P. KLEIN

FOR INFORMATION, ONLY

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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

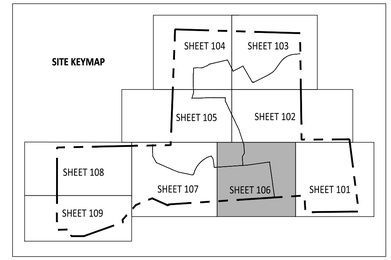
GRADING AND DRAINAGE

SHEET NO.: CG-105

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



SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

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DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER 36528 JAKOB P. KLEIN

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

SHEET NO.:

CG-106

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

Z:\Job\23-0004 Merritt Property (BRD)\dwg_Working Dwgs\Sheets\Preliminary Set\CG4_CG-104-106 Grading and Drainage (50 Scale).dwg

2025-11-21

SEE SHEET CG-105

SEE SHEET CG-108

SEE SHEET CG-109

SEE SHEET CG-106

COMMERCIAL/RETAIL 4.27 AC

COMMERCIAL/RETAIL 4.27 AC

SCM 5A

SCM 6B

SCM ACCESS AND MAINTENANCE EASEMENT

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

RETAINING WALL

THIS AREA 2:1 GRADE TO STAY OUT OF EX. BUFFERS

THIS AREA 2:1 GRADE TO STAY OUT OF EX. BUFFERS

PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

30' PUBLIC DRAINAGE EASEMENT

30' PUBLIC DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT 445

20' PUBLIC DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

20' PUBLIC DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

20' PUBLIC DRAINAGE AND SCM ACCESS EASEMENT

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

DAVIS ROCK DRIVE (PUBLIC 50' R/W)

MERRITT RESERVE DRIVE (PUBLIC 50' R/W)

MERRITT RIDGE LANE (PUBLIC 50' R/W)

FOWLER ROAD (PUBLIC 110' R/W)

OS-1A

OS-1B

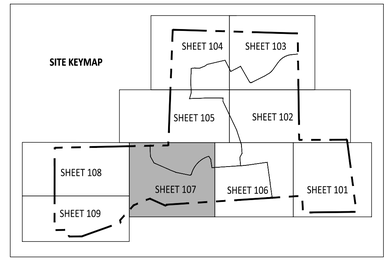
NEUSE RIPARIAN BUFFER ZONE 1

NEUSE RIPARIAN BUFFER ZONE 2

LOD

PROPE
D.B.5
S.M.1

SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

AMERICAN Engineering

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

PRELIMINARY
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NORTH CAROLINA REGISTERED 36528 ENGINEER JAKOB P. KLEIN

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

SHEET NO.:

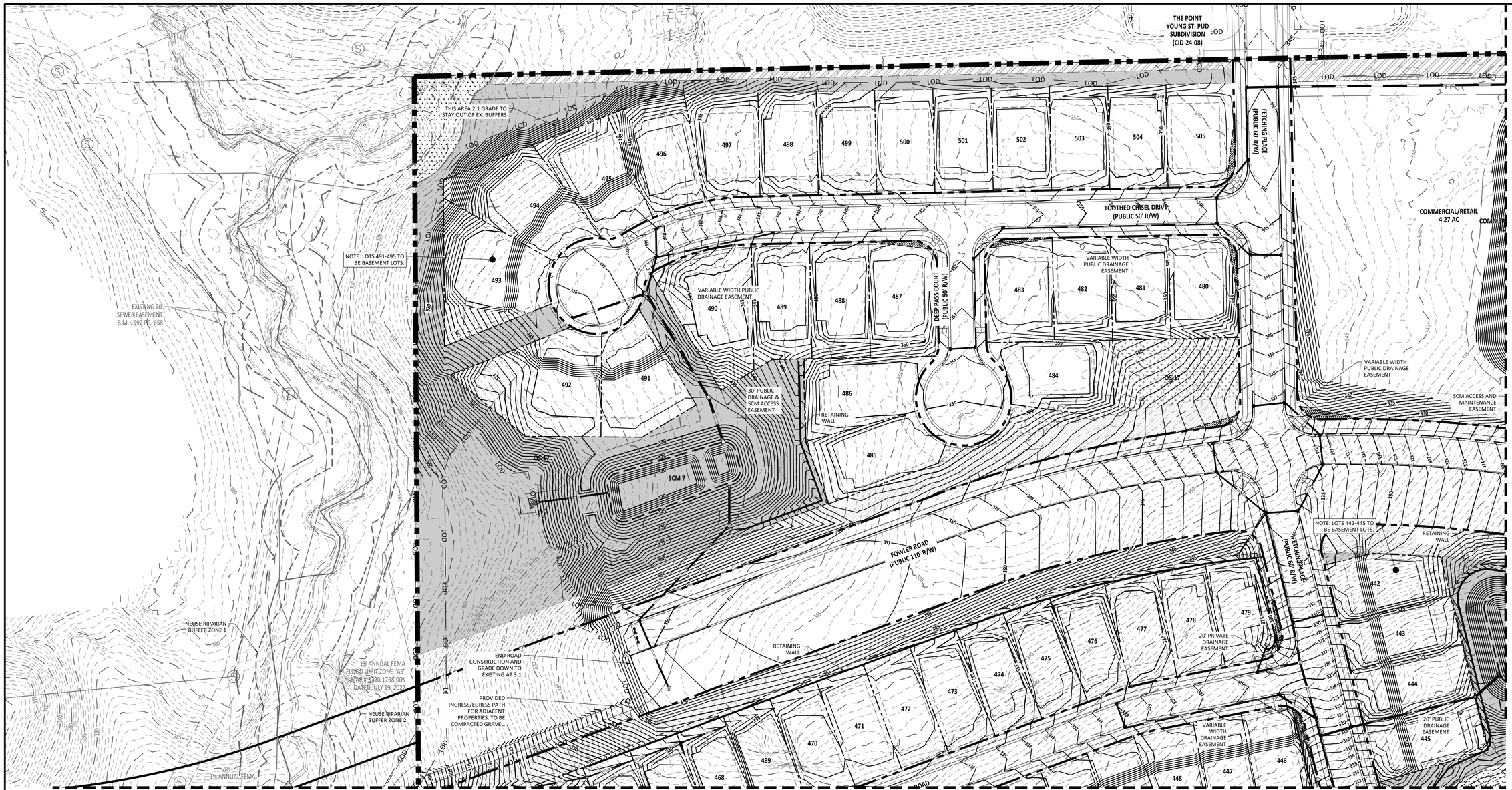
CG-107

North Carolina 811 811.com

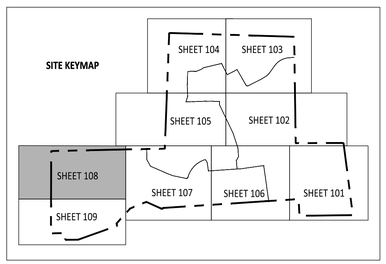
*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm

Z:\Jobs\23-0004 Merrit Property (#07)\dwg_Working Dwgs\Sheets\Preliminary Set\SS_CG-107-109 Grading and Drainage (SS Set).dwg

2025-11-21



SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

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DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA REGISTERED 36528 ENGINEER JAXON P. KLEIN

FOR INFORMATION, ONLY

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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

4

GRADING AND DRAINAGE

SHEET NO.:

CG-108

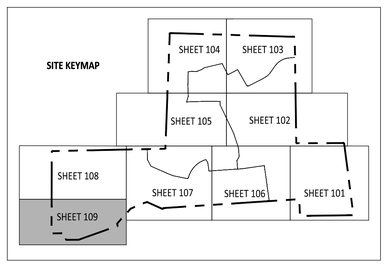
North Carolina 811 811 or 1-800-GRADING

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

Z:\Jobs\23-0004 Merritt Property (BRO)\dwg_Working Dwgs\Sheets\Preliminary Set\CG- CG-107-109 Grading and Drainage (50 Scale).dwg
2025-11-21



SITE KEYMAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft

PROJECT NUMBER = PSP-24-07

North Carolina 811 — It's the Law

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

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

NORTH CAROLINA — AMERICAN ENGINEERING ASSOCIATES SOUTHEAST — C-3881 — CERTIFICATE OF AUTHORIZATION

PRELIMINARY

PRELIMINARY
NORTH CAROLINA
36528
ENGINEER
JAKOB P. KLEIN
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MERRITT RESERVE

GRADING AND DRAINAGE

ROLESVILLE RD
WAKE COUNTY NC 27312

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CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

SHEET TITLE:

GRADING AND DRAINAGE

SHEET NO.:

CG-109

Z:\Jobs\23-0004 Merritt Property BRD\dwg_Working Dwgs\Sheets\Preliminary Set\SS_CG-107-109 Grading and Drainage (50 Scale).dwg

2025-11-21

TREE REPLACEMENT		
QUALIFYING TREE REMOVED	DBH	# OF REPLACEMENT TREES (DBH/2)
POPLAR	25	13
POPLAR	25	13
POPLAR	19	10
POPLAR	26	13
PINE	25	13
WHITE OAK	18	9
POPLAR	41	21
WHITE OAK	25	13
TOTAL # OF 2" CALIPER TREES	102	

TREE PRESERVATION REQUIREMENTS	
REQUIRED	PROVIDED
10% OF OVERALL EXISTING TREE CANOPY (111.87 AC - 2.0 AC FOR PROPERTY TO BE RETAINED BY BETTY R. GUNZ = 109.87) = **10.99 AC**	11.69 AC

TREE PRESERVATION NOTES:

1. All existing trees within tree preservation areas are to be preserved.
2. All trees within limits of disturbance are to be removed.
3. Tree protection fence to be installed and maintained around tree preservation areas.
4. Existing Canopy coverage for the entirety of the site determined based on aerial and GIS information.

TREE PRESERVATION LEGEND	
EXISTING TREE CANOPY	
PROPOSED TREE CONSERVATION AREA	
PRESERVED TREE	DBH TREE SPECIES
PRESERVED TREE CLOSE TO LOD (CRITICAL ROOT ZONE SHOWN)	DBH TREE SPECIES
TREE TO BE REMOVED IN THE BUFFER	DBH TREE SPECIES

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft

PROJECT NUMBER = CID-25-02

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3881 CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA PROFESSIONAL SEAL 56528 ENGINEER JAKOB P. KLEIN

NO.	DATE	REVISION:
1	07-01-25	FIRST REVISION SET
2	08-05-25	SECOND WAKE COUNTY SUBMITTAL
3	10-15-25	PER TOWN OF ROLESVILLE COMMENTS

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

TREE PRESERVATION PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/MA/LL
DATE:	10/23/2025

SHEET TITLE:

TREE PRESERVATION PLAN

SHEET NO.:

LT 100

North Carolina 811 811.ncgov

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

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2025-11-21

TYPICAL BUFFER SECTION: TYPE 1L

SCALE: 1"=30'

BUFFER HATCH

TOTAL LENGTH OF BUFFER: 817'

BUFFER REQUIREMENT PER 100 LF
- 3 TREES
- 1 UNDERSTORY TREE
- 40 SHRUBS

TYPICAL BUFFER SECTION: TYPE 2

SCALE: 1"=30'

BUFFER HATCH

TOTAL LENGTH OF BUFFER: 382.5'

BUFFER REQUIREMENT PER 100 LF
- 3 TREES
- 1 UNDERSTORY TREE
- 50 SHRUBS

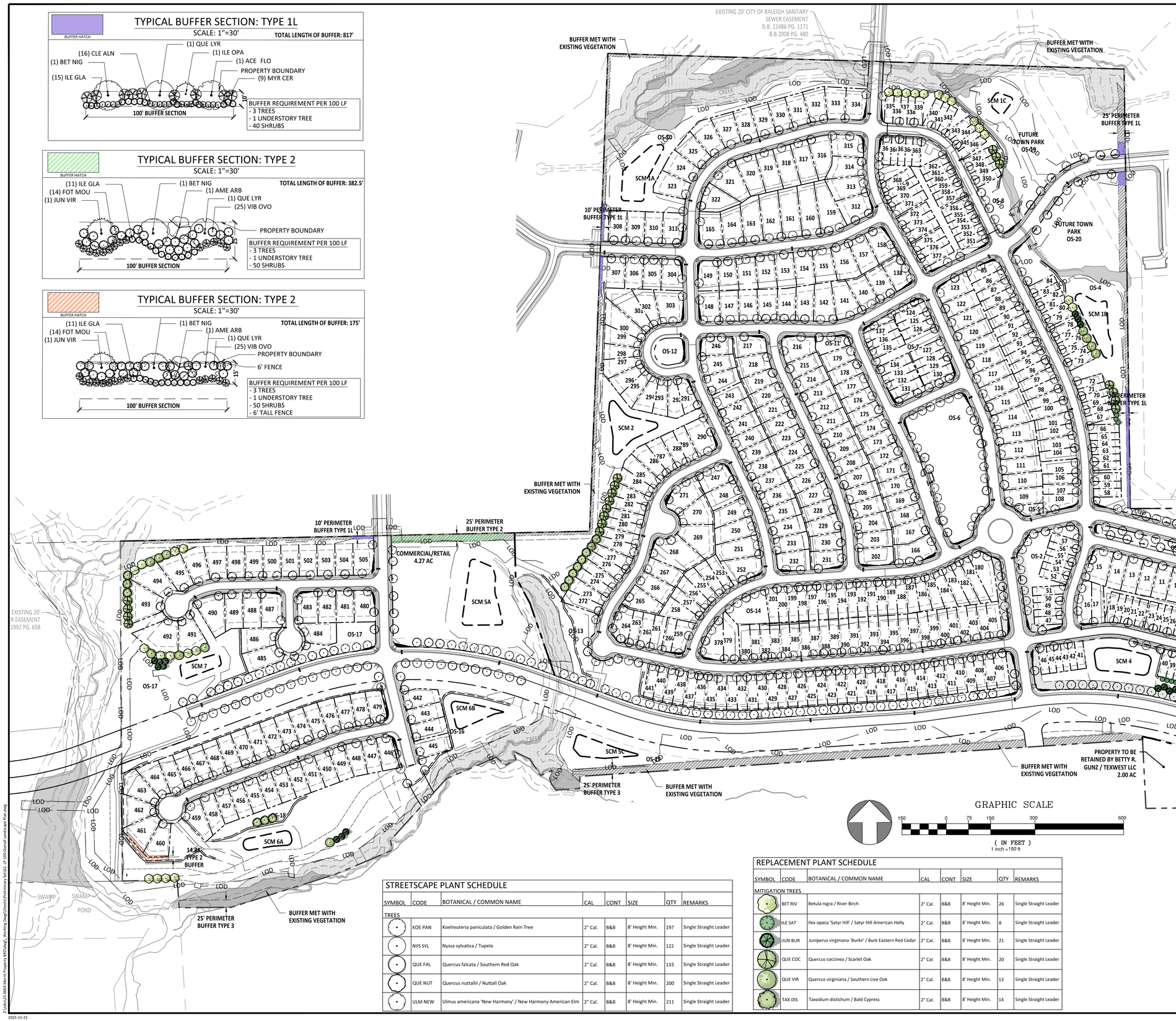
TYPICAL BUFFER SECTION: TYPE 2

SCALE: 1"=30'

BUFFER HATCH

TOTAL LENGTH OF BUFFER: 175'

BUFFER REQUIREMENT PER 100 LF
- 3 TREES
- 1 UNDERSTORY TREE
- 50 SHRUBS
- 6' TALL FENCE



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch =150 ft

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
STREET TREES		
FOWLER RD	1 every 40' on center	1 every 40' on center
ROLESVILLE RD	1 every 40' on center	1 every 40' on center
LOCAL STREETS	1 every 60' on center	1 every 60' on center
PARKING LOT		
PERIMETER PLANTINGS	1 shrub every 3' on center	1 shrub every 3' on center
TERMINAL ISLANDS	1 tree per 150 SF of island	1 tree per 150 SF of island
INTERIOR ISLANDS	1 tree per 150 SF of island	1 tree per 150 SF of island

LANDSCAPE LEGEND

HATCH	BUFFER TYPE
	10' TYPE 1L
	15' TYPE 2
	25' TYPE 2 MODIFIED

NOTES:

1. PER LDO SECTION 6.2.2.1.G.1., THE LDA FINDS THAT THE INTENT OF THE PERIMETER BUFFERYARD WOULD BE MET BY A 25' WIDE TYPE 2 BUFFERYARD NOT INCLUDING A FENCE OR WALL.

STREETSCAPE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	CONT	SIZE	QTY	REMARKS
TREES							
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	2" Cal.	B&B	8' Height Min.	197	Single Straight Leader
	NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	B&B	8' Height Min.	122	Single Straight Leader
	QUE FAL	Quercus falcata / Southern Red Oak	2" Cal.	B&B	8' Height Min.	133	Single Straight Leader
	QUE NUT	Quercus nuttallii / Nuttall Oak	2" Cal.	B&B	8' Height Min.	200	Single Straight Leader
	ULM NEW	Ulmus americana 'New Harmony' / New Harmony American Elm	2" Cal.	B&B	8' Height Min.	211	Single Straight Leader

REPLACEMENT PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	CONT	SIZE	QTY	REMARKS
MITIGATION TREES							
	BET RIV	Betula nigra / River Birch	2" Cal.	B&B	8' Height Min.	26	Single Straight Leader
	ILE SAT	Ilex opaca 'Satyr Hill' / Satyr Hill American Holly	2" Cal.	B&B	8' Height Min.	8	Single Straight Leader
	JUN BUR	Juniperus virginiana 'Burkii' / Burk Eastern Red Cedar	2" Cal.	B&B	8' Height Min.	21	Single Straight Leader
	QUE COC	Quercus coccinea / Scarlet Oak	2" Cal.	B&B	8' Height Min.	20	Single Straight Leader
	QUE VIR	Quercus virginiana / Southern Live Oak	2" Cal.	B&B	8' Height Min.	13	Single Straight Leader
	TAX DIS	Taxodium distichum / Bald Cypress	2" Cal.	B&B	8' Height Min.	14	Single Straight Leader

PROJECT NUMBER = PSP-24-07

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

NORTH CAROLINA AMERICAN ENGINEERING ASSOCIATES SOUTHEAST C-3861 CERTIFICATE OF AUTHORIZATION

PRELIMINARY

PRELIMINARY NOT FOR RECORDATION, SALES, OR DO NOT USE FOR CONSTRUCTION

JAKOB P. KLEIN 36528 ENGINEER

FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	01-04-25	FIRST REVISION SET
2	02-03-25	SECOND REVISION SET
3	04-01-25	THIRD REVISION SET
4	11-14-25	FOURTH REVISION SET

STIPULATION FOR REUSE

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MERRITT RESERVE

OVERALL LANDSCAPE PLAN

ROLESVILLE RD
WAKE COUNTY NC 27312

JOB NUMBER:	23-0004
CHECKED BY:	JK
DRAWN BY:	DH/RC/MA/LL/JB
DATE:	11/21/2025

4

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NO.:

LP-100

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

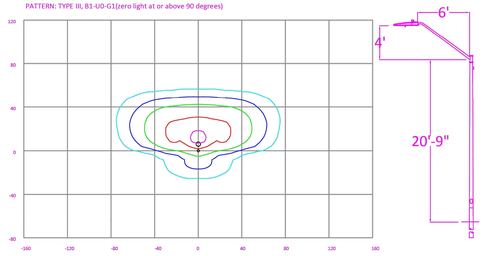
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2025-11-21

ISOFOOTCANDLE CURVES

FIXTURE: LED 50W ROADWAY
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS - 5342
PATTERN: TYPE III, B1-U0-G1(zero light at or above 90 degrees)

ASSY# LFIX-RW-LED-50-GRAY-III-3000K-____-P
POLE ASSY# LPOLE-DB-FG-25FT-GRAY-____-P (GRAY)

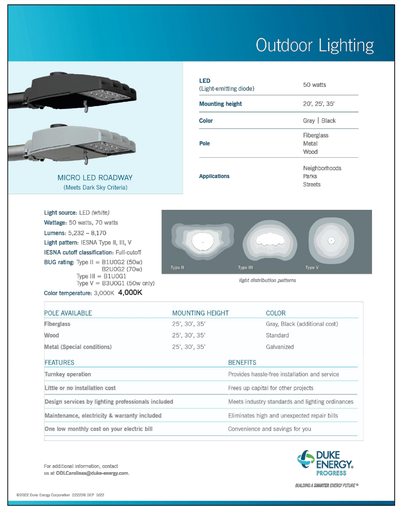


LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	60	LED 50w Roadway - Type III - 3000K	1	5312	0.85





REV	DATE	REVISION	BY
B	10/06/25	UPDATED SITE PLAN	NJ

DISTANCE CALIBRATION (INCHES)
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

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MERRITT SUBDIVISION
ROLESVILLE, NC
STREET LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson Scale 1" = 150'
Date 10/06/2025 Size Drawing size "D"
Description LED ROADWAY
Drawing No. 25-0160B Sht. 1 OF 1