

## MEMORANDUM

**Date:** 2/10/2022  
**To:** Michael Elabarger  
**From:** Jacqueline Thompson, PE  
**Subject:** Rezoning Hills at Harris Creek  
MA 22-01 Rezoning  
Town of Rolesville, NC

This memo summarizes the review of the rezoning submitted by Strongrock Engineering Group, PLLC, received 01-25-2022 (the plans are currently not dated). We recognize some of the comments are related to preliminary plat and not necessarily a rezoning submittal, however we believe it is prudent to provide these comments early in the process.

### Preliminary Sketch D:

1. Mitchell Mill Road Improvements will be required along the entire frontage per the Throughfare Plan.
2. Is it being proposed to have Town ROW throughout the site?
3. It appears the concept is showing the stream buffer into or up to the ROW on the north side of the townhomes. Please confirm and adjust as necessary.
4. Is the fire access easement to be an easement only or act as an access road as well?
  - a. During preliminary plat, please provide details to show that the alignment and proposed section will work for fire truck accessibility since it appears to run next to a wetland.
5. Please label the creek name.
6. While the required front setback is 15 ft, 20 ft will be required in front of garages to account for parking if driveways are being used for parking spaces.

For preliminary plat, please consider the following:

7. If this concept is approved and moved forward with, during preliminary plat we will need to see details for the bridge access between lots 204 and 203/19 and 20 since this is the only access for the east side of the site. Please consider what the impacts or options would be if this access floods or anything were to happen to this access; how would residents get to/from or how would emergency vehicles have access?
8. The storm water pond shown on the east side of the townhomes will need to be designed outside of the NRB.
9. Sidewalk shall be required along both sides of the street with a minimum of 5' width; 6' wide if directly behind the curb. If CDS is less than 300' the sidewalk only needs to be on one side if it ends in the CDS.
10. Typical section for a 50' ROW includes a 27' B-B street with standard 30" curb and gutter. Typical sections will be required for any varying section.

- a. Intersection radii should be a minimum of 28' to allow for fire truck access.
11. Minimum centerline radius is 230'.

