

MEMORANDUM

Date: 3/2/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Rezoning Parker Ridge
MA 22-03 Conditional Rezoning Map Amendment
Town of Rolesville, NC

This memo summarizes the review of the rezoning submitted by BGE, Inc., dated 12-13-2021 and received 01-25-2022. We recognize some of the comments are related to the preliminary plat and not necessarily a rezoning submittal, however we believe it is prudent to provide these comments early in the process.

Lennar – Rolesville Concept #8:

1. Please provide all adjacent property IDs around the site.
2. Please confirm if the School Street ROW and Street D ROW will be aligned; Please adjust as necessary.
3. Rolesville Elementary School and Redford Place Park are not labeled. Please ensure existing sites are called out.
 - a. Please show the school loop drive for reference.
4. Please show the existing conditions and roadway for Irina Drive. Will there be a future connection to Long Melford Drive?
5. Is there a Master PUD that should be referenced as part of this rezoning to align with the Town's master plan?

For preliminary plat, please consider the following:

6. Please ensure appropriate road dimensions are included.
 - a. All ROW dimensions must be clearly labeled.
 - b. Proposed street sections should be provided.
 - c. Please keep in mind the minimum curve radius for centerline is 230' for a level road condition.
7. Lot sizes should be defined for single family and multi-family.
8. Typical sections should be provided for single family, multi-family and alleys.
9. Please consider the greenway connectivity for the site and define any trails or sidewalks, labeling dimensions.
10. Define the buffers between the developments for single family and multi-family.