

MEMORANDUM

Date: 11/02/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Rezoning Hills at Harris Creek
MA 22-01, 3rd Submittal
Town of Rolesville, NC

This memo summarizes the review of the rezoning submitted by Strongrock Engineering Group, PLLC, received 10-06-2022 (the sketch plans are currently not dated). We recognize some of these comments are related to the preliminary plat and not necessarily a map amendment, however we believe it is prudent to provide comment early in the process.

The following comments do not need to be addressed, but **please provide clarification in a response:**

1. Is the existing driveway access for the properties to the southwest being removed or will it run adjacent to the new roadway?
2. Will the sidewalk dead end at the property line to the southwest?
3. Is the intent the green bicycle easement adjacent to the roadway to be a 10' trail? If so, the roadway typical section will need to be thought through during preliminary plat to provide adequate boulevard.

For preliminary plat, please consider the following:

These items do not need to be addressed for the Rezoning Submittal.

- A. 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.
- B. If this concept is approved and moved forward with, during preliminary plat we will need to see details for the bridge access between Lots 205 and Amenity Site/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?
- C. 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.
- D. The storm water pond shown on the east side of the townhomes will need to be designed outside of the NRB; we recognize the change made in this second submittal.
- E. Please confirm the buffer for Harris Creek and ensure that all buffers within the site are closed.

- F. 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.
- G. 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.
- H. Minimum centerline radius is 230'.
- I. It is the Town's recommendation that streets be constructed to the property line or a fee in-lieu is provided for the segment(s) not constructed for future connections.
- J. The buffer along Harris Creek is to be shown.

