



To: Timmons Groups
From: Danny Johnson
Date: June 12, 2019
Subject: Regency at Heritage subdivision construction drawings (CD 18-03) Technical Review Committee Comments

At its meeting on June 12, 2019, the Technical Review Committee discussed the proposal for Regency at Heritage subdivision construction drawings (CD 18-03). The following comments include references to the sections of the Unified Development Ordinance (UDO) where you will find the detailed regulations. Please resubmit with the necessary changes by June 26, 2019.

1. Petition for voluntary annexation into Rolesville is required to obtain subdivision construction plan approval. The annexation petition form is available on the Town's website. Included with the submittal of an annexation petition, is recordable Mylar annexation boundary survey showing all the property contain in the petition for annexation and metes and bounds description of the annexation boundary. Please have the professional surveyor to contact Planning Staff for more details of what to include with the annexation map before preparing a Mylar copy.
2. Prosecco Court, the neck of the cul-de-sac is not to minimum street width for right-of-way or street improvements with a 27 foot back to back curb. What is shown is less than Town's street design standards. Looking at the approved preliminary plat is shown for all similar streets in both Wake Forest and Rolesville with this standard. However, even with an error of not correcting this on the preliminary, this is not the standard for Rolesville, and please make revisions to correct the street design. Correct on sheets 2.0, 2.1and 5.1. Be sure to revise the street cross-section for Prosecco Court on Sheet 2.1.
3. Remove or revised to not include the Town of Wake Forest details standards on sheet C7.0, and C7.1.
4. Provide a street lighting plan approved by Wake Electric EMC. This property is not within the Town of Wake Forest and not the same standards for street light poles and fixtures that may be approved by the Town of Wake Forest.
5. Add a detail construction design for the parking lot and mail CBU. This can be a detail sheet with the other detail specifications sheets.