



**To:** Timmons Groups  
**From:** Danny Johnson  
**Date:** September 11, 2019  
**Subject:** Regency at Heritage subdivision construction drawings (CD 18-03) Technical Review Committee 2<sup>nd</sup> Comments

At its meeting on September 11, 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 October 1, 2019.

1. Noted in the June 12<sup>th</sup> 1<sup>st</sup> review comments, a petition for voluntary annexation into Rolesville is required to obtain subdivision construction plan approval. No petition has been submitted and will prevent approval of the construction plans until the site is annexed into the Town of Rolesville. 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. Noted in the June 12<sup>th</sup> 1<sup>st</sup> review comments, 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, 2.1 and 5.1. Be sure to show a clear revise street cross-section for Prosecco Court on Sheet 2.1.
3. 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. Please make application with Wake Electric EMC through the Customer Services for a request of electrical services for this subdivision. Making the request will include street lighting plan prepared by a Wake Electric design contractor.
4. Looking at the detail construction design for the parking lot and mail CBU. The travel aisle width for two way traffic is 24 feet from edge of parking space. Show is 20 feet width and doesn't meet UDO Section 10.1.5.