

DISCUSSION ON ROCK RIDGE ESTATES

At the May 10, 2022 Council Meeting, the Council declined to take action on a request by the engineering firm working on the Rock Ridge Estates subdivision to abandon a utility easement the City had previously secured for a water main going from Tom Rumph Road to West Gibbs Blvd. That line has been abandoned and water service to West Gibbs Blvd is now being provided through recently installed Rock Ridge Estates water mains. The developer needed the City to abandon the line to allow them to do grade work for the subdivision. Before the City agreed to abandon the line, the contractor was required to relocate a fire hydrant on the line beside First Baptist Church to a location equally near the church on West Gibbs Blvd.

When discussing the abandonment of the easement at the last Council Meeting, a question was asked as to whether or not arrangements had been made for a right-of-way that would allow the extension of Tom Rumph Road into the subdivision in keeping with the recommendation for such an extension in the City's Comprehensive Plan. It was reported that initially the developer had been open to allowing the City to purchase a lot to allow for the extension, but later changed his mind and didn't want to have such an extension. The way the road and Rock Ridge Estates lots align, a replat of 3 lots would be required to accommodate the City's needs. If there are contracts on any of those lots, it would make such an undertaking very difficult. Also, at one point Engineer Chris Hay had expressed concerns about the feasibility of an extension due to the changes in grade. Since then, at the request of staff he has taken a closer look and has said that an extension would be feasible, but that it would require either a wide area for a slope up to the street or retaining walls. Either would be expensive. He has been asked to provide a rough budget to help the Council decide if it is worthwhile to take the action needed to keep the option of extending Tom Rumph Road into Rock Ridge Estates, at some point in the future, viable.

The developer has been anxious to obtain a letter of acceptance from the City so subdivision lots can be sold. There are still several items that have not been completed, some of which relate to drainage issues which are a source of concern due to past flooding in the Golden Heights Subdivision, which is downstream from Rock Ridge Estates. Staff wants to make sure site drainage complies with the plans originally approved by Engineer Chris Hay which requires some of the drainage be diverted away from the Golden Heights Subdivision down a drainage ditch which empties directly into Wheeler Branch..