

## MEMORANDUM

**Date:** 8/31/22  
**To:** Michael Elabarger  
**From:** Jacque Thompson, PE  
**Subject:** 4928 Universal  
MA 22-08, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the map amendment rezoning and annexation documents submitted by Morris & Ritchie Associates of NC, PC, dated 06/01/22 (received 08/0522).

While we recognize this submittal is for a map amendment, the comments we are providing are for the concept of the site to ensure that Town adopted plans for future improvements adjacent to the site are being considered and that this development will fit in with the Town's future plans for feasibility and sustainability.

Because this is a map amendment submittal, only the Site Plan was reviewed; below are the comments from that review:

1. Per the Town's Thoroughfare Plan, there is a proposed future collector road that will run along the north side of this site (Universal Drive). Please show the existing conditions of the road with a note showing "Future Collector Road."
  - a. <https://www.rolesvillenc.gov/sites/default/files/uploads/planning/thoroughfare-plan-map1.pdf>
2. Road improvements along Jonesville Road will be required along the property's frontage per the Town's Community Transportation Plan (Page 12).
  - a. [https://www.rolesvillenc.gov/sites/default/files/uploads/rolesvilllectp\\_may\\_2021\\_full\\_document.pdf](https://www.rolesvillenc.gov/sites/default/files/uploads/rolesvilllectp_may_2021_full_document.pdf)
  - b. A TIA will be required to determine additional improvements needed.
3. Please discuss with Parks about the master greenway, as the location is currently not shown here. If the greenway shown is not part of the master greenway, please label it as a private greenway.
4. Based on existing property shown on the plat and survey, consider extending Gideon Drive north to connect with Universal Drive, and Street B would intersect with Gideon Drive. This will provide consistent access for the site.
  - a. Reconsider how road connections and general access will be handled. Another road connection at Street C does not appear to be necessary with the parcel having ROW frontage on 3 sides.
  - b. When the property at the corner of Universal Drive and Jonesville Road is developed, access off Gideon Drive or Universal Drive would be best.

5. It appears as if Street C is cutting into the proposed buffer. Please ensure the buffer meets minimum width requirements in all locations.
6. Please consider revising access to parking east of Street E to eliminate drive access and parking access being so close together for traffic efficiency.
7. For future submittals (Preliminary Plat, Construction Drawings) please show ROW and pavement dimensions and include typical sections.

