

MEMORANDUM

Date: 11/02/22
To: Michael Elabarger
From: Jacque Thompson, PE
Subject: Harris Creek Farms
MA 22-08, 2nd 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 09/30/22 (received 10/06/22).

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 Concept Plan was reviewed; below are the comments from that review:

1. After discussing the layout with the Town's Parks Department, they would like the greenway south/west of the lots to be a private greenway with public access. The site plan should show a label clarifying private vs. public.
 - a. Please confirm the intent of this trail and include an access and maintenance easement if necessary.
2. The minimum centerline radius for local subdivision roads is 230' and for collector roads is 310'.
3. Sidewalk directly adjacent to the curb should be 6' wide for accessibility.

The following comments do not need addressed but are provided to be included in the preliminary plat submittal:

- A. 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/rolesvillectp_may_2021_full_document.pdf
 - b. A TIA will be required to determine additional improvements needed.
 - c. The connection to Jonesville Road will need to be shown.
- B. It is recommended that the sidewalk be located 1' off the ROW. Please label this in the typical cross section.
- C. Please label the sidewalk width in the typical cross section.
- D. For future submittals (Preliminary Plat, Construction Drawings) please show ROW and pavement dimensions and include typical sections.