

## MEMORANDUM

**Date:** 02/27/2023  
**To:** Michael Elabarger  
**From:** Jacqueline Thompson, PE  
**Subject:** Averette & Jones Dairy Mixed Use  
REZ-23-01, 1<sup>st</sup> Submittal  
Town of Rolesville, NC

This memo summarizes the review of the sketch plan, dated 01/13/2023 (received 02/02/2023).

Sheet C-1:

1. The sidewalk on the typical section and the plan view are inconsistent. Please clarify if the sidewalk should be 5' wide or 6' wide, or vary between commercial and residential.
2. Frontage improvements will be required on all frontage, including the section along Jones Dairy Road and the north section on Averette Road.
3. Please label the 10' multi-use path as "side path" to be consistent with the Greenway Plan on all future submittals.
4. With a four-lane divided road (future improvements) at Averette, the entrance to this project may be a right in-right out. It would be worth considering a second entrance to this neighborhood to provide improved access. Please consider this going forward. No changes are required at this time, we just wanted to bring up a possible concern.
5. For future submittals, such as the Construction Drawings, please keep in mind the required centerline radii is 230'. Please label the centerline radii.

