

Morrow Mills Subdivision

ADDRESSING COMMENTS:

The street names for the **Morrow Mill subdivision** have been finalized and added to GIS. The addresses will be assigned following EHS lot approvals. There is a street sign fee of \$350 per intersection, totaling \$5,950. The street sign payment is required with the final plat approval. The USPS requires a mail kiosk built to ADA requirements.

1. Dairy Pond Dr/ Pickard Ln
2. Deer Crossing Dr/ Edgar Pickard Dr
3. Deer Crossing Dr/ Family Garden Dr
4. Deer Crossing Dr/ Georges Pl
5. Deer Crossing Dr/ Morrow Mill Rd
6. Deer Crossing Dr/ Pecan Tree Ln
7. Deer Crossing Dr/ Peony Ln
8. Deer Crossing Dr/ Pickard Ln
9. Deer Crossing Dr/Dairy Pond Dr
10. Edgard Pickard Dr/ Deer Crossing Dr
11. Family Garden Dr/ Deer Crossing Dr
12. Georges Pl/ Dairy Pond Dr
13. Georges Pl/ Hunter Ridge Dr
14. Georges Pl/ Morrow Mill Rd
15. Georges Pl/ Oliver Pickard Ln
16. Georges Pl/ Peony Ln
17. Oliver Pickard Ln/ Isabell Morrow Ln

NCDOT Comments:

Permitting:

Prior to performing work in the NCDOT R/W the applicant will need to obtain the following:

- Approved NCDOT driveway permit for the proposed connections to Morrow Mill Road
- Approved 3-party encroachment agreement for any proposed sidewalk, waterline, sewer construction within the NCDOT Right of way.

Trip Generation:

- Based on the information provided, the proposed site appears to consist of 541 +/- single family detached housing units which would generate approximately 5,410 new daily trips upon buildout. A TIA will be required due the estimated full buildout to exceed NCDOT's trip threshold of 3,000 daily trips.

Plans:

- TIA scoping meeting is pending.
- Required roadway improvements will be based off the TIA results.
- Will the internal streets be designated as public or private?
- If internal streets are designed as public, they must comply with NCDOT minimum design and construction standards.
- All lots need to be internally served.

PLANNING DEPARTMENT COMMENTS:

- Will the project be phased or constructed all at once?
- Will the two current parcels be combined prior to smaller subdivision?
- Will roads be constructed prior to project completion or bonded?
- Acreage/square footage of each lot
- Road frontage, width, setback
- Please submit Construction Plans (Appendix P) including the following:
 - Street data, width, cul-de-sac detail, slope, details, etc...
 - Community utility locations and easements
 - Storm drainage facilities / demonstration to minimize stormwater runoff
 - Erosion and Sediment control plans
 - US Postal mail kiosk plans
- Please coordinate with Alamance County Parks and Rec. for any trails or park plans in accordance with UDO Section 6.9.4(J).
- Property is currently split between two fire districts. Will fire district lines need to change based on this development or the specific location of future homes?

FIRE DEPARTMENT COMMENTS:

- All weather access road off Morrow Mill to pond standpipe
- 60' ROW on plans with rear access by gravel road
- Possible concerns regarding fire response times and insurance rates for future homeowners in the development.

PARKS DEPARTMENT:

- Parking lot on SE corner of property with 30-40 parking spaces

ENVIRONMENTAL HEALTH COMMENTS:

- S/D using gang systems

BUILDING INSPECTIONS COMMENTS:

- No Comments at this time