



SP 22-03 REVISION – Wallbrook Lots 1A-1B-1C-2 Site Plan (inc Publix) – 1st Submittal review cycle

START DATE: MARCH 03-05-23	DUE DATE: <u>4-3-23</u>	TRC/STAFF Comments issued on: <u>03/30/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. See PDF mark-up which goes along with MOST of the written comments. The following are new comments based upon the changes to the plan. 1. Construction Drawings, CID-23-02, shows seating areas to the north and east of Building 2. There is also a Loading Space that would use this area for shipments to the side / back of the building. While there is not a requirement to move the loading space or seating areas, it should be noted that there is potential for conflicts between pedestrian, patron, truck, and car traffic in this area. Improvements, signage, and markings in this area should be identified on the CD Plans. 2. <u>Parking Calculations</u> - Per CID-23-02, Buildings 2 & 3 contain restaurants (Eating Establishment) including outdoor restaurant seating; this and Retail Sales & Services have same parking ratio (2.5 space/1,000 SF). Confirm Parking Calcs include the square footage of the outdoor seating areas for Restaurants (not just building interior). 3. <u>Pedestrian paths/vertical separation</u> – Near Buildings 2 and 3, additional width has been added to the sidewalk providing clear paths with vehicle overhang. Plans are unclear if/what type of Curbing is proposed in this area. Staff suggests a Vertical Separation (Vertical Curb) due to the anticipated high pedestrian and patron traffic in this area. Further, handicap accessible parking does not appear to be provided with ramps. Revise Plans to clearly note or provide details of Vertical Separation and/or other safety precautions. 4. Revise to add a Stop Sign at the end of the driveway for the pharmacy drive-through. 5. <u>Open Space</u>. <ol style="list-style-type: none"> a. As shown on the associated CID-23-02, the 10,502 sf Open Space plaza adjacent to Buildings 2 and 3 appears to include portions of fenced outdoor eating areas; Revise Plans to clarify if this is private for restaurant patrons or publicly accessible (ie a communal ‘food court’ seating area would be fine). IF Private, cannot be considered Open Space, remove from Calculations. IF Public, revise Drawings to clearly denote as such, and Open Space calcs are OK as publicly accessible seating areas can be used to meet the Open Space requirements. 	

	<p>b. The 572 sq.ft. open space “plaza” at the entrance to Publix should include public features such as benches, public art, or tables. An open area for the storage of shopping carts would <u>not</u> be considered open space. Clarify if/how this space demonstrates compliance with Section 6.2.G.</p> <p>c. It appears there is additional open space located to the southwest of Building 4 that may be more appropriately considered open space than what is currently designated. A portion of this area is labeled as Green on Lot 2. Check spelling on “Green”.</p> <p>d. It appears that the Greenway/Multi-Use Path shown along the frontage of South Main may be in conflict with the proposed landscaping in this area. Revise Landscape plans to show the proposed Greenway/Multi-Use path in this area.</p> <p>6. <u>Wheel Stops</u> - Revise to provide Wheel stops to all areas where landscaping is immediately adjacent to the parking as is being shown on the plans, per LDO Section 6.4.4.A.6.</p> <p>7. <u>Landscaping, Detail Sheet (20/29)</u> - The Wildflower Seed mix label should match one of the hatchings shown in the legend on the actual Landscape Plan itself.</p> <p>8. FYI – Building Architecture approved with original SP22-03; provided architectural plans same/in-kind with those, no further comments.</p> <p>9. <u>SCM Fencing</u> - Plans indicate a 4’ fence around the stormwater facility basin; Revise details to include standard detail for this proposed fencing.</p> <p>10. <u>Dumpster / LDO Section 6.2.4.6.</u> – Revise to provide details for the dumpster enclosure.</p> <p>11. <u>Signage</u> – Plans identify at least two monument signs and numerous directional signage (pharmacy, additional parking, etc.). Only elements like sight triangles can be reviewed at this stage; Signage requires Sign Permits during the construction phase. No signage is being approved with SP 22-03.</p> <p>12. <u>Lighting Plan, LDO Section 6.6</u> – There is none submitted; revise to include that demonstrates compliance. Previously approved SP 22-03 included Sheets SE-1.1 and SE-2.1 that complied. As a General design comment. If possible, for safety purposes, located lighting standards in the corner intersection of parking space lines to avoid conflict with parking and otherwise moving cars. Where possible and not in conflict with landscaping, lighting standards should be placed within curbed islands.</p>	
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	13. <u>Tree Preservation Calcs</u> – Confirm (revise if necessary) that Sheet C0.3 calculations reflect what is being proposed/approved on PR 2104 REVISION in process at the same time as this (Revision to SP 22-03).	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See two PDF's – (1.) Memo dated 03-24-34 and (2.) Mark-ups of Site Plan set.	
Wake County Fire / EMS - Brittany Hocutt	Provide truck diagram with apparatus access to buildings 2, 3, and 4. Please keep in mind the length for a Rolesville fire truck is 50 ft.	
COR Public Utilities Tim Beasley	See PDF of mark-up comments on Sheet C2.0 only.	
Wake County Watershed Management - Janet Boyer	Erosion and Sediment Control (SEC) and Stormwater (SWF) permits are required from Wake County prior to construction.	
Parks & Recreation - Eddie Henderson	No comments.	
NCDOT – Holt Willis	No comments provided (none expected)	N/A