

MEMORANDUM

Date: 03/24/2023
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Publix at Wallbrook (Lots 1 & 2)
SP 22-03 REV, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the Site Plan Revision submitted by ARK Consulting Group, PLLC, dated 02/10/23 (received 03/05/23).

Sheet C0.2:

1. Please include property owner information for all adjacent properties. This is a repeat comment.
2. There is a note that says, "Remove reference CD 22-02 for sequencing." It is unclear what this means, and it does not appear to be pointing at anything. Please clarify or remove.
3. There appears to be bike rack linework both to the north and west of the existing old barn that should be removed.
4. Similar to what was done with existing grade, please update tree limits to represent conditions after mass grading has occurred. A note should also be included stating the following: "Existing grades are representing Mass Grading project (XXXX)"
5. Virginia Water Drive is labeled on this sheet, however the ROW is not visible. Please ensure this ROW linework is shown on this sheet.

Sheet C1.0:

6. Please confirm truck movements through the parking lot for fire and garbage. Radii at parking lot entrances appear to be small. This is a repeat comment.
7. Please review specified van parking spots. Handicap vans typically have an exit on the right side of the vehicle, and since these are angled parking spots backing into the spot is not an option. Van friendly spots should be positioned so the designated walk area is to the right of the vehicle.

Sheet C2.0:

8. A City of Raleigh waterline and meter easement should be provided around the meter located at the end of Short Hills Lane. Please show and label this easement.
9. The fire line in the Service Area Inset calls out a 10" PIV after the line is reduced to 8". Please verify and update plans as needed.

Sheet C3.0:

10. For clarity, please clearly show the difference between contours. Existing contours should be shown and labeled in grey while proposed contours should be shown and labeled in black.

Sheet L7.10:

11. There is a tree located very close to the storm pipe connecting into NCDOT_0417. Please verify that there is proper separation between this tree and the storm pipe.

Sheet L7.14:

12. There is a tree located very close to the storm pipe going through the far corner of the parking to the southeast of building 4. Please verify that there is proper separation between this tree and the storm pipe.

CMP Survey Dated July 7, 2022:

13. Please review the last page of the submittal. This survey does not appear to be a part of the site. If it is, please provide a more detailed vicinity map or surroundings so it can be placed. This is also the only survey page from CMP. Are there additional pages from the CMP survey that cover the rest of the site? Please include those with the submittal.

