

SDP-23-04 -- 7Eleven At Wallbrook (Lot 11)
1st Submittal
Planning Comments
May 18, 2023

Project Background:

The following is the review of the site plan for 7Eleven, a portion of the overall Wallbrook site, originally submitted May 1, 2023, completed by ARK, Consulting Group, PLLC. The plan has been reviewed against the requirements of the Town of Rolesville Land Development Ordinance (LDO).

The overall Wallbrook site is 57.35-acre site and located on Main Street and Virginia Water Drive (PIN 1758-45-8905 and 1758-56-8976) in the GC-CZ Zoning District. The 7Eleven is located on the 1.62 acre, Lot 11 of the Wallbrook development. The current project proposes a gas station and convenience store on 1.31 acres.

The 7Eleven site development is the subject of additional review and approvals, including:

- PR21-04 (Preliminary Plat for the overall Wallbrook Site)
- CID-23-04 - Wallbrook/ Virginia Water Dr Ext.

Review Comments:

HOLDING COMMENT: Please note that the revised Preliminary Plat PR21-04 for Wallbrook has not been approved nor has the Final Plat been submitted. Lot 11, as shown on the site development plans, therefore has not been recorded as an official Lot of Record.

General Use Standards:

1. LDO Section 5.1.4.K - Revise to demonstrate compliance with the requirements for Gas Stations.
2. LDO Section 6.2.4.6.C – Revise to demonstrate compliance with the outdoor display and storage regulations, as it appears the are ice coolers and areas for outdoor display of items. If no outdoor storage or display of items is proposed, then a note should be added to the plans that “*No outdoor storage or display of items is proposed nor will occur*”.

Cover Sheet

3. Add site plan project number ‘SDP-23-04’ to the cover sheet.
4. Remove reference to Wake Forest Township
5. Add an arrow to call out the “site” on the vicinity map
6. Update FIRM map to include the most recent dates/numbers.
7. Add Minimum Setback dimensions to the site data table.
8. Add Open Space requirements (extracted & consistent with PR 21-04 REVISION) to Site Data Table.
9. Provide an Existing Conditions sheet including the Tree Preservation Area (TPA) consistent with PR21-04.
10. LDO Section 6.6 - Provide a lighting plan compliant with this section.
11. SUP20-02 Conditions are included on the cover sheet. Please explain why these are included as they do not apply to this parcel (since it was not included in the original submittal).
12. Provide street names on all plan sheets, including ROW width and Book and Map page numbers.
13. Update Cover Sheet to include date of submittal and revisions.

Erosion Control Plan

14. Provide a key/legend for the different color lines and symbols shown and used here.
15. Please label the location of Tree Protection Fencing (TPF) as well as critical root zones [CRZ] of all preserved vegetation.
16. Clarify which CID application is being referred to on Sheet C1.1.

Site Plan

17. Label the concrete block noted on the plan sheet.
18. Update monument sign note to state "*Proposed monument sign to be approved by separate permit*".
19. Show and label the site distance triangles.
20. Label all setbacks and consistently show setback lines.
 - a. The 15' side setback on the northeast side is lighter than other lines.
 - b. The 25' "corner" setback is shown incorrectly. As defined, a corner setback, "extends the full width of a site on the corner side, the depth of which is the minimum horizontal distance between the corner side property line and a line parallel thereto on the site." The corner setback is the setback along the secondary frontage, in this case, Virginia Water Drive.
 - c. The 20' front setback should run parallel to the entire front property line, including the diagonal area currently labeled as "25' corner setback".
 - d. The rear setback is shown incorrectly as a side yard setback. This setback should be 35'.
 - e. Clearly indicate building envelope (dashed line representing the "box" created by setback dimensions).
21. Provide a key or legend that clearly states what each symbol means as well as provides insight into the different impervious surface materials shown.
22. Correct Impervious Surface calculations as the Proposed impervious surface is actually 73.06%.
23. Clarify which plan or phase of the overall Wallbrook project the sidewalk installation will occur (in).
24. LDO 6.6. - Provide a Lighting Plan; one is referenced but none seems to be provided.
25. Provide Standard details of/ for the bollards.
26. Label the crosswalk along Main Street as required by LDO Section 6.8.4.B.5. Sidewalks should align at the crosswalk and ADA ramps shall be provided to cross curb.

Utility and Grading Plan Sheets

27. Provide a legend or key for what symbols mean.
28. Label Tree Protection Fencing (TPF) and critical root zone (CRZ) of any trees to be preserved.

Landscape Plan Sheet

29. Are there are any trees proposed to provide shade for the greenway?
30. There is a highlighted space on the plan set that is located more than 60 feet from an on-site large canopy tree.
31. LDO Section 6.2.4.4.G - Parking perimeter plantings shall consist of a single continuous row of shrubs planted no greater than three (3) feet on-center, within five (5) feet of the parking lot edge.
32. LDO Section 6.2.4.4.G – Provide Parking perimeter plantings per this section.
33. LDO Section 6.2.2.2.D.3, - Demonstrate that Trees shall be installed ... **no less than ten (10) feet from the right-of-way of the thoroughfare.**
34. Label the location of shrubs provided and provide the type and amount.

Lighting Plan (Not Provided)

35. The lighting plan must comply with the following per LDO 6.6.F

- f. The plan must be prepared by a licensed engineer;
 - g. Shall be signed and sealed; and
 - h. Shall be of an engineered scale that is easily legible.
36. The plan shall show:
- i. All proposed and existing buildings on the site;
 - j. Pedestrian and vehicular areas;
 - k. Other above-ground improvements;
 - l. The horizontal location of all proposed and existing outdoor lighting fixtures, including pole and wall-mounted fixtures;
 - m. Mounting heights of each fixture;
 - n. Overall height of each pole above grade;
 - o. Fixture details;
 - p. Location of externally illuminated signs and associated fixtures; and
 - q. The location of all architectural and landscape lighting fixtures.
 - r. Illumination values are prescribed in LDO Section 6.6.F.3
37. Please refer to LDO Section 6.6.G.1-15 for the lighting design standards.
38. Please refer to LDO Section 6.6.M for the *Gas Station Lighting* design standards.

Architectural Design Standards

39. LDO Section 6.8.3.D.1.d notes that facades of 60 or greater feet in width shall incorporate wall offsets of at least one (1) foot of depth a minimum of every forty (40) feet. Illustrated as “D” in Figure 6.8.1.
40. Blank wall area is prohibited per LDO Section 6.8.2.C.1.
- s. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change
 - t. The maximum continuous blank wall area for any building shall be a maximum fifty (50) square feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless explicitly stated elsewhere in this LDO.
 - u. Paint is not considered a substantial material change.
41. Per LDO Section 6.8.2.D.2, ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO.
42. Vinyl siding, smooth untreated concrete block, metal siding, faux stucco, and plastic materials are prohibited building materials.
43. Per LDO Section 6.8.2.D.4, Building materials shall be similar to materials used within the development and may only consist of brick, stone, stucco, synthetic stucco, fiber cement, treated wood, or similar materials. At least sixty (60) percent of the façade facing a public or private street shall be natural or man-made brick or stone (or a combination) with the remainder to allow for accent elements and design features. The requirements of this section apply to any façade facing a street right-of-way or drive aisle that serves as a connection.
44. To ensure visually interesting buildings of high-quality visual design, a minimum of four (4) design items noted in LDO Section 6.8.2.D.6 shall be utilized in building design.
45. All non-residential developments shall provide at least four (4) pedestrian amenities per LDO Section 6.8.4.B.2. Pedestrian amenities shall be constructed of materials like the principal building materials and shall have direct access to public sidewalk network.