



## **MEMORANDUM**

Date: July 30, 2025  
To: Michael Elabarger  
From: Jacqueline Thompson, PE  
Subject: Wallbrook Lot 5B | Chipotle  
SDP-25-03 | 1<sup>st</sup> Review  
Town of Rolesville, NC

This memo summarizes the review of site development plans submitted by Ark Consulting Group, dated July 1, 2025 (received 7/3/2025).

Due to this site being private, we are reviewing this Site Plan submittal as a Construction Drawings submittal.

### Sheet C2.0:

1. Please confirm if an easement will be obtained to construct the portion of the parking lot and drive aisles outside of the parcel.
2. Please clarify what U.O.N stands for; if needed, include in the legend or general notes.

### Sheet C3.0:

3. Call out the proposed trees, or include in the legend to make clear they are proposed and note existing. Consider the distance to the utility lines with the roots.

### Sheet C4.0:

4. It appears there is not slope on the north curbline of the parking lot (in the enlargement). Confirm if the curb will be "gutter out" to allow for positive drainage.
5. Confirm the wall elevations are correct. The middle elevation has the same for top and bottom of wall.
6. Consider adjusting the wall height to avoid a steep grade between back of curb down to the top of wall; currently it appears the grade is 10-15%. Since a wall is being used, it would be nice to see a 5% or flatter grade between back of curb and top of wall.
7. Proposed contours should tie into the existing contours. Since the linework is being shown for the adjacent property (to the west), the contours should reflect what is being installed.
  - a. Please clarify in a comment response what development is expected to come first.
8. The greyed out linework (on the west side of the site) indicates a sidewalk connection towards the north (south of the tee intersection); the grading needs to provide ADA compliance.

- a. Will a curb cut be provided with a pedestrian ramp?
  - b. If so, what is the intended path for pedestrians? There is no receiving path for them to go.
9. Drainage should be captured into the drainage system rather than leaving the site and sheet flowing into the street. There is a large area (identified in the markups) that does not appear to be captured.
10. Add the arrow symbols to the legend and clarify what they are supposed to be indicating.
11. Label all proposed contours to help follow drainage patterns.
12. Please indicate the pipe lengths in all the pipe labels.
13. They greyed out linework (to the east) indicates there will be existing information to connect to. If the intent is that Chipotle constructs first, then either remove the linework or indicate it as "future". If Chipotle will be coming after, then adjust the design to tie into the infrastructure and grade accordingly.
14. Spot elevations indicate a low point in the south east corner (indicated on the markups) without a catch basin. Please review the storm sewer and adjust accordingly.
15. There appears to be a low point in the curb in the north corners of the parking lot, adjacent to the building (indicated on the markups). Please review and adjust the grading to ensure there are no points that will hold water. If the intention is the water will drain over the back of curb or out a specific way, or the curb transitions down, please indicate drainage patterns or add gutter elevations to help show the curb transitions.
16. Other proposed trees have been turned off on this sheet; please do the same with other tree symbols.
17. Label the existing pipe information on the south side of the site that is being tied into.
18. Please indicate if an invert is existing in the Structure Table.

Sheet C5.0:

19. Clarify which trees will be planted with the Chipotle development vs. before/after with other development; consider greying out some of the tree symbols or removing them from these plans.

Sheet C6.1:

20. The minimum lift thickness for the type of pavement indicated is 1.5" to install in 2 lifts. The minimum asphalt thickness needs to be 3".
21. Indicate on the plans where the curb and gutter to flush paving transition occurs.
22. There do not appear to be any pedestrian ramps on the site; please either indicate the location on the plans, or remove the curb ramps detail.
23. Please indicate on the plans where the different styles of curb are to be used. If only one type of curb is to be used, remove (or wipeout) the un-used types from the curb and gutter detail.

Stormwater Package:

24. Please include a stormwater package showing the HGLs for all pipes, using a 10-year storm event.