



MEMORANDUM

Date: October 2, 2025
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: Wallbrook Lot 5B | Chipotle
SDP-25-03 | 2nd Review
Town of Rolesville, NC

This memo summarizes the review of site development plans submitted by Ark Consulting Group, dated September 5, 2025 (received 9/9/2025).

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

Sheet C1.1:

1. Based on the current contours shown, these drainage areas do not align. Please review to ensure the skimmer basin DA and the TDD DAs align with each other, as well as with the contours. This applies to multiple Erosion control plans Phase 1 and Phase 2.
 - a. This comment also applies to Sheet C1.2.

Sheet C1.2:

2. Please adjust label at CB-100 to avoid overlapping.

Sheet C1.3

3. Drainage easement lines appear to be missing at the corner of Wallbrook Drive; please review and adjust accordingly.
4. Please make sure to include a legend and abbreviations table, like the other erosion control sheets.

Sheet C2.0

5. Please label the width of the pedestrian walkway northwest and east of Chipotle.
6. Please label width of enhanced paving area pedestrian cross walk west of chipotle.

Sheet C3.0

7. REPEAT: Consider the distance of trees to utilities. For large canopy trees, roots can extend up to 12 feet.

Sheet C4.0

8. Please review the sidewalk grades for ADA compliance, specifically the walkway northwest of Chipotle. Additional spot elevations on the Retaining Wall Enlargement may be needed to communicate what is needed. It appears there is a 4.5% slope across the curb, but there should be a curb cut to provide pedestrian access.
9. Please show and clearly label the curb cut at crosswalk west of chipotle
10. If this is to be the proposed method for the curb outlet, the riprap should extend to the basin to ensure drainage is captured rather than draining to the southeast, please revise.

Sheet C6.1

11. Based on the NCDOT details, focusing on the standard asphalt pavement section detail, indicate the required lift thickness to be placed, unless the intent is two equal lifts of 1.25 inches.
12. It appears the transition on C4.0 is 2 feet; please revise this detail (currently showing 15" transition) or clarify where the detail is being used.

Sheet C6.2

13. Please correct Sheet 6.2; all details are shifted and overlapping.