


CID-23-04 – Wallbrook-Virginia Water Drive Extension – 1st Submittal review cycle

START DATE: MAY 05/05/23	DUE DATE: <u> 05/18/23 </u>	TRC/STAFF Comments issued on: <u> 05/25/2023 </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. Provide a Written Response to all the Comments with next submittal. 2. Revise the dates of the Plan set for the next submittal. 3. Add “CID-23-04” to the Cover Sheet to reflect this. 4. On Cover sheet (and this applies to all Development Applications for Wallbrook) – add an entitlements table listing them by the Town application reference number; once created, this table will grown with each subsequent application that precedes a subsequent Application (if applicable). To date, Staff notes the following entitlement applications: <ul style="list-style-type: none"> • PR21-04: Preliminary Plat • SP21-02: Subdivision Site Plan / Preliminary Plat (Townhouses) • SP22-03: Site Plan for Publix site • SP22-09: Site Plan Amenity Center • CD22-02: Construction Drawings (Mass Grading and Sewer Line) • CD22-04: Constructions Drawings (Townhouses) 5. This property is subject to SUP 20-02; if there are any Conditions of Approval that relate to the scope of this plan set, on Cover Sheet make a clear and prominent note to that effect, noting where in the plan set compliance is demonstrated. 6. The proposed Right-of-way appears to be a cul-de-sac, minus a bulb, with 3 ‘hammer head’ extensions; Per PR 21-04 (Revision), there are to be two east/west 30’ Cross-Access Easements. Explain why they are shown (on this public infrastructure CID plan set) and not on private lot Site Development Plan (plan sets). 7. <u>Details for Lot 11</u> (ie 7/Eleven processing SDP-23-04 concurrently) are visible (but grayed out) on several sheets – is this absolutely necessary, and can it be removed so as to not confuse (and development on Lots 9 and 10 is not shown). 8. <u>Greenway straddling the Proposed ROW and Lot 11 Property Line</u> - observed on Sheet C3.1;. The 2nd Submittal of the Revision to PR 21-04, Sheet 6/11 (“Site & Easement Plan (Paris & MBW)) shows a 15’ Greenway Easement. Because LDO 6.2.1.J.2.a. requires Greenways to either be within dedicated public right-of-way OR a public easement of at least 50’ width., revise to call this out as 	

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	<p>a PRIVATE Access (or Pedestrian) Easement. This topic really should be getting addressed under PR 21-04, the precursor to this CID application.</p> <p>9. <u>Greenway on the southern edge of Lot 10 over Lot 11</u> – This details a 10’ Multi-use path within a 15’ Greenway Easement. Because LDO 6.2.1.J.2.a. requires Greenways to either be within dedicated public right-of-way OR a public easement of at least 50’ width., revise to call this out as a PRIVATE Access (or Pedestrian) Easement. This topic really should be getting addressed under PR 21-04, the precursor to this CID application.</p> <p>10. Please label all tree protection fencing locations.</p> <p>11. Tree preservation areas should be consistent with those on PR21-04 REV.</p> <p>12. Tree replacement/buffer areas should be shown/consistent with those on PR21-04 REVISION.</p> <p>13. Please label the two trees to be preserved that are highlighted in the northwest corner of the site on PR21-04 REV.</p> <p>14. See the PDF of Mark-up comments on the CID Plan Sheet C1.0 - there are 2 comments.</p>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See PDF files: 1.) Mark-up comment on/about the Application, to check acreages; 2.) Mark-up comments on the 12-sheet plan set.	
Wake County Watershed Management - Janet Boyer	Stormwater and Erosion Control permits are required from Wake County.	
COR Public Utilities Tim Beasley	See PDF of mark-up comments on Sheet C.01 – there are 5 comments.	
Wake County Fire / EMS - Brittany Hocutt	No Comments.	
NCDOT – Trevor Darnell	This project is being overseen by Raymond Hayes and NCDOT Project U-6241. The District office will defer to them on this project.	n/a