




**SDP-23-04 – 7-Eleven (Wallbrook Lot 11) – 3rd Submittal review cycle**

START DATE: <b>MARCH 2024</b>	DUE DATE: <u>04-08-24</u>	TRC/STAFF Comments issued on: <u>04 /05 /2024</u>
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Review Group/Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> <li>1. <i>Continue to</i> Provide a Written Response to ALL comments with next submittal.</li> <li>2. <i>Continue to</i> Revise all dates on all submittal materials.</li> <li>3. <u>See PDF</u> – 10 mark-up entries/comments on Sheets C2.0 (8/25), C5.0(11/25), E0.2 (22/25), E0.3 (23/25).</li> <li>4. <u>Subdivision of Lot 11</u> – This development is for Lot 11 per PR 21-04; currently, this lot does not exist/is not Recorded as such, but rather, per BM2023/pg1603-1604, and Town FSP-23-10, this development lies within a portion of “Tract B”, which includes the future Right-of-way of the Virginia Water Drive extension north/west of Main Street. Lot 11 must be recorded – and thus, the Virginia Water Drive right-of-way dedicated via plat recordation – before final signature and approval of this SDP can occur.</li> <li>5. <b>Repeat/There was no Written Response to this - Regarding All Easements</b> – If BM/Bk &amp; Pg reference is not provided, all shown easements are thus PROPOSED – please explain WHEN these easements intend to be recorded. Clarify if Applicant seeks Final, signature approval of SDP-23-04 to allow ultimate site development to commence, without first Recording easements that are predicating the development. See COR-PUD Comment; COR-PUD expects Lot 11 to be recorded, and presumed that all Proposed Easements are actually Recorded Easements, prior to signature/approval of Site Development Plan.</li> <li>6. <b>Repeat/There was no Written Response to this -/T(Partial Repeat) Sheet Index</b> – There are two Sheets C1.3 (the 6<sup>th</sup> and 7<sup>th</sup> sheet in the set) – there is no Sheet C1.4, suggest changing the 2<sup>nd</sup> one to this and add to Sheet index.</li> <li>7. <u>Lighting Plan LDO 6.6.F</u> –                         <ol style="list-style-type: none"> <li>a. While Pole Mounting heights are provided on the Site Photometric Sheet, pole details are NOT provided on the detail sheets – revise to Add Pole details..</li> <li>b. Sheets E0.3 &amp; E.04 – these are blurry and illegible, revise and provide clear details.</li> </ol> </li> <li>8. <b>REPEAT -- LDO 6.8.4.B.2.</b> – (ORIGINAL COMMENT) All non-residential developments shall provide at least four (4) pedestrian amenities; construction materials shall match that of principal building and shall have direct access to public sidewalk network. Revise Sheet C2.0 (others?) to demonstrate compliance, including call-out of the four (4) amenities by name. <b>This was also a Mark-up comment on Sheet C2.0, and there was NO response to this Comment provided.</b></li> <li>9. <u>Sheet C5.0 (11 of 25)</u> - The area of the Ingress/egress utility easement (City of Raleigh) along the property line with PIN 1758479244 is not shown to be planted with sod, nor is it shown to preserve any existing landscaping. The plans should be revised to clearly indicate the proposed ground cover and/or landscaping to be provided here.</li> </ol>	

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Wake County Watershed Management - Janet Boyer	<b>DISAPPROVAL</b> letter dated 04-05-2024 for SEC-119905-2024 & SWF-119906-2024	
COR Public Utilities Tim Beasley	Is sanitary sewer and CORSSE being extended to the parcel to the east? CID-23-04 should be approved prior to SDP-23-04.	tbd
	<u>V2 Status was:</u> No Further Comments – but CID 23-4 should be approved first and the plat to create the lot should be recorded prior to approval of SDP-23-04.	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	No further comments.	
Wake County Fire / EMS - Brittany Hocutt	No Comments.	
NCDOT – Trevor Darnell/Holt Willis	<i>This project is being overseen by Raymond Hayes and NCDOT Project U-6241. The District office will defer to them on this project.</i>	n/a