

# SDP-25-03 – Chipotle Wallbrook Lot 5B – V1 Submittal review cycle

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|-----------------------|---------------------------|-------------------------------------------------|
| START DATE: JULY 2025 | DUE DATE: <u>08-11-25</u> | TRC/STAFF Comments issued on: <u>08/07/2025</u> |
|-----------------------|---------------------------|-------------------------------------------------|

| Review Group / Staff                                                                                                                                                                                                             | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Cleared<br>Comments |
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| <p>Added to REF sheets</p> <p>C2.0</p> <p>C5.0</p> <p>Planning &amp; Zoning –<br/>Planning Staff</p> <p>Added</p> <p>Added</p> <p>N/A per TRC discussion</p> <p>A-700</p> <p>A-700</p> <p>C2.0</p> <p>(new sheet added) C2.1</p> | <ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Cloud/bubble all changes</li> <li>4. Add “SDP-25-03” to the Cover sheet and on every plan set sheet.</li> <li>5. See LDO Section 5.1.4.G.5. Eating Establishment Use Standards. Verify items c., d., e., g., and h. are met, and please respond separately for each item.</li> <li>6. <u>LDO Section 6.2.4. Landscaping Standards -</u> <ol style="list-style-type: none"> <li>a) 6.2.4.2.9. Note plant spacing and native status.</li> <li>b) 6.2.4.4.D. Parking Terminal Islands Standards—review compliance with items 3 and 4.</li> <li>c) 6.2.4.4.F. Parking Divider Medians Standards—review compliance with item 2.</li> </ol> </li> <li>7. <u>LDO Section 6.6. Lighting -</u> <ol style="list-style-type: none"> <li>a) Add Electrical/Lighting Plan sheets to cover index.</li> <li>b) Add project name and SDP number to title block. (Apply this comment to other sheets without the project name/number.)</li> <li>c) A Lighting Plan from the electric utility provider is needed as well.</li> </ol> </li> <li>8. <u>LDO Section 6.8. Design Standards -</u> <ol style="list-style-type: none"> <li>a) See Section 6.8.2.D. Nonresidential Building Design Standards and mark up elevation (or create a new exhibit) to demonstrate compliance with standards 1 – 8.</li> <li>b) LDO Section 6.8.3.B.1. states outparcel buildings shall include a consistent level of architectural detail on all sides of the building... What else can be done to make the rear elevation more consistent? This portion of the building faces Main Street.</li> <li>c) See LDO Section 6.8.4.B.2. Pedestrian Amenities. Add and label pedestrian amenities.</li> <li>d) See LDO Section 6.8.4.B.3. Pedestrian Access and Flow. Demonstrate compliance with a continuous, internal pedestrian walkway system.</li> </ol> </li> </ol> |                     |
| Engineering - Jacque Thompson                                                                                                                                                                                                    | <p>See the TWO uploaded PDF's:</p> <ol style="list-style-type: none"> <li>1.) Memo dated 07-30-2025 with 24 numbered comments.</li> <li>2.) Mark-ups of the SDP plan set.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |

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| Wake County Watershed Management – Elizabeth Powell | No comments were received – Applicant should contact Wake Co to ensure compliance with SEC/SWF for this lot. Wake Co will remain in review for next submittal. | TBD                                                                                 |
| COR Public Utilities - Tim Beasley                  | See PDF mark-ups of Sheet C3.00 only – there appear to be 5 entries/comments.                                                                                  |                                                                                     |
| Wake Co Fire / EMS - Stephen Wolf                   | No fire service issues with initial site plan.                                                                                                                 |  |
| NCDOT – Joshua Zhang                                | No comments received – there does not appear to be any interaction with a DOT street (S Main)                                                                  | NA                                                                                  |