

SDP-23-04 – 7-Eleven (Wallbrook Lot 11) – 4th Submittal review cycle

START DATE: MAY 2024	DUE DATE: <u>06-10-24</u>	TRC/STAFF Comments issued on: <u>06 /09 /2024</u>
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Review Group/Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. <i>Continue to</i> Provide a Written Response to ALL comments with next submittal. 2. <i>Continue to</i> Revise all dates on all submittal materials. 3. FYI/REPEAT - <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. 4. <u>Regarding All Easements</u> – Easements are either PROPOSED or RECORDED, there is no in-between those two states of being. For every Easement Reference, it must be prefaced by PROPOSED if not Recorded, or Suffixed by the BM/Bk & Pg reference IF Recorded. Applicant responded they intend to record easements during construction, hence, they should be noted as PROPOSED within this SDP plan set. 5. <u>Site Plan (Sheet C2.0) - LDO 6.8.4.B.2</u> - The Applicant has revised the plan to demonstrate compliance with the required pedestrian amenities per LDO Section 6.8.4.B.2. However, a note has been added to the plans that details of all items will be approved by the tenant and reviewed by staff prior to issuance of building permit. All items intended to be installed or constructed <u>shall be identified and shown on this plan set as this is the final set of construction drawings</u>. Detailed items needing a permit will be determined by the contractor at time of pre-construction. 6. <u>Landscape Plan Sheet (Sheet C5.0)</u>- The area of the COR utility easement (adjacent PIN 1758479244) is not shown to be planted with sod, nor is it shown to preserve any existing landscaping. Applicant response is that this is outside the limits of disturbance and the ground cover will remain as is; the Plans are absence this explanation – Revise to clearly show limits of disturbance on the landscape plan and add a note indicating no additional landscaping/ground cover outside limit of disturbance. 	

