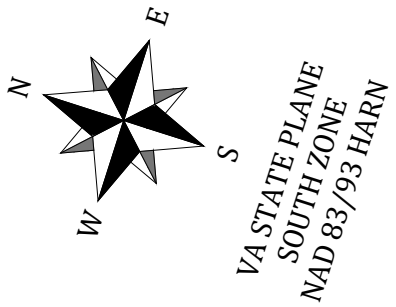
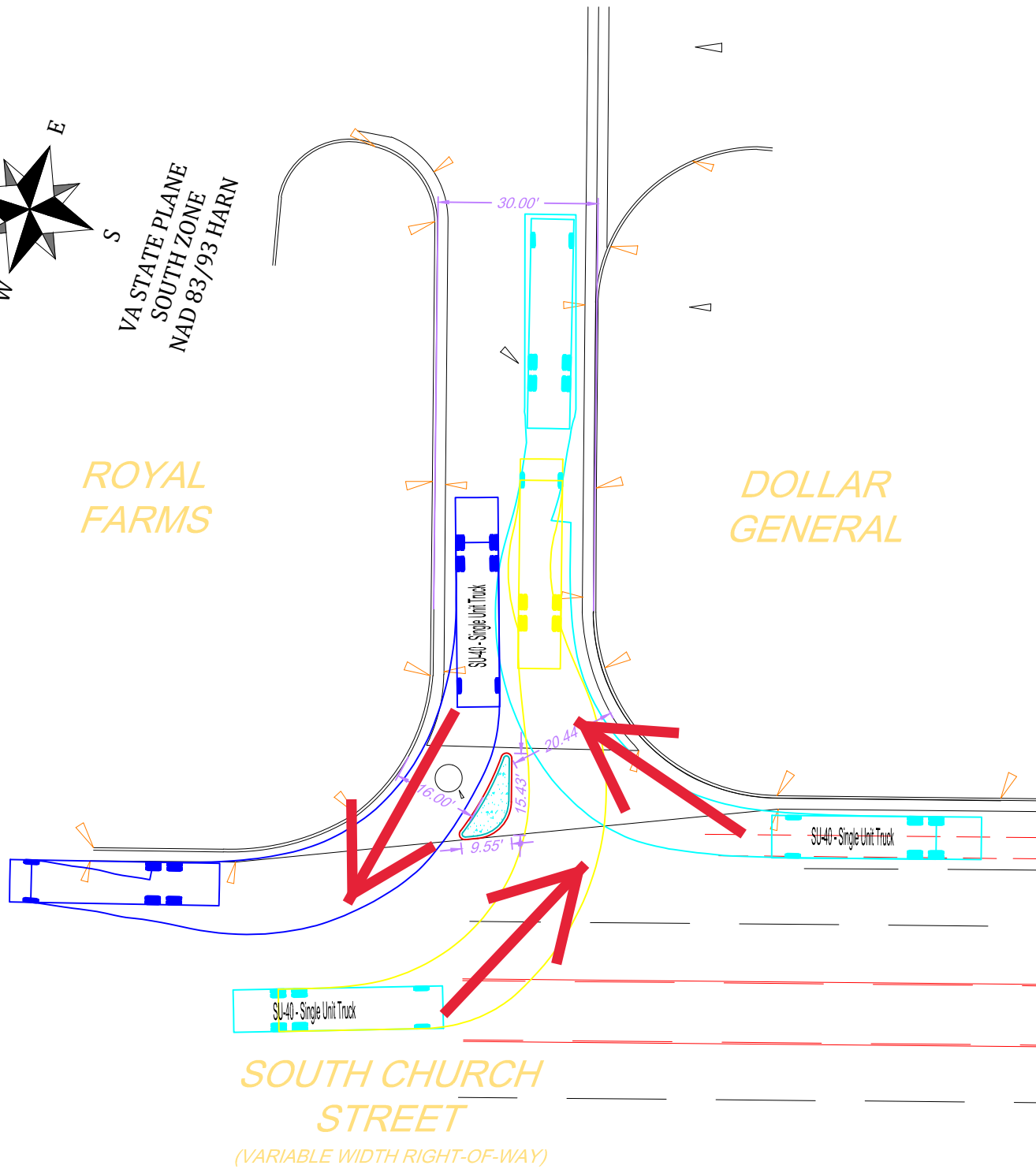




ROYAL
FARMS

DOLLAR
GENERAL



From: [Norris, Joshua](#)
To: [Brad Martin](#); [Tammie Clary](#)
Subject: Re: FW: Smithfield DMV - 3rd Town Submittal
Date: Wednesday, August 31, 2022 1:13:06 PM
Attachments: [image001.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,

The porkchop as designed is satisfactory. A left turns prohibited sign should be installed at the entrance as well to clearly communicate to drivers the change.

As we discussed yesterday, you need to submit an access management exception requesting a variance to the spacing standard from the Ace TruValue. With the changes to the Royal Farms entrance, we support the variance in that direction and will approve the exception.

Let me know if you have any questions or want to discuss further.

Sincerely,
Josh Norris

On Wed, Aug 31, 2022 at 8:04 AM Brad Martin <BradM@wplsite.com> wrote:

Good morning Mr. Norris -

Attached is a sketch of the porkchop the developer intends to install at the Royal Farms entrance to prohibit left turns out. Please confirm that this design is sufficient, with access for SU-40 vehicles, to meet VDOT's requirements and be in compliance with the 2006 approved plans. Thus the full access entrance for the DMV project would be allowed.

Brad



Brad Martin, P. E.

757.431.1041 ext. 21 | f [757.463.1412](tel:757.463.1412) | c [757.574.5454](tel:757.574.5454)

www.wplsite.com | bradm@wplsite.com

From: Tammie Clary <tclary@smithfieldva.gov>
Sent: Friday, August 26, 2022 4:18 PM

14

The Seasons at Battery Park LLC
5400 Lakeside Avenue
Virginia Beach, Virginia 23151

KLSA Development Group LLC/Battery Park
c/o Warren Sachs
125 86th Street
Virginia Beach, Virginia 23451

October 17, 2022

Ms. Tammie Clary
Community Development and Planning Director
Town of Smithfield
Smithfield, Virginia

SENT VIA EMAIL

Dear Ms. Clary:

Prior to May 28, 2021, KLS Development Group LLC/Battery Park owned two undeveloped tracts of land consisting of parcel T.P.21A-01-511 and Parcel 1 (aka "combined portion") as referenced on survey from Canada Surveyors dated 3/17/2021 hereby attached. (See attachment #1) On May 28, 2021, KLS Development Group LLC/Battery Park sold T.P.21A-01-511 to The Waterford at Battery Park LLC which subsequently changed its name of the Limited Liability Company to The Seasons at Battery Park LLC.

When the Royal Farms was developed, the then present owner of the then "combined portion" (Parcel 1 and T.P.21A-01-511) agreed that when development started on the "combined portion" that the private street *Williams Street) between the Royal Farms and the Dollar General exiting onto South Church Street in a westerly direction would be reconfigured to prohibit left turns out onto South Church Street.

KLS Development Group LLC/Battery Park is now wishing to start construction on Parcel 1, a portion of the previously "combined portion". The Town of Smithfield and Virginia Department of Transportation have requested that the restriction to " prohibit left turns out" from Williams Street when traffic in a westerly direction between the Dollar General and Royal Farms would exit onto South Church Street be now installed.

In an effort to comply with the previously agreed upon conditions pertaining to the construction of the Royal Farms and the requests from the Town of Smithfield and the Virginia Department of Transportation, KLS Development Group LLC/Battery Park has agreed to install/construct the required turn modification restriction, also known as a "pork chop" (see attachment #2) that has been approved by the Virginia Department of Transportation where Williams Street intersects South Church Street in a westerly direction (See attachment #1).

The Seasons at Battery Park LLC hereby gives permission for KLS Development Group LLC/Battery Park to install this turn restriction in the city right of way where Williams Street exits on South Church Street in a westerly direction, prohibiting left turns out. KLS Development Group LLC/Battery Park agrees to do this at its sole cost and expense.

Acknowledged and agreed to this 17th day of Oct 2022 By:

[Signature]
KLS Development Group LLC/Battery Park
By: Warren E. Sachs
Managing member

STATE OF Virginia
CITY OF Virginia Beach to-wit:

I, Stella Marucut Langley, a Notary Public in and for the City and State aforesaid, do hereby certify that Warren Sachs, whose name is signed to the foregoing Operating Agreement bearing date on the 17 day of October, 2022, has acknowledged the same before me in my City and State aforesaid.

GIVEN under my hand and seal this 17 day of October, 2022.

[Signature]
Notary Public

My Commission Expires: 10/31/2026

[Signature]
The Seasons at Battery Park
John T. Mamoudis



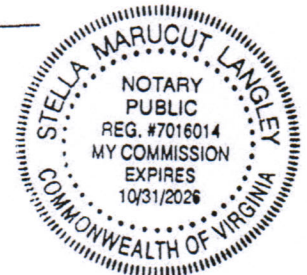
STATE OF Virginia
CITY OF Virginia Beach to-wit:

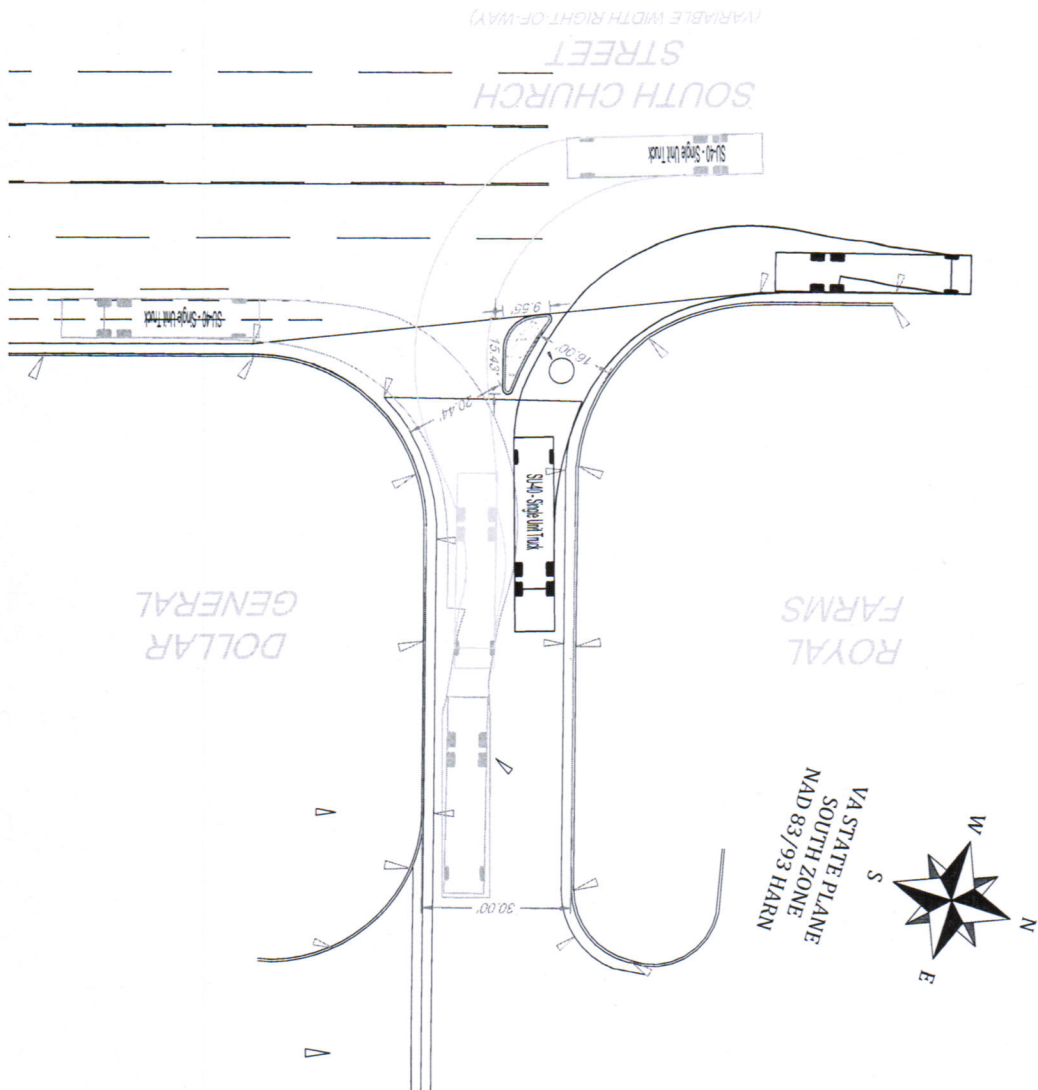
I, Stella Marucut Langley, a Notary Public in and for the City and State aforesaid, do hereby certify that John T. Mamoudis, whose name is signed to the foregoing Operating Agreement bearing date on the 17th day of October, 2022, has acknowledged the same before me in my City and State aforesaid.

GIVEN under my hand and seal this 17 day of October, 2022.

[Signature]
Notary Public

My Commission Expires: 10/31/2026





Attachment 2



BATTERY PARK ROAD
VAR WIDTH R/W

T.P. 21A-01-511B
ZONED ECO & HR-C

HATCHED AREA REPRESENTS -
PROPOSED 50' & VARIABLE
INCREASING/DECREASING EASEMENT

FORMER 16' UTILITY EASEMENT
DEDICATED TO THE TOWN OF
SMITHFIELD, INFO-0005646
HEREBY REDEDICATED AS A 20'
SANITARY SEWER EASEMENT
TO THE TOWN OF SMITHFIELD

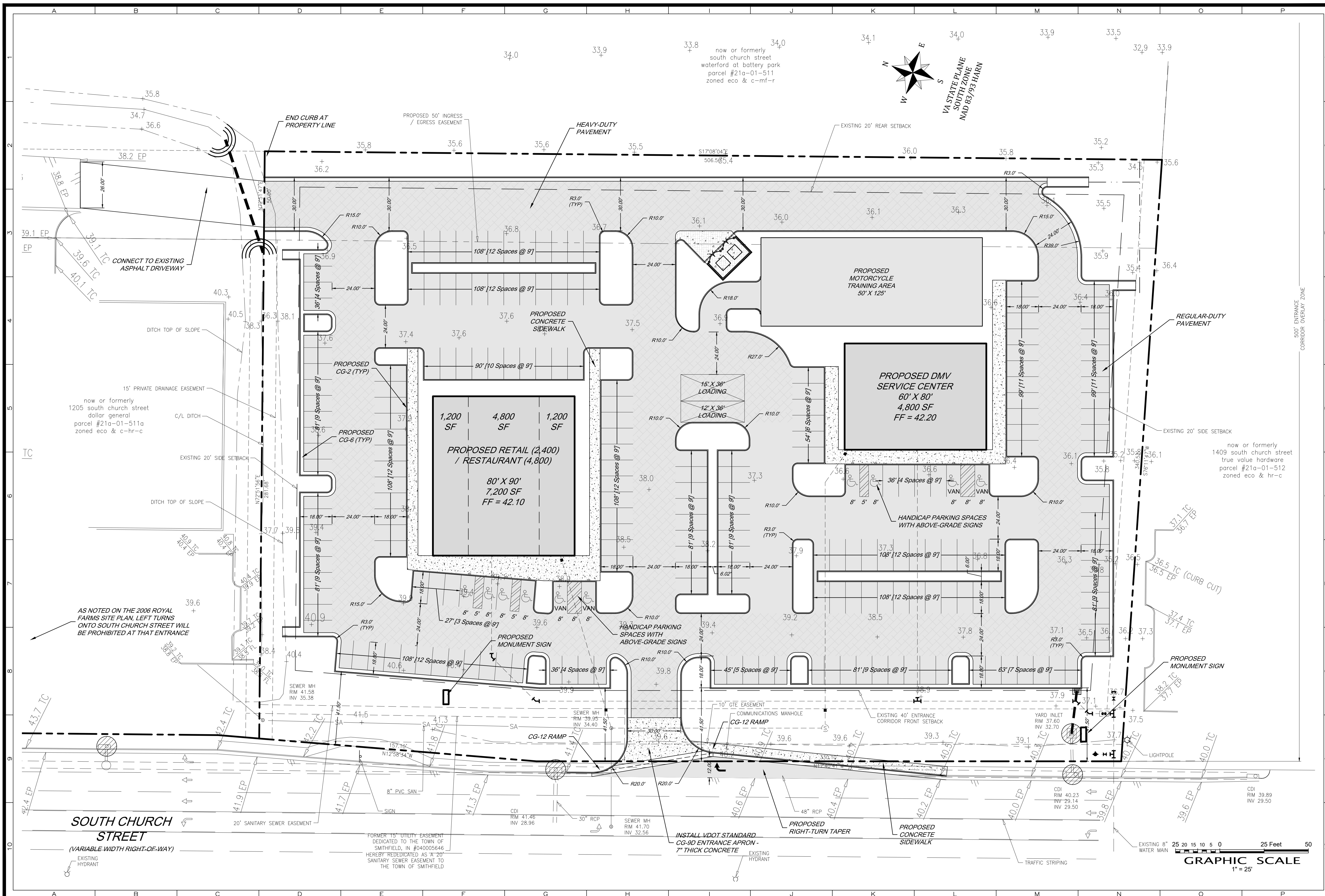
- FORMER 15' UTILITY EASEMENT
DEDICATED TO THE TOWN OF
SMITHFIELD, INFO40006646
HEREBY REDEDICATED AS A 20'
SANITARY SEWER BASEMENT
TO THE TOWN OF SMITHFIELD

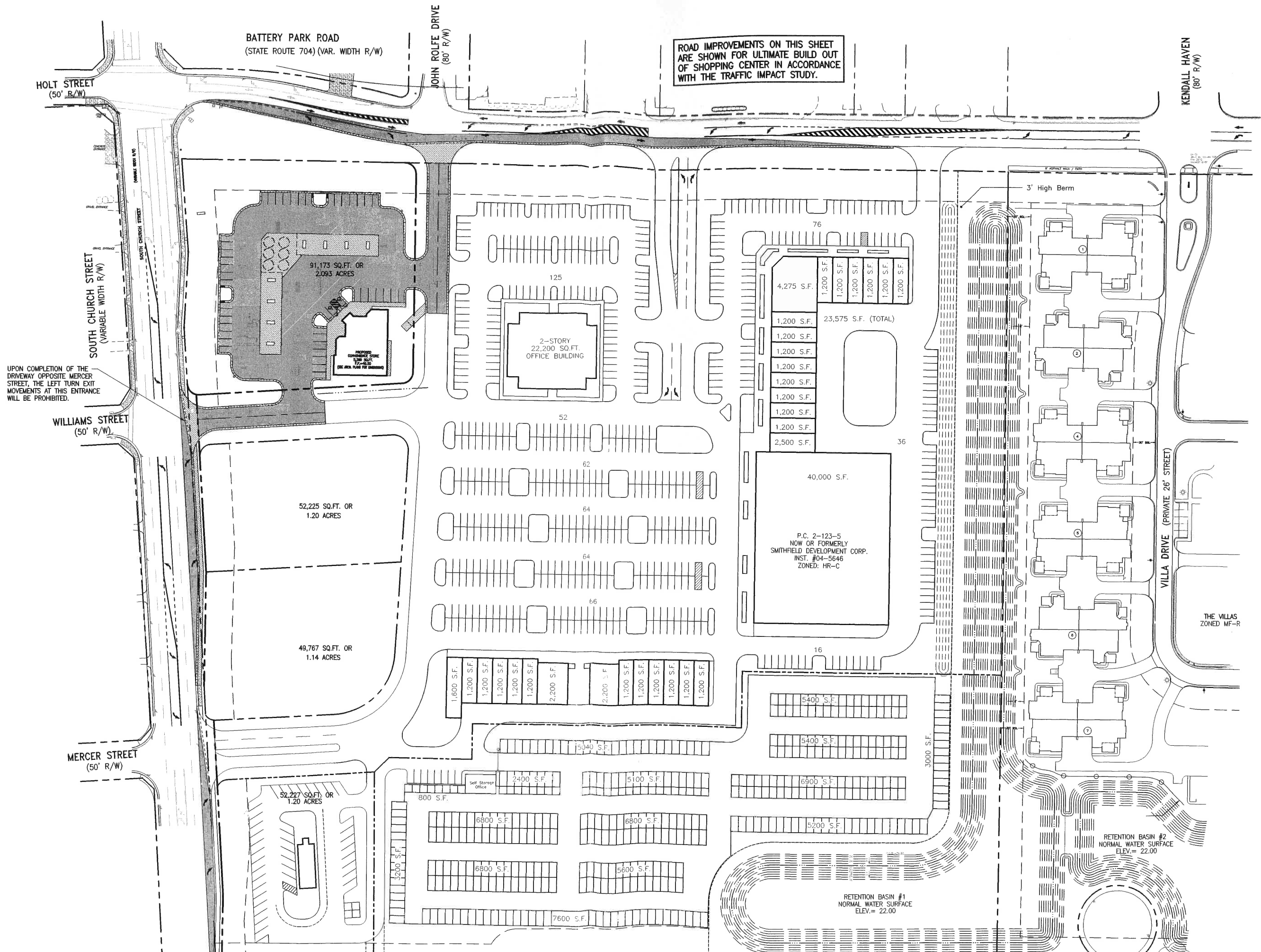
SOUTH CHURCH STREET
VAR WIDTH R/W

2017.11.11

CURVE NO.	DEPTH (M)	WAVE PERIOD (S)	WAVE HEIGHT (M)	WAVE LENGTH (M)
C1	22.47	15.00	87.59	20.43
C2	23.56	15.00	89.59	21.21
C3	23.56	15.00	89.59	21.21
C4	19.94	15.00	76.10	18.50
C5	3.87	15.00	14.01	3.66
C6	23.56	15.00	89.59	21.21







UPON COMPLETION OF THE DRIVEWAY OPPOSITE MERCER STREET, THE LEFT TURN EXIT MOVEMENTS AT THIS ENTRANCE WILL BE PROHIBITED.

ROAD IMPROVEMENTS ON THIS SHEET ARE SHOWN FOR ULTIMATE BUILD OUT OF SHOPPING CENTER IN ACCORDANCE WITH THE TRAFFIC IMPACT STUDY.

HOLT STREET
(50' R/W)

JOHN R
(8)

SOUTH CHURCH STREET
(VARIABLE WIDTH R/W)

(VARIABLE WIDTH R/W)

SOUTH CHURCH STREET

91,173 SQ. FT. OR
2.093 ACRES

UPON COMPLETION OF THE
DRIVEWAY OPPOSITE MERCER
STREET, THE LEFT TURN EXIT
MOVEMENTS AT THIS ENTRANCE
WILL BE PROHIBITED.

WILLIAMS STREET
(50' R/W)

PROPOSED
CONFORMANCE GRADE
3.5% SLOPE
17' x 40.50'
(SEE ARCH. PLANS FOR DIMENSIONS)

