



## MA 22-10 – 4724 Burlington Mills / ARDEN – 3rd Submittal review cycle

START DATE: <b>MAY 05-04-23</b>	DUE DATE: <b>06-05-23</b>	TRC/STAFF Comments issued on: <b>06 / 05 /2023</b>
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Review Group Staff	Comments	Clear Comments
Planning & Zoning – Town Planning Staff & WithersRavenel (consultant)	<ol style="list-style-type: none"> <li>1. Please provide just ONE Application Form that incorporates the (now) 2 parcels subject to the Map Amendment application; currently Staff has two piece-meal submittals.</li> <li>2. Provide just one Metes and Bounds description/survey for the (now) 2 parcels subject to the Map Amendment application; currently Staff has two piece-meal submittals.</li> <li>3. TIA must be fully completed before moving forward.</li> <li>4. Please continue to Revise dates of all re-submittal materials and provide a written response document that addresses every Comment.</li> <li>5. See the PDF of Written Memo comments.</li> </ol>	
Parks & Recreation - Eddie Henderson	The Town Board of Commissioners adopted both Greenway and Bicycle plans in August of 2022; these show an (on-street) bike lane and a 10' paved Sidepath within the ROW along this property's Burlington Mills Road frontage. Revise concept plan to show intention to construct both per the specifications provided in both plans (Bicycle Plan page 57 / Greenway Plan page 65). PDF's reflecting this were part of the V2 Review (see project webpage).	
NCDOT - Matt Nolfo	<ol style="list-style-type: none"> <li>1. This project is being overseen by Raymond Hayes and NCDOT Project U-6241. The District office will defer to them on this project.</li> <li>2. Changes may also come from TIA review (once TIA is submitted).</li> </ol>	
Wake Co. Fire / EMS - Brittany Hocutt	Clarify/show how a Fire Truck will turn near the 6 buildings closest to Burlington Mills Road. Prior comment regarding a 26-foot road width applies for all Buildings 30' tall or greater in height.	
Engineering (CJS/B&M) -Brian Laux / Jacque Thompson	<p>There are no Correction comments; see below for items that could impact future development submittals, which stem from the change in layout introduced with the V3 submittal.</p> <ol style="list-style-type: none"> <li>1. All sidewalk adjacent to parking needs to be a minimum of 6' to provide ADA accessibility.</li> <li>2. All radii must meet fire code and all radii at entrances must meet NCDOT requirements.</li> </ol>	
Wake County Watershed Mgmt. - Janet Boyer	<i>No comments at this time. Future development plans be reviewed and Permits from Wake County for stormwater required.</i>	
COR Public Utilities - Tim Beasley	<b>Town Staff notes: No comments received on V1, V2, V3 submittals – Applicant should contact COR-PUD with any questions, and expect full review on future stages of development.</b>	n/a