

SDP-24-01 – 4724 Burlington Mills/Arden Senior Living – 1st Submittal review cycle

START DATE: JANUARY 01-04-24	DUE DATE: <u>02-05-24</u>	TRC/STAFF Comments issued on: <u>02/06/2024</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. This Plan Set is Incomplete with omission of requirement elements like Lighting Plan and Architectural elevations. 2. Provide a Written Response to ALL comments. 3. “cloud/bubble” all Revisions made on plans; clouds will be removed on eventual Signature set. 4. Add Revision dates to all submittal materials. 5. Add “SDP-24-01” to the Cover sheet and on every plan set sheet in a common location. 6. Submit, process, record a Recombination Plat to combine 1758486155 and triangle portion of 1758582090 adjacent it. Plan sheet 4 of 33 is a survey of this triangle property – the Recombination should replace this sheet ultimately. 7. FYI - The topic of a second means of ingress/egress for Emergency access was brought up by multiple reviewers; ultimately, Wake County Fire has authority regarding this topic, see their comments. 8. See PDF’s of written Memo comments (58 comments). 9. See PDF of plan mark-ups (appears to be 208 entries/comments). 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. GREENWAY - Revise plans to show the Greenway that was shown in the MA 22-10 Rezoning concept plan that was approved by the Town Board. See attachment. 2. SIDEPATH - Revise plans to show the 10’ Sidepath along Burlington Mills Road that was shown in the MA 22-10 Rezoning concept plan approved by Town Board, outside the areas where the LAPP Project has built 5’ sidewalk; LAPP is NOT building sidewalk all of the way to Rolesville Middle School property line. This project shall show compliance with the Greenway Plan where the LAPP project ends its pedestrian sidewalk. See PDF attachment. NOTE – due to adjacent 5’ Concrete Sidewalks (LAPP and WCPSS property), this projects 10’ Sidepath shall match that material (concrete), whereas typically, Sidepath like Greenways are asphalt. Contact Staff with questions. 	
Engineering (B&M) - Brian Laux / Jacque Thompson	See three (3) PDF’s of comments – <ol style="list-style-type: none"> (1.) Memo of 56 comments dated 1-29-24; (2.) Mark-up on full Plan set; (3.) SIA with 18 mark-up entries/comments. 	

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Wake County Watershed Management - Janet Boyer	<ol style="list-style-type: none"> 1. Revise to provide 10-ft perimeter required around SCM. 2. Revise to extend SCM easement to ROW. 3. Revise to Account for impervious for proposed turning lane. 	
COR Public Utilities - Tim Beasley	See mark-up comments on Plan Sheets C4.00, C4.01, and C4.02 only.	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. See PDF of markups (red clouds) on Sheet L-1.1. - Relocate Plants that are within 3 ft of hydrants. 2. Revise/Widen internal Access roadway to 26' pavement width (clear of obstructions, parked vehicles) due to Building height (<i>response noted from 7/18/23 regarding engineer plans, during Review of MA 22-10</i>). 3. Provide Fire apparatus (Rolesville truck length is 50ft) diagram throughout all expected Fire Lane drive aisles, to demonstrate turning radius sufficiency / no wheels over curbing. In particular, the greater than 90-degree radius near the duplex structure numbered 28 & 29. 4. 2021 International Fire Code Section, 503.1.2 Additional access, states: <ol style="list-style-type: none"> a. <i>The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.</i> b. The location of the (only/single) point of ingress/egress at the shown location, making a 3-way intersection into a 4-way intersection, which at this time is not known to be planned for signalization, raises the potential for impairment. c. Revise plans to identify a Second means of Emergency Access – to assist, Staff identified 3 suggested locations (see PDF named “Access exhibit”). Two would include negotiation with WCPSS; the other would need approval from NCDOT, but internal discussion of this as emergency only seems to be approvable and possibly not even requiring a driveway permit (encroachment permit for work in the ROW is TBD). Specifics and details of constructing an emergency vehicle only point of access can be discussed with Fire and Town Staff off-line. 	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. Clarify/Explain - are the off-site roadway improvements intended to be included in this (SDP plan set) or will they be submitted under another cover/submittal? 2. Revise design of the roadway improvements in coordination with the LAPP project team. 	

