

SDP-23-03 – Jones Dairy STORAGE – 2nd Submittal review cycle

START DATE: JUNE - 06/05/23	DUE DATE: 07-10-23	TRC/STAFF Comments issued on: <u>07/10/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. Provide a written response to ALL comments – each and every comment in this SUMMARY Document, and every comment in any mark-ups. 2. <u>Revision Dates</u> – Add to all submittal documents – keep the previous revision dates, so as to compile the history of submittal dates. 3. <u>Frontage Improvements</u> – See Engineering Comment, and per online meeting with Staff held June 23, 2023. 4. <u># of Units</u> -- Cover Sheet Site Data Table states total number of Storage Units is 1,000. Early in the rezoning process, the expected # of units was 660 (per ITE trip generation letter) but the ITE estimate was later changed to 1,,000 storage units (as a stated “worst case”). Response to Comment 14 states Cover Sheet Site Data Table contains ‘a clear table of the mix of and total units’ – it does not; table includes the square footages of the 6 separate buildings. There is no graphic (like a floor plan) in this plan that actually shows storage units in the 6 buildings; this is relevant given parking is based on # of storage units which would be expressed via a floor plan. <ol style="list-style-type: none"> a. Sheet C2.0 – Label the Buildings (1,2,3, A,B,C, whatever). b. Cover Sheet – provide a table that breaks down the 6 buildings, and states the number of storage units by their various sizes (if they differ). Such level of detail was not available or provided at Rezoning; it must be known now but is not being shown. 5. See PDF of Memo written comments dated 06-28-2023. 	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See the PDF of Mark-up comments on 2 sheets of the plan set. The major comment relates to the improvements to Jones Dairy Road along the properties frontage. Further review and comment TBD when that information is provided.	
Wake County Watershed Management - Janet Boyer	[06/21/23] - Wake County permit applications SEC-104375-2023/SWF-104372-2023 are currently under review.	
COR Public Utilities - Tim Beasley	See PDF of Mark-ups on Sheets C4.0 and C4.1. <i>Town Staff note – this may constitute a “repeat”, contact reviewer.</i>	
NCDOT – Trevor Darnell / Holt Willis	Please see NCDOT comments from previous TRC review (<i>BELOW</i>). Additional comments will be provided once plans are updated. <i>V1 Comments:</i>	

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	<ol style="list-style-type: none"> 1. <i>A left-turn lane into the site will likely be required.</i> 2. <i>Relocating the driveway further to the east would be preferred. Needs to make sure the driveway doesn't conflict with existing westbound left-turn lane for Jones Dairy Elementary School.</i> 3. <i>Current site plan does not meet 100' IPS requirements.</i> 	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. <i>Revise to add/show additional fire hydrant at rear of main building.</i> 2. <i>The "ornamental gates" shall be unsecured unless Knox box will be provided at each location. IF KNOX to be provided, add prominent Note to all applicable sheets that Gate to be equipped with Knox for emergency services access.</i> 3. <i>Dedicated 20 ft Fire Lane shall be marked, including with signage. Provide standard detail(s) of signs and/or paint markings to be provided.</i> 	
Parks & Rec - Eddie Henderson	<i>No comments to provide.</i>	