

Project: Jones Dairy Storage Date: 6/1/2023
Project Number: SDP-23-03
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Comments from the Town of Rolesville review has been addressed below. Our responses are in red.

REVIEW COMMENTS:

Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe

1. Provide a written response to ALL comments.
Response: Written response provided for all comments.
2. Add revision dates to all submittal documents.
Response: Revision date added to all plan sheets.
3. See PDF of Memo written comments dated 05-02-2023.
Response: PDF of memo written comments dated 05-02-2023 have been reviewed and addressed. Comment response letter has been provided.
4. See PDF of mark-up comments on the Site Plan plan set.
Response: PDF of mark-up comments on the Site Plan plan set have been reviewed. Comment response letter has been provided.

Engineering (CJS/B&M) – Brian Laux / Jacque Thompson

5. See 2 PDF's – 1.) Memo dated 5-2-2023, and 2.) Mark-up comments of SDP.
Response: PDF's have been reviewed and addressed. Comment response letter has been provided.

Wake County Watershed Management – Janet Boyer

6. Wake County SEC/SWF permits required. Submit files to Wake County permit portal.
Response: Noted, files will be submitted to the Wake County permit portal.

COR Public Utilities – Tim Beasley

7. See PDF of Mark-ups on Sheets C4.0 and C4.1.
Response: PDF of mark-ups on sheets C4.0 and C4.1 have been reviewed. Comment response letter has been provided.

NCDOT – Trevor Darnell / Holt Willis

8. A left-turn lane into the site will likely be required.

Response: Based on the Trip Generation Memo supplied by Timmons Group as part of the Map Amendment submittal, the expected total daily trips was 185, with AM peak trips at 16 and PM peak trips at 16. These numbers are below the Town of Rolesville's LDO and NCDOT threshold for providing a Traffic Impact Analysis and recommended improvements. We would like to discuss policy or justification to having to provide a left-turn lane at this location given the low traffic volume expected.

9. 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.

Response: See response to above comment. The proposed location does not currently conflict with the existing left-turn lane or taper for Jones Dairy Elementary School. This turn lane is also for the bus traffic as the normal school queuing takes place at the schools western most driveway

10. Current site plan does not meet 100' IPS requirements.

Response: Parking spaces have been moved to the east to provide 100' of IPS.

Wake County Fire / EMS – Brittany Hocutt

11. ACCESS – clarify how FD is to get past the Security/Access Gates and into the site beyond the street side parking lot area; is Knox box planned to be used? Provide notes and Standard Details of how FD access to beyond fence/gate area will occur.

Response: Knox boxes are proposed at each front entry gate for fire department access, see sheet C2.0.

- a. The outer ring of (5) storage buildings are not sprinklered and the design of the "loop" interior vehicular pathway precludes Fire apparatus to get to within the minimum 150' to some of these buildings – clarify how these buildings are in compliance with Fire Code proximity (hose-lay) requirements.

Response: A hose-lay plan has been provided to show compliance, see sheet C4.2.

- b. NOTE: sprinkling (the 5 outer ring) buildings alone does not preclude the 150' proximity requirement, but it extends the distance to 200'.

Response: Noted, thank you.

12. FDC – Add note and Standard Detail that the proposed FDC shall be 'storz' type.

Response: Note and COR Standard Detail has been added for the flush mounted FDC.

13. FIRE HYDRANTS – hydrants within facility will need some type of protection from physical damage, such as bollards. Show and (key/legend) note on plans and provide Standard Detail for proposed means of protection.

Response: Fire hydrant protection has been added to plans, see sheet C2.0.

Parks & Rec – Eddie Henderson

14. No comments to provide.

Response: Noted, thank you.