

Project: Jones Dairy Storage Date: 8/1/2023
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 – each and every comment in this SUMMARY Document, and every comment in any mark-ups.
Response: Written response provided for all comments.
2. Revision Dates - Add to all submittal documents – keep the previous revision dates, so as to compile the history of submittal dates.
Response: The plans have been updated to reflect all revision dates.
3. Frontage Improvements – See Engineering Comment, and per online meeting with Staff held June 23, 2023.
Response: frontage improvements have been provided. See sheets C7.0 and C7.1.
4. # of Units – 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; this is relevant given parking is based on # of storage units which would be expressed via a floor plan.
Response: Site data table has been updated to reflect the total number of storage units proposed as well as unit sizes by building. An Architectural site plan has been provided for this submittal as reference to total number of units.
 - a. Sheet C2.0 – Label the buildings (1,2,3, A,B,C, whatever).
Response: The buildings have been labeled A,B,C, etc.
 - 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.
Response: Unit breakdown by building has been provided in the site data table on C0.0.
5. See PDF of **Memo** written comments dated 06-28-2023.
Response: PDF of memo comments dated 06-28-2023 have been reviewed and addressed. Comment response letter has been provided.

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

6. 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.

Response: PDF mark-up has been reviewed and addressed. Comment response letter has been provided.

Wake County Watershed Management – Janet Boyer

7. [06/21/23] – Wake County permit applications SEC-104375-2023/SWF-104372-2023 are currently under review.

Response: Noted, thank you.

COR Public Utilities – Tim Beasley

8. 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 and were the same as 1st round review comments. Comment response letter has been provided.

NCDOT – Trevor Darnell / Holt Willis

9. Please See NCDOT comments from previous TRC review (BELOW). Additional comments will be provided once plans are updated.

Response: Previous comment from TRC review have been reviewed and addressed.

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

Response: Left-turn lane has been provided to access the site.

11. 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: The driveway to the site has been relocated to the east to avoid conflict with the existing left-turn land for Jones Dairy Elementary School.

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

Response: Site plan now meets 100' IPS requirements.

Wake County Fire / EMS – Brittany Hocutt

13. Revise to add/show additional fire hydrant at rear of main building.

Response: Fire hydrant has been added to the rear of the main building.

14. 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.

Response: Knox box to be provided at each gate for emergency services. Note has been added to the plans. See Keynote 3/C6.1 for ornamental gates.

15. Dedicated 20 ft Fire Lane shall be marked, including with signage. Provide standard detail(s) of signs and/or paint markings to be provided.

Response: Pavement markings have been provided. See sheet C2.0 and C2.1. Details for pavement markings have been provided. See detail 11/C6.2.

Parks & Rec – Eddie Henderson

16. No comments to provide.

Response: Noted, thank you.