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Project: Jones Dairy Storage Date: 11.01.23
Project Number: SDP-23-03
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Comments have been addressed below. Our responses are in red.

REVIEW COMMENTS:

Planning & Zoning – Withers Ravenel/Karen Mallo, Liza Monroe

1. Provide a written response to ALL comments – each and every comment in this SUMMARY Document, and mark-ups.
Response: Written response provided for all comments
2. Revision Dates – Add to all submittal documents – keep the previous revision dates, compile history of submittal dates.
Response: The revision date has been added to the plans.
3. FYI – Wake County Environmental Issued a Letter of Disapproval for associated permit SEC-104375-2023.
Response: Received, thank you.
4. Right-of-Way Dedication (Jones Dairy Road) – clarify how and when a Recorded Plat will be processed so as to dedicate the required ROW along the property's frontage.
Response: The right-of-way and easement dedication plat is being prepared now and will be submitted for reviews in he coming weeks.
5. Frontage Improvements – With Sheets C7.0 and C7.1 now submitted, defer to NCDOT and Town Engineering for compliance review.
Response: Noted, thank you. Permit drawings have been submitted to the NCDOT.
6. See PDF of Memo written comments from WithersRavenel (there are generally 2 comments in this).
Response: PDF of Memo written comments from WithersRavenel have been reviewed and responded to.

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

1. See two (2) PDF's – 1.) written Memo with 11 comments, and 2.) Mark-up comments on the Site Development Plan.
Response: PDF's of memo written comments and mark-up comments have been reviewed and responded to.

Wake County Watershed Management – Janet

1. Wake County permit applications SEC-104375-2023/SWF-104372-2023 are currently under review.

Response: Noted, thank you.

COR Public Utilities – Tim Beasley

1. 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 responded to. Vertical SUE data was gathered on the existing utilities and illustrated on the drawings.

NCDOT – Trevor Darnell – Holt Willis

1. Pavement tapers should be 4:1 and tie into back of curb.
Response: Pavement tapers are now 4:1 and tie into the back of curb.
2. Left-turn lane will need to be 11' minimum.
Response: Left turn lane is now 11-ft see sheet C7.0.
3. Turn lane tapers should be 100' minimum.
Response: Turn lane taper is now 100-ft see sheet C7.0.
4. Existing underground utilities may remain in place (under proposed widening) only if full depth widening is able to be achieved. If full depth widening cannot be achieved, then existing utilities will need to be relocated outside of proposed pavement.
Response: Existing underground utilities will remain. See cross sections on sheets C7.3 – C7.9. Full depth widening is being proposed.
5. IPS should be measured from ROW line. Given site limitations, we could discuss other alternatives to help achieve this. The preferred option would be to limit onsite traffic to one-way operations. We could also discuss adding stop bars. See example sketches below. These alternatives would need to be approved by current NCDOT district office staff.
Response: Stop bars and signs have been added to the interior per provided sketch.
6. Additional comments may be provided with further review.
Response: Noted, thank you.