



# TIMMONS GROUP

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Project: Jones Dairy Storage Date: 06.03.24  
Project Number: SDP-23-03  
Contact: Will Altman, PE  
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Comments have been addressed below. Our responses are in **red**.

## REVIEW COMMENTS:

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

1. Continue to Provide a **written response** to ALL comments.  
**Response: Written response provided for all comments**
2. Continue to update/add Revision Dates to Plan set/other docs.  
**Response: The revision date has been added to the plans.**
3. Continue - Address all remaining comments from other reviewers; note Wake County Environmental Issued a Letter of Disapproval for associated permit SEC-104375-2023 dated 11-14-2023.  
**Response: All remaining comments from other reviewers have been addressed including from Wake County Stormwater.**
4. Continue FYI – Frontage / Jones Dairy Road Improvements – Sheets C7.0 – C7.8 (sheets 30-38 of 50) are now submitted, defer to NCDOT and Town Engineering for compliance review.  
**Response: Noted, thank you.**
5. FYI – FSP-23-18 V2 Review comments published 5/31/24; this should be completed and recorded, and recording information displayed on the SDP prior to its final signature approval.  
**Response: Per phone conversation with Michael Elabarger on 06/03/2024, site plan approval may move forward prior to final plat recordation. Coordination with Wake County Stormwater, City of Raleigh Utilities, and NCDOT will be provided upon receipt to confirm.**

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

1. See two (2) PDF's – 1.) written Memo dated 05-24-2024, with 17 comments, and 2.) Mark-up comments on the Site Development Plan, with 35 entries/comments  
**Response: PDF's of memo written comments and mark-up comments have been reviewed and responded to.**

### Wake County Watershed Management – Janet Boyer

1. No new comment or status was received from Wake County; Town Staff's last knowledge is that permits SEC-104375-2023/SWF-104372-2023 received **Disapproval** on 11/14/2023.

**Response: Noted, remaining comments have been addressed. Approval documents will be provided upon receipt.**

**COR Public Utilities – Tim Beasley**

1. The proposed sanitary sewer needs to have a minimum of .5% slope. Can this not be provided while also providing min vertical separation from other utilities and 2/10 drop between inverts in the MHs?

**Response: Proposed sanitary sewer now has 0.5% slope with 2/10-ft drop between inverts in the manholes. Please see sheet C4.2.**

2. Please provide make and model # for the BFPs with the statement afterwards “or Raleigh approved equal”.

**Response: The make and model # for the BFPs has now been provided on the plans. Please see sheet C4.0.**

3. Please email me for the Raleigh Development Review fees associated with this project. These fees should be paid prior to signatures.

**Response: Noted, thank you.**

4. Once slope/design issue is taken care of for proposed sanitary sewer, Raleigh will be ready for signatures.

**Response: Noted, thank you.**

5. FYI – The plat is approved by Raleigh, but the SDP should be signed prior to recordation.

**Response: Noted, thank you.**

**NCDOT – Jacob Nicholson**

1. NCDOT’s review of the plans will come at a later date as a part of the encroachment/driveway permit review process. For any specific questions, contact Sparrow, Montel V [mvsparrow@ncdot.gov](mailto:mvsparrow@ncdot.gov).

**Response: Noted, thank you.**