

**SDP-23-03**  
**Jones Dairy Storage Site Development Plan**  
**2<sup>nd</sup> Submittal**  
**Planning Comments**  
**June 28, 2023**

**Project Background:**

This is the 2<sup>nd</sup> review of Site Development Plan for Jones Dairy Storage, prepared by Timmons Group and dated June 1, 2023. The plans have been reviewed for compliance with the requirements of the Rolesville Land Development Ordinance (LDO).

The site is located on Jones Dairy Road (PIN 1850608722) and is zoned General Industrial-Conditional Zoning (GI-CZ). The site was rezoned to GI-CZ on April 4, 2023, under case MA22-09. At the same hearing, a text amendment (TA22-02) and an Alternative Parking Plan was approved. The site plan has been reviewed to ensure compliance with the approved conditions.

**Review Comments:**

**Cover Sheet**

1. The revision date replaced the original plan date – keep the revision date in the Revision Description table and include the original plan date in the Date block.
2. Revise / Update the vicinity map to show more of the surrounding area and road network in relation to the site.
3. Add a note regarding the Applicant's stated intention that trash removal will be provided via roll-out trash service, and hence why this site has no "Dumpster" location. Should the storage area for roll-out carts be outside a building and visible, screening is required per Section 6.2.4.6.A.2., and that location should be clearly shown on Site Plan drawing (Sheet C2.0) and a typical drawing be provided on one of the site detail sheets. As a practical matter, it is the business decision of the operator to NOT have trash dumpster for 1,000 storage units, and the expectation that 100% of customers will remove any and all refuse and materials regularly and daily, and the only trash generated be that of the Staff in the operations building.

**Existing Conditions (Sheet C1.0)**

4. Revise Sheet C1.0, Existing Conditions / Demolition Plan, to include the Tree Save Area Notes observed on Sheet L1.1.

**Site Plan (Sheet C2.0)**

5. Fire Lane striping -- Based on the conversation with emergency services for Wake County and Town staff, it is highly suggested that the drive aisles through the site are striped as fire lane to ensure that cars and trucks utilizing these areas for parking and loading are aware that emergency vehicles have the right-of-way.

6. Explain/notate the small “square” located behind bollards on the northwestern portion of the site, near the entrance driveway.

#### Grading and Erosion Control (Sheet C3.0)

7. Label tree protection fencing location. For all trees to be preserved, label the critical root zone according to LDO Section 6.2.4.5.B. The symbol for the Tree Protection fencing shall be added to the legend.

#### Utility Plan (Sheet C4.0)

8. Label all PROPOSED easements including their width and whether public or private. There is a 20' utility easement on the ALTA survey, but it has not been included on the Existing Conditions sheet or site plan.
9. Explain how and when the PROPOSED Easements intend to be recorded – Staff would expect this to happen BEFORE final approval of this SDP, so that Applicant can include the recording information for those (Recorded) Easements.

#### Landscape Plan / Tree Preservation Plan / Preservation Plan (Sheets L1.0, L1.1)

10. In accordance with Section 6.2.4.5.B.7. the two, existing, significant trees that are to be preserved, as shown on the preservation plan, shall be shown and clearly marked on the Landscape Plan. If these trees are to be removed, then the plans shall be revised to indicate the type and location of the required replacement trees. If the trees are to be saved, no additional plantings / disturbance shall be shown in the required critical root zone and tree protection fencing shall be clearly marked.
11. The limits of construction are shown directly through the center of one of the preserved trees and through the critical root zone. Please revise to remove this disturbance from the critical root zone.
12. As indicated previously, the Preservation Plan is missing information as it relates to the existing vegetation and that to be removed.
  - a. Please submit the full tree survey as required by Section 6.2.4.2.A.10. The only information shown to-date on the tree survey map (submitted with the response letter) are the two “pine” trees that meet the ordinance requirement for preservation. There is no record of the species of the pine trees nor that any of the additional trees on site were surveyed, documented, or inventoried. Section 6.2.4.2.C.6, indicates that the Preservation Plan shall show the location, size, and species of trees.
  - b. The information related to the preparer of the Tree Survey Map should be included: the NAME of the Certified Arborist who completed said survey with their seal/signature/registration.
  - c. 6.2.4.2.C.7. reads, ***“The plans shall show areas where trees, vegetation, and soils are to be protected and preserved and areas where trees, vegetation, and soil are to be removed or modified. The plan shall graphically identify each tree to be saved or removed.”*** While it is not necessary to show each and every individual tree as “to be removed”, the Landscape and Preservation Plans shall reference the tree disturbance shown on the Existing Conditions and Demolition Plan.

13. The total number of trees/shrubs in the PLANT SCHEDULES A through C does not total the number of trees/shrubs in the OVERALL PLANT SCHEDULE. Please verify the number of trees and shrubs in each Buffer yard and correct the OVERALL PLANT SCHEDULE.
  
14. Previous Planning comments indicated that the required berm and wall for the Class 4 buffer have not been shown on the plans. The applicant's response was that there is insufficient area for berm grading and that existing vegetation is to satisfy the wall and berm requirements. While this may be true on the western property line. There is approximately 35' beyond the tree line on the southern property boundary for a berm and/or wall to be installed. Has this elimination been approved by the Town staff? Has a variance been requested?