

Project: Jones Dairy Storage Date: 8/1/2023  
Project Number: SDP-23-03  
Contact: Garrett Frank, PE, PLA  
Phone: (919) 866-4503  
Email: Garrett.Frank@timmons.com

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Comments from the Town of Rolesville 2nd TRC Review Cycle has been addressed below. Our responses are in red.

## REVIEW COMMENTS:

### General Comments

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.  
**Response: Date block has been updated with the original date and the Revision Date has been added to the Revision Description table.**
2. Revise / Update the vicinity map to show more of the surrounding area and road network in relation to the site.  
**Response: The vicinity map has been updates 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.  
**Response: Dumpster enclosure has been added and complies with UDO requirements. See sheet C2.0.**

### 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.  
**Response: Tree Save Area notes from Sheet L1.1 have been added to sheet C1.0.**

### 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.

**Response: Fire Lane striping has been added to the plans. See sheet C2.0.**

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

**Response: This area is for the proposed private pump station. Label has been added to the plans for clarification.**

### **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.

**Response: Tree Protection Fencing has been labeled to show no more than 25% disturbance to the critical root zone. The symbol has been added to the plans. The critical root zone has been labeled according to LDO Section 6.2.4.5.B. on sheet C3.0.**

### **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.

**Response: The 20-ft utility easement has been included on the plans. The proposed stormwater access easement has been labeled on Sheet C3.0. The proposed 2' x 2' City of Raleigh water meter access easement has been labeled on Sheet C4.0.**

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 the Applicant can include the recording information for those (Recorded) Easements.

**Response: The proposed easements intend to be recorded prior to permits being issued but we would hope signed plans could be achieved prior to easement recordation.**

### **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.

**Response: The two, existing, significant pine trees that are being preserved have now been shown clearly on the landscape plan sheet L1.0. There are no longer proposed plantings in the critical root zone.**

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.

**Response: The limits of construction are shown so that there is no more than 25% of disturbance to the critical root zone of either of the two preserved pine trees. The LOD line has been added to the plans as it was not shown and the LOD label appeared to belong to the setback lines. LOD and labels should appear correctly now.**

12. As indicated previously, the Preservation Plan is missing information as it relates to the existing vegetation and that to be removed.

**Response: Information has been added to the plans.**

- 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.

**Response: See the attached tree survey certification provided by Steven Ball, RF, PWS for further information.**

- 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.

**Response: See the attached tree survey certification provided by Steven Ball, RF, PWS.**

- 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.

**Response: Plans have been updated to satisfy the UDO section above.**

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.

**Response: Tables have been updated to include plant schedules A through C. The overall schedule also includes parking lot plantings and wet pond plantings not applicable or shown in schedules A through C.**

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?

**Response: Email coordination has been sent to Withers Ravenel and Town of Rolesville to determine next steps for the conflict between existing vegetation to be preserved and wall and berm.**

### **Attachments:**

Tree Survey Certification