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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:

1. Landscape Plan / Tree Preservation Plan / Preservation Plan:

Previous Planning comments indicated that the required berm and wall for the Type 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.

It is understood that this falls under the overhead power lines and within the easement and therefore any additional hardscape or vegetation is unable to be installed in this area.

In their response, the Applicant has indicated they emailed Town of Rolesville to determine the next steps for the conflict between existing vegetation and the wall/berm. It does not appear materials related to this have been included in their submittal that pertain to this. However, we defer any additional discussion to the Town staff.

Response: This issues was resolved and Town of Rolesville staff has determined that the plans meet or exceed the intent of the UDO.

2. Architectural Drawings

a. According to LDO Section 6.8.7.A, industrial building facades shall:

i. Include windows and pedestrian features such as roof overhangs over identifiable public entrances to the building.

Response: Pedestrian features include canopies above every entrance, storefront windows that fill the street facing façade of the office and display areas. Entrances are clearly defined by canopies, and the main entrance is identifiable through the building projecting at main entrance, the longest canopy, and the storefront display windows in either side of the main entrance.

ii. Include well defined public utilizing projections, overhangs or canopies, and similar design elements.

Response: Each entrance is covered by a canopy. The main façade includes

the typical design language with similar colors, materials and vertical pilasters, but the street facing façade features more façade details such as storefront windows, canopies, change in plane, varying parapet heights, reveals and color changes in the EIFS.

iii. Be faced in a compatible and consistent manner for all elevations facing a street right-of-way or where visible from an existing right- of-way.

Response: Each public-facing façade matches in color, materials, and design features such as the decorative cornice and the vertical pilasters that break up the façade.

b. The maximum permitted blank wall length for industrial buildings shall be 100 feet, or 25% of the building length, whichever is greater. Blank wall lengths greater than 100 feet or 25% of the building length, whichever greater, shall require the introduction of physical articulations or material change.

Response: Each façade is broken up vertically by changes in material: brick, EIFS, and a decorative metal cornice. Horizontally, the façade is broken up by 12" wide vertical raised pilasters that feature an accent color, roughly every 20'. The main street-facing façade additionally features a 2' plane change (the longest façade at 80'), storefront windows, reveals, color changes and canopies.