

**TO:** Architectural Sign Design Review Committee

**FROM:** ALTER & PEARSON, LLC

**DATE:** October 5, 2022

**RE:** Project Narrative for 2<sup>nd</sup> Informal Review of Proposed Construction Yard with Materials Processing – 240 Oakwood Drive (Planned Commerce Zone and GWP-1) – 240 Oakwood, LLC, Applicant/Owner

---

The Site is located on the east side of Oakwood Drive totaling 3.23± acres (148,864± s.f.) and currently contains a parking area for construction vehicles and fuel tanks. The Applicant is proposing a construction yard with materials processing. The truck traffic will operate in a figure eight pattern and will enter the site through the southern curb cut, then enter the construction yard north of the fuel tanks where the materials will be unloaded, then exit the construction yard area south of the fuel tanks, before finally exiting the site through the northern curb cut. The Site will be regraded to create the construction yard and processing area with gravel base in the middle of the Site, the steep slope in the rear of the Site will remain. The existing ledge will act as the retaining wall for all of the easterly portions of the construction yard. The area of development will be enclosed by a chain-link fence, with gates at the curb cuts. Two structures are proposed on the site, the first is a 10' x 12' scale house located easterly of the detention basin, and the second is a 6' x 6' well house proposed along the southerly property line. Based on the comments the Applicant received at the July 19, 2022, meeting, the below items have added to the plans:

1. **Provide Cross Section of Site with landscaping and bins added.** *See Profile Plan - Sheets 11 & 12 of 17.*
2. **See if an additional row of plantings can be added west of the basin.** *Jim Dutton was able to provide additional space between the basin and the property line, and the Town Engineer indicated that the Applicant can plant some landscaping in the right of way, provided that the Applicant maintains the landscaping. See Revised landscaping plan (last sheet in plan set).*
3. **Provide additional details on the moveable concrete blocks that will be used for the material bins.** *The concrete blocks are 2' wide, 4' long and 2' tall and can be stacked, moved and configured to meet the needs of the material being stored. The bins will typically be arranged in a 10' x 12' square (with one side open, and one side against the ledge wall), and be no higher than 6 feet.*
4. **Provide additional information on the retaining walls proposed on the northwest corner of the Site and along the southern property line.** *The Applicant is proposing a gray VersaLok retaining wall in these locations that will be 4' to 5' tall. See Sheet 16 of 17 for a cut sheet.*
5. **Provide Information on the Sign.** *The Applicant is proposing to locate the sign in the southwest corner of the Site, and is proposing to use a 4'7" wide, 4'2" high, 20" deep granite stone, with raised metal letters. See Sheet 16 for 17 for additional information.*
6. **Provide Lighting Plan with Cut Sheet.** *The Applicant is proposing four light poles with a mounting height of 14', for the property. Please see Sheet 10 of 17 for additional information.*
7. **Additional Structures Added - Scale House and Well House.** *The Applicant is proposing to construct both a scale house and well house on the Site. The scale house is a 10' x 12' structure that will be barn red with white trim. The well house is 6' x 6' and will also be barn red with white trim. Additional details are provided on Sheet 16 of 17.*