

To: Todd Simmons, Freeland and Kauffman, Inc.
From: Megan Crowe, Associate Planner; 910-341-3257
CC: File;
Date: 4/13/2018
Re: AAA Car Wash on South College Road TRC REV2

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Please add approval stamp to the survey (p2)
- Sec. 18-60 (c) (5): Additional information is the site data table as follows:
 - Replace “existing” with “required” for setbacks
 - Add side yard required and proposed setbacks
 - Proposed setbacks as drawn don’t match table on cover page (drawing 4 shows front setback +/- 47 feet and rear setback +/- 60 feet)
- Provide written letter of no objection referencing the same plan sheets as submitted to the Duke Energy.
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Landscape Plan to Include:

These plans shall contain the following information: A map at a scale of one (1) inch equals one hundred (100) feet (1"=100') or less showing:

- Every reasonable effort shall be made to protect and retain existing trees and shrubs not actually lying in planned roadways, drainage ways, building foundation footprint and construction activity areas. (18-457 a)
 - The site as submitted will retain no existing trees or vegetation?
- The buffer must retain as much of the existing vegetation as possible. 18-503 states that natural vegetation must be retained in accordance with Division II of Article 8.
 - 8” oak for removal in buffer is a regulated tree, can this remain?
- Parking Area Screening
 - Species used to satisfy parking area screening must be 3’ in height (proposed 18” Dwarf Burford Holly)
- Dumpster Screening 18-504
 - Note states that will be a combination of large growing evergreen trees and shrubs but drawn to include only river birch and the 8’ wooden buffer fence to the rear, please clarify
- Significant trees and mitigation

- Mitigation is required unless regulated trees removed within the area of disturbance necessary for essential site improvements; provided that the applicant has designed around trees in order to retain as many as practicable
 - Have any of the existing trees been designed around to give this exemption?

All trees proposed for removal are considered regulated