

**To:** Carrie Tanis, American Engineering Associates- Southeast, PA  
**From:** Megan Crowe, Associate Planner; 910-341-3257  
**CC:** File;  
**Date:** 3/25/2019  
**Re:** Take 5 Oil Change TRC REV3 Planning Comments

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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:

- Easement document must be recorded before certificate of occupancy can be issued (will condition this in the release)
- 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.
  - Please provide
  - TPP 19-076 issued

Landscape Plan (C7.0)

- Street Yard
  - The low buffer cannot be incorporated into the Market St. street yard because the street yard is less than 15 feet. Need to add back the shrubbery and trees to meet the street yard requirements for Market Street. Kerr Ave was correct because Kerr Ave was at least 15' wide street yard. (see 18-483)
- Interior Area Landscaping
  - A **canopy** tree is required on each landscape island- not the Foster Holly
    - *At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form*