

## George Retschle

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**From:** George Retschle  
**Sent:** Friday, August 3, 2018 12:31 PM  
**To:** Del Snow  
**Cc:** Jamie Applequist; Randall Welborn; Judy Johnson; Bruce Ballentine; Dillon Smith  
**Subject:** SECU Charterwood  
**Attachments:** C1001-Site Plan-Char.pdf

Hello Del,

I am writing to follow-up on the questions and concerns you and your neighbors expressed regarding the proposed SECU project during our 3 Apr 18 meeting. We surely haven't forgotten about your concerns – we simply wanted to wait until SECU had closed on the property and we had thoroughly evaluated our design options. We are pleased to report that SECU closed on the property on July 6<sup>th</sup> and we have recently completed the site design. I have attached a copy of the ZCP Site Plan for your reference, which will be submitted to the Town this afternoon. Below are each of the concerns you and your neighbors had expressed, along with our response to each:

1. Too many drive thru lanes (the concept plan we shared with you showed 4 drive-thru lanes, one ATM lane, and one by-pass lane).

Response: Although SECU expects this to be a very busy branch and they would strongly prefer to have 4 drive-thru lanes, they have agreed to drop one of the drive-thru lanes and we are now proposing 3.

2. Too many parking spaces: (the concept plan we shared with you showed 60 parking spaces for the SECU and 10 spaces for the Altemueller house).

Response: SECU anticipates this being a very busy branch, so they would prefer at least 65 parking spaces. In an effort to reduce the impacts to the existing trees and to help minimize impervious surfaces, we have limited the proposed parking to 60 spaces for SECU and 8 spaces for the Altemueller house.

3. Both items above add Impervious Surface, require tree cutting/grading, increase demand for Storm Water Management (SWM), etc.

Response: We acknowledge this and we have done our best to balance SECU's needs with the environmental concerns. Please note that our proposed stormwater management system provides state-of-the-art detention and treatment for not only the SECU impervious surfaces, but also for a significant portion of MLK, which is currently "treated" in an unmanaged, dilapidated pond.

4. Are the parking spaces shown for the Altemueller House in the optimum location regarding the existing large trees?

Response: Yes, we have located these parking spaces in such a way that they will not cause the loss of any of the large trees.

5. There is a large Vulture Roost in the old Altemueller barn. What can be done?

Response: We believe the vultures will relocate when human presence begins to increase on the site, which will start with survey staking and installation of the tree protection fencing. If not, we have required through notes on the Demolition Plan that the contractor ensure they are gone before beginning any demolition work.

6. Can the greenway path shown along the southern property line be relocated so it doesn't create a clear view from Kenilworth Dr to MLK?

Response: We have curved the greenway path toward the north to the extent possible. There will be an area of existing vegetation preserved at the west end of the Bellsouth easement in the SE corner of the site, which will help obstruct direct views of MLK from Kenilworth.

7. Similar to above, can the surface SWM facilities shown near the greenway path be located under the adjacent parking lot in order to retain more trees and help screen neighbor's views from MLK?

Response: Yes, all stormwater management requirements will be met using underground facilities, with the exception of a small area of permeable pavement proposed on the eastern leg of the emergency vehicle turnaround at Kenilworth Dr.

8. Dumpster Noise: Loud clanging early in am from Evolve dumpster trucks.

Response: We have relocated the dumpster to the south end of the parking bay that runs along the west side of the proposed building. The dumpster in this location is significantly farther away from most of the homes that border the SECU site to the west when compared to its previous location. The large, undisturbed buffer between the SECU site and most of the adjacent homes will help minimize the noise that can be heard by the neighborhood when the dumpster is serviced. We have also confirmed that a single dumpster for trash and several roll carts for recycling will be adequate for SECU's operation, avoiding a second dumpster and the associated noise.

We are confident you will find the finished site to be attractive and SECU to be an excellent neighbor - and we are happy to discuss any aspect of this plan further with you and your neighbors. Please let us know if you have any questions.

Regards,

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