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February 21st, 2025

TO: **Town of Zebulon Planning – Cate Farrell, CZO**
PROJECT: **Zebulon Public Safety Station – Construction Drawing Submittal**
RE: **STREETYARD BUFFER AND STREET TREE EXCEPTION**

Dear Cate,

You will see that the proposed Streetyard Buffer and Street Trees along the frontage of the property stop after the Western driveway for the Zebulon Public Safety Station. This is due to the following reasons:

- **Fire Apparatus Exits:**
  As fire apparatuses are exiting this drive, matured trees will block the vision of the firemen exiting the site. There are also power lines at the frontage of the property, therefore understory trees would have to be used at this location. The canopy of these understory trees will be in the direct sight lines of the firemen that sit higher up in the fire apparatuses than a typical car would.
- **Force Main Easement:**
  There is an existing private force main easement just south of the front façade of the property.
- **Existing Utilities:**
  There are a number of existing underground utilities along the widened right-of-way that tree roots will potentially interfere with once the trees have matured.
- **Stormwater Control Measure Embankment:**
  Due to the nature of the site and this development, two Stormwater Control Measures are proposed for the project. The embankment for the Stormwater Control Measure on the east side of the building falls within the required Streetyard area for this portion of the property frontage. Trees are not allowed to be within the embankment of the SCM. Due to the existing topography, this is a low point of the site, and there are no other alternative locations for the Constructed Wetland (SCM). Please note that the SCM will have plantings and advise if this will meet and/or exceed the overall intent to vegetate the Street yard.

Sincerely,

Y'Hoshua Aal-Anubia, PLA
Senior Project Manager