

**To:** Luke Menius  
**From:** Nicole Smith, Associate Planner; 910-341-1611  
**CC:** File;  
**Date:** 3/29/2021  
**Re:** Cape Fear Boulevard Apartments

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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. A staff summary of comments:

Staff	Department	Notes
Nicole Smith	Planning, Plan Review	See comments below.
Aaron Reese	Forestry Management	See comments below.
Trent Butler	Engineering	See comments below.
Chris Walker	Fire	See comments below.
Mitesh Baxi	Traffic Engineering	See comments below.
Bill McDow	Transportation	See comments below.
Anna Reh-Gingerich	Stormwater Services	See comments below.

Nicole Smith- Planning –

- Add owner to site data table per Sec. 18-60(c)(4). Two Brothers Homes LLC listed as property owner.
- Provide details of proposed passive and active recreation areas to ensure compliance with Sec. 18-383.
- Clarify dumpster location outside of required secondary streetyard to ensure compliance with Sec. 18-504(a).

Aaron Reese-Forestry Management-

- Review tree protection fencing standards.
- New and relocated Dogwoods are unlikely to survive in the proposed location due to the heat of the surface parking lot.
- Tree inspection required for proposed relocation of Dogwoods.

Mitesh Baxi – Traffic Engineering

- Dobson Ave is a public ROW 'Not yet accepted' by City for the maintenance. Revise the label accordingly.

**TECHNICAL STANDARDS – PARKING:**

1. Dimension the width of Turnarounds provided at the end of the parking facility to verify if it is in accordance with [CofW SD 3-05](#). If not, provide a turning movement for a fire and dumpster trucks, if expected to access this facility.

Please let me know if you have any questions or if I can be of further assistance.

Trent Butler – Engineering -

1. **Sect. IV, #8 - #11:** The impervious areas on the permit application form do not match those listed in the site data table on the plans. Please revise these to match.

Chris Walker-Fire-

Please address the following comments:

- Please illustrate auto turn movements using the 48.1' ladder truck for the turnaround.
- To reduce pressure drop in the Fire Line feeding the sprinkler system, when a hydrant is allowed to be on the dead end private water main, the hydrant is usually placed closer or beyond the riser or FDC.

Please add the Following Fire & Life Safety Notes:

- Contractor shall submit a Radio Signal Strength Study for all commercial buildings that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code.

Bill McDow-Transportation Planning-

**TECHNICAL STANDARDS:**

1. As previously stated, provide a street cross section for the roadway improvements, showing the location/width of the pavement and the curb and gutter. The improvements must meet the minimum requirements for a local street with vertical curb section. [Standard Detail SD 3-01.3, CofW Technical Standards]
2. Please show the Auto Turns movements for Fire Engines, and Trash Trucks at the turnaround.
3. No Further Comments.

Anna Reh-Gingerich-Stormwater Services-

To Whom It May Concern:

The Cape Fear Boulevard Apartments project falls within the Greenfield Lake Watershed, which currently is listed by the State for having high levels of chlorophyll. Greenfield Lake has historically had problems with severe algal blooms due to nutrient inputs from stormwater runoff. Any additional infiltration on-site would help reduce the amount of stormwater runoff and pollution that could enter Greenfield Lake and contribute to the current pollution problems.

My comments:

1. Thank you for utilizing so many native plants and existing trees! Consider also using a native shrub alternative for the dwarf pittosporum, such as more dwarf yaupon holly, sweet pepperbrush, inkberry, American beautyberry, or even dwarf palmetto. More alternatives are available in this booklet: <https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to incorporate green infrastructure.