

**To:** Charlie Cazier, Intracoastal Engineering  
**From:** Nicole Smith Associate Planner; 910-341-1611  
**CC:** File;  
**Date:** 1/5/2021  
**Re:** Franklin Forest Ph. 2

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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	Comments below.
Mitesh Baxi	Traffic Engineering	Comments below.
Bill McDow	Transportation	Comments below
Richard Christensen	Engineering	Comments below.
Anna Reh-Gingerich	Stormwater Services	Comments below
Robert Benfield	Fire	Comments below.

Nicole Smith- Planning –

- Provide square footage per floor in the site data table
- Confirm all existing wooden fence is proposed to be removed
- Clarify plan for pedestrian connection at Lullwater and Vineyard Lane and impact to pines.
- Clarify adjacent land uses, residential multifamily vs single family can impact buffer requirements.
- Provide details of parking area screen per Sec. 18-483.
- Update streetyard calculations. MF multiplier is 18. The min width is 9 and max width is 27 for primary streetyard. Half for secondary streetyard.
- Clarify size of parking lot (9,535 sf used on landscape plan and 10,150 sf used on site plan)
- Clarify disturbed area (0.8 ac used on landscape plan and 0.86 ac used on site plan).
- Provide details of Pine Species. Some Pines are significant at 24” per Sec. 18-456(b)
- Add tree credits to offset the required mitigation of the 24” Oak
- Show compliance with Sec. 18-184(g)(7)
- Show compliance with Sec. 18-184(g)(8)
- Differentiate the active and passive recreation areas.

Mitesh Baxi – Traffic Engineering

**TECHNICAL STANDARDS:**

1. Regardless if accessible aisles are flush or ramps are provided, detectable warning domes are recommended at the transition with sidewalk.

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

Bill McDow-Transportation-

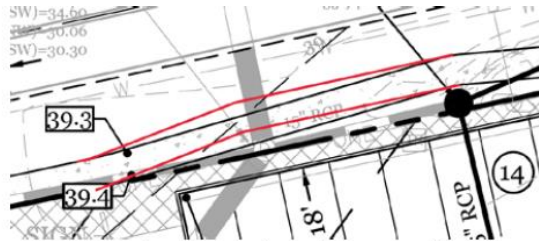
**TECHNICAL STANDARDS:**

1. The proposed sidewalk along Franklin Avenue appears to end prior to the western property line. Please extend the sidewalk to the property line.
2. No further comments.

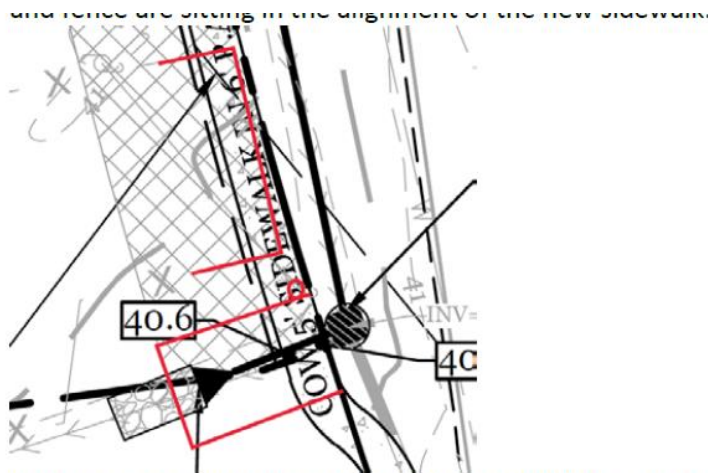
Richard Christensen – Engineering -

Engineering has reviewed the plans for the Franklin Forest Phase 2 project submitted December 1, 2020 for TRC review and have the following comments:

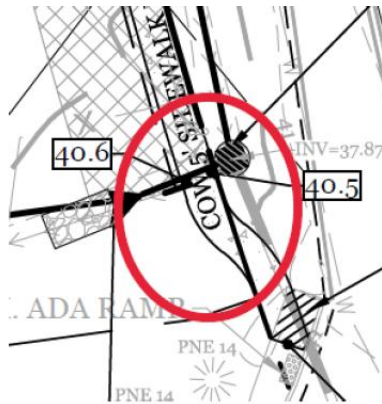
1. 10-year and 50-year HGL Calculations: Was a tailwater elevation assigned to the new Franklin Avenue system since it is adding runoff to the system and connecting to a large diameter pipe?
2. C-1:
  - a. Realign the sidewalk to keep the SDMH out of it. The sidewalk needs to be a minimum of 12 inches, preferably 18 inches, away from any MH lids, power poles, drop inlets, etc.



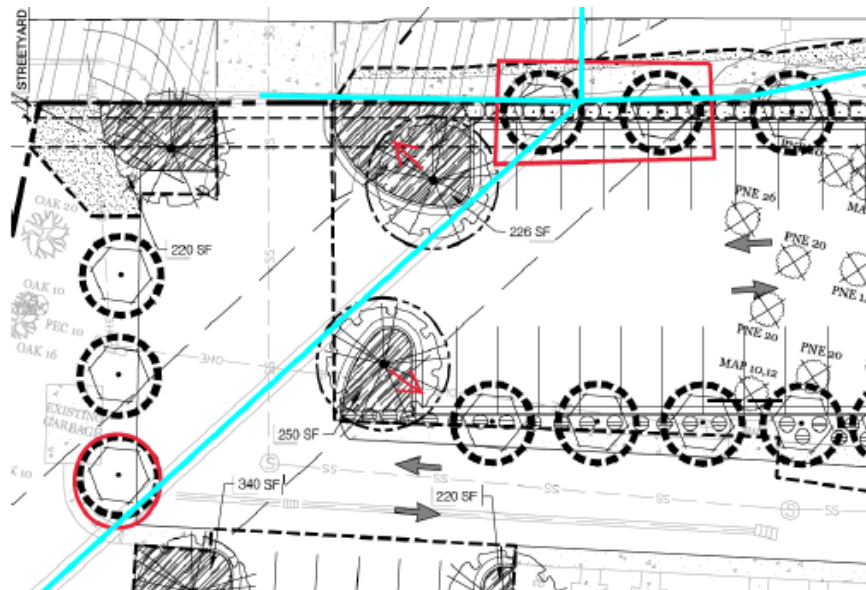
- b. The new 18" pipe needs to be in a public drainage easement. The existing power pole and fence are sitting in the alignment of the new sidewalk.



- c. Will there be a shallow swale over the new 18" pipe along Lullwater to direct runoff to DI #2?
- d. A portion of the new Lullwater sidewalk appears to be located outside of the public r/w and on the adjacent property. Relocate the sidewalk if the adjacent property owner has not agreed to this. The pipe and rip rap apron appear to be off the subject property as well.



3. C-2/C-3: Any proposed structures (drop inlets, manholes) within the public right-of-way are preferred to be NCDOT approved structures.
4. L1.0: Trees are proposed within the public drainage easement and over the top of storm drain pipes. Some can be shifted away from the pipes but others may need to be deleted. Talk with Planning for possible relocation of required plantings.



Please call or email if there are any questions. Thank you.

Stormwater Services-Anna Reh-Gingerich

To Whom It May Concern:

The Franklin Forest Phase 2 project falls within the Burnt Mill Creek Watershed. Burnt Mill Creek is listed by the State for high chlorophyll and a poor benthic community. Any additional infiltration or other stormwater solutions on-site would help reduce the amount of stormwater runoff and pollution that could enter Burnt Mill Creek and contribute to the current pollution problems.

My comments:

- c. Consider using pervious paving for the parking spaces. It will reduce the amount of stormwater generated on-site, while also soaking in stormwater from surrounding buildings and pavement.
- d. There's a pretty good mix of native plants proposed, but I'd like to see more. The Japanese fatsia could be replaced with Eastern Smooth Beardtongue and the

Heavenly bamboo with Coral Honeysuckle, as some examples:  
<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 reduce stormwater pollution.

Thank you,  
Anna Reh-Gingerich

Robert Benfield-Fire Services-

Please address the following:

1. Fire apparatus access road shall be no less than 20 feet in width (14' one way). The one way access on Lullwater shows 12 feet.