

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No response

Four County Electric Company

No response

NC DENR Division of Coastal Management

No comment

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

No response

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

No response.

NC DOT Division of Highways

No proposed connection to US17, no permit required. This segment of Ravenswood Road is a non-system road. Ravenswood would have to meet all NCDOT requirements as far as pavement structure, housing requirements, etc. before it could be added to the system. Don Grady would be able to provide all the requirements that would need to be met.

NC DOT Transportation Planning Branch

Future connections for Lots 1-3 to US HWY 17 will need driveways permits.

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

No comment.

Pender County Fire Marshal

Locate hydrant near development. Sprinkler system may be required depending on use.

Pender County Parks and Recreation

No response.

Pender County Public Library

No response.

Pender County Public Utilities

Water cannot connect below Ravenswood Road because it is a privately maintained road in this segment. Connection is likely to come from US Hwy 17 water main. Connection fees and plans will be reviewed with Major Site Development Plan.

PCU requested submittal of plans from the Developer's Engineer. Service should be run from the 16" waterline on US 17 with consideration of future development on other parcels. If a fire line is required to service a sprinkler system for the proposed structure, the minimum line size would need to be 8".

Pender County Schools

No comments.

Pender County Sheriff's Department

No response.

Pender County Soil and Water Conservation District

Soil & Water sees no problem with this request.

Progress Energy Corporation

No response.

US Army Corps of Engineers

No response.

Wilmington Metropolitan Planning Organization

- 1. A TIA will not be required for the proposed development based upon the current proposed trip generation for phase 1, (Medical Office with 10,000 sf). If the proposed development numbers increase, a TIA may be required.*
- 2. The second pad within this phase, (~4836 SF), appears to be a future development. If the trip generation for this part of Phase 1 was not included in the estimated trip generation, the current trip generation numbers will have to be updated.*
- 3. Show 10'X70' Sight distance triangles at each intersection on the site plan.*
- 4. The site proposed connections to Lots #3 and #2. If these access points are paved, please note it on the site plans.*
- 5. Show the location of the dumpster pad on the site plans.*
- 6. If sidewalks or turn lanes are proposed for US Hwy 17, Country Club Road or Ravenswood Rd, as part of this phase or future phases of development, please note the infrastructure improvements on the site plans.*
- 7. Show pavement markings for the parking area, driveways, drop-off and pick-up area and access to adjacent lots on the site plans.*

The proposed drop-off and pick-up area appears to be one-way. Please provide notes, pavement markings and signs to clarify the use of this drop-off area on the site plan.