

Attachment 7

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

On Tuesday February 2, 2015 the Pender County Technical Review Committee reviewed the proposed Wyndwater Master Development Plan Revision:

Cape Fear Council of Governments RPO

No Response.

Four County Electric Company

No Response.

NC DENR Division of Coastal Management

No Response.

NC DENR Division of Forestry

No Response.

NC DENR, Division of Energy, Mineral, and Land Resources - Land Quality Section

No Response.

NC DENR Division of Waste Management

No Response.

NC DENR Division of Water Quality

No Response.

NC DOT Division of Highways

No Response.

NC DOT Transportation Planning Branch

No Response.

NC Office of State Archaeology

No Response.

NC Wildlife Resources Commission

No Response.

Pender County Addressing Coordinator

Page C-3.1 - What are the plans for the future connection after temporary cul-de-sac is removed post collector street extension?

Page C-3.2 - Is Topsail Greens Drive being reconfigured? If so it will create the need for a new road name as well as possible re-addressing.

Page C - 3.6 - Will there be a 4 way intersection at Topsail Greens Drive and W Craftsman Way? Or will it be a T-Intersection?

Page C -3.7 – Why was a T-intersection chosen instead of cul-de-sac? Does it comply for Fire Code?

It was also mentioned to make sure the new street signs were in compliance with our Road Naming Ordinance

Pender County Building Inspections

No Response.

Pender County Emergency Management

No Response.

Pender County Environmental Health

Any lot using septic system will need to apply for permits with EH. The lots using sewer not need anything from EH.

Pender County Fire Marshal

No Response.

Pender County Flood Plain Management

A portion of the subject property located directly east of US 17 that is located within the "Approximate Zone A" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Numbers 3720420400J and 3720421400J, Panel Numbers 4204 and 4214. This was the established flood zone at the time of the original

Master Development Plan approval. However, with the preliminary FIRMs released this year, to serve as the best available data it appears that the amount of the parcel in the "Approximate Zone A" was reduced and the subject property contains "Zone AO" with an established depth of two (2) feet on Panel 4204 and contains "Zone AO" on Panel 4214. All development in these areas will require re-examination at the time of development submittal in accordance with the best available flood data.

Pender County Parks and Recreation

No Response.

Pender County Public Library

No Response.

Pender County Public Utilities

No Response.

Pender County Schools

No Response.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

No Response.

Wilmington Metropolitan Planning Organization

Requirements: Wyndwater MDP Plan Revision

The current project narrative does not match the submitted and approved TIA. If the Application/project has changed, an update to the TIA may be required.

The current narrative does not include the Commercial Mini-Storage, and Senior Adult Housing uses. Also the mix of SF homes and Townhouses is significantly different.

The number of phases for the MDP has increased from 3 phases in the TIA to 6 phases in the current narrative. Please explain the change in the number of proposed phases.

Provide street names for the proposed subdivision streets. The project has received plats for over 50 lots, therefore, addresses and streets should exist for the project.

The plans alternate between multiple cross sections. Show the cross section for the proposed 40' ROW, 50' ROW, 60' ROW and 40' and 50' Cul-De-Sac ROW on the site plan details page.

The proposed Cul-De-Sac cross sections on 40' ROW and 50' ROW will not accommodate Fire, School Bus and Rescue vehicles, due to the R35' radius. Increase the radius to R40 to accommodate Fire, School Bus and Rescue vehicles.

Provide dimensions for the proposed subdivision streets on the site plan.

Previous comments for MDP are still in place.

Show a detail for the pedestrian paths shown on the site plan, including the 12' Multi-use Path shown on sheet C-3.2.

Provide a standard street connection to Doral Drive at the phase 2 boundary.

Recommendations:

Provide an all-weather surface from the subdivision streets to the proposed lift station and wet detention basin.

The site plan, has the Stormwater management areas in the same location as the active recreation areas. These areas do not have the same function.

The site plan has designated wetland areas as passive active areas.

Please provide a standard driveway detail on the site plan.

Standardize the Cul-De-Sac ROW cross sections for 40' and 50' ROW to have the same pavement widths, Radius to EOP and Radius to Utility area. There were two sets of 40' Cul-De-Sac designs shown on the plan set.

Access to the sidewalk and 5' Mulch Multi-use path will require connection points. Please ensure the ditch and adjacent to the 6' grass shoulder do not prevent access to these pedestrian facilities. If pedestrian bridges or walkways are used to cross the ditch or shoulder, please provide details on these connection points. Show proposed signs, including Stop Signs, Yield Signs and other regulatory signs.

Pender County Fire Marshal

Inspection Topics:		
Requirements		
Cul-De-Sacs Shall have a min. of 40ft radius (DOT Approved) Status: INFORMATION Notes: All stub outs over 150' must require a fire apparatus turn around		
Hammer heads Hammer head shall be a min of 60' in both direction from the center of the end of the roadway with a min. of 120' total. Alternate Hammer head will be required to be 70' deep counting the roadway. Status: INFORMATION Notes: Page C-3.7 Hammer head Must not excess 150' in both directions		
Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time

Pender County Flood Plain Management

No response

Pender County Parks and Recreation

No response

Pender County Public Library

No response

Pender County Public Utilities

Mr. Pape:

We have reviewed the Master Development Plans (MDP) dated 01/19/16 which you provided for the subject project. The PCU comments below were previously provided for Phase 3, Sections 1 and 2 and also need to be shown in the MDP.

Plans

Sheet C-1: Add PCU Standard Notes (previously provided).

Sheet C-4.1: Show a 30' public utility easement, centered on the 8" waterline, from the Phase 3 boundary line to Hwy 17.

Sheet C-4.2: Provide a temporary blow-off at the terminus of the 8" waterline between Phase 3, Section 1 and Phase 3, Section 2.

Sheet C-4.2: Extend a 6" waterline and provide a temporary blow-off in the road stub that leads to Cardinal Point.

Sheet C-4.2: Relocate the fire hydrant located on the 2" waterline within Evening Walk or upsize the waterline at that location to a 6" waterline.

Sheet C-4.2: Extend a 6" waterline and provide a temporary blow-off in the road stub that connects with Topsail Greens Drive.

Sheet C-4.2: Add fire hydrant on Moonlight Walk.

Sheet C-4.2: Provide cross and temporary blow-off at the Phase 3, Section 1 and Phase 2 boundary line.

Sheets C-4.1 to C-4.7: Show sewer force main on the plans.

Additional Requirements & Clarifications

PCU is agreeable that the interconnection of the 8" waterline with the Hwy 17 waterline can occur during the Phase 3, Section 2 construction efforts but the watermain must be designed and permitted as part of Wyndwater – Phase 3, Section 1. In addition the required 30' public utility easement will be platted and recorded as part of Wyndwater – Phase 3, Section 1. Please note on the MDP.

The documents provided have been reviewed by Pender County Utilities for compliance with Pender County Utilities Standards. The developer and/or his consultant are responsible for compliance with all applicable federal, state, and local regulations as well as for obtaining all permits, licenses, and any other documentation/correspondence required prior to beginning construction of the proposed work, including any requirements imposed by the Pender County Planning and Inspections Department.

Pender County Schools

No response

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization