

TRC COVER PAGE

**Cape Fear Council of Governments RPO**

No Attendance.

**Four County Electric Company**

No Attendance.

**NC DENR Division of Coastal Management**

No Attendance.

**NC DENR Division of Forestry**

No Attendance.

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

No Attendance.

**NC DENR Division of Waste Management**

No Attendance.

**NC DEQ Division of Water Quality**

No Attendance.

**NC DOT Division of Highways**

No Attendance.

**NC DOT Transportation Planning Branch**

No Attendance.

**NC Office of State Archaeology**

No Attendance.

**NC Wildlife Resources Commission**

No Attendance.

**Pender County Addressing Coordinator**

No Attendance. See Comments.

**Pender County Building Inspections**

No Attendance. See Comments.

**Pender County Emergency Management**

No Attendance.

**Pender County Environmental Health**

Attended. No Comments Provided.

**Pender County Fire Marshal**

Attended. See Comments.

**Pender County Flood Plain Management**

Attended. Comments Provided.

**Pender County Parks and Recreation**

See Comments.

**Pender County Public Library**

No Attendance

**Pender County Public Utilities**

Attended. See Comments.

**Pender County Schools**

No Attendance.

**Pender County Sheriff's Department**

No Attendance.

**Pender County Soil and Water Conservation District**

Attended. No Comments.

**Progress Energy Corporation**

No Attendance.

**Pluris**

No Attendance.

**US Army Corps of Engineers**

No Attendance.

**Wilmington Metropolitan Planning Organization**

Attended. See Comments.

# Pender County Emergency Management



Occupancy: **Sparrows Bend**  
Address: **US Hwy 17 Building #US Hwy 17**  
**Hampstead NC 284432844**

Inspection Type: **Tent**  
Inspection Date: **7/6/2016** By: **Batson, Tommy (2342)**  
Time In: **14:45** Time Out: **15:30**  
Authorized Date: **07/06/2016** By: **Batson, Tommy (2342)**

Form: TRC

## Inspection Topics:

### Requirements

#### Street frontage

Every lot shall abut a public street or private street approved that is at least 20ft in width and to with stand an emergency vehicle of 80,000 lbs.

**Status:** INFORMATION

**Notes:** Prefer 26 foot roadway in front of the apartment building to allow setup and fire protection with the first in aerial fire apparatus truck

#### Dead Ends

Any dead ends 150 ft or more shall have an approved Fire Department turnaround

**Status:** INFORMATION

**Notes:** Cul-de-sac in place

#### Cul-De-Sacs

Shall have a min. of 40ft radius (DOT Approved)

**Status:** INFORMATION

**Notes:** Cul-de-sac at the end of C-street is recommended to be 40 foot radius.

Curb radius into the cul-de-sac needs to minimum of 28 foot radius

#### 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:** N/A

**Notes:**

#### Median Strips

Where a sub divider elects to construct a street divided with a median strip, the one way roadway shall not be less than 10 ft width.

**Status:** N/A

**Notes:**

#### Street signs

Shall be installed as soon as roadways are accessible by vehicle traffic to include during construction and meet the Pender County Street Sign Specifications

**Status:** INFORMATION

**Notes:**

#### Alleys

Shall be a min. of 12' ft. wide

**Status:** N/A

**Notes:**

**Fire Hydrants**

Fire Hydrants are required when a sub division or other development with four or more proposed lots/units derived from the same parent tract as of the date of his ordinance and when subject to the provisions of this ordinance or the County Zoning Ordinance is to be served by extension of extension of a public water system where the provider is capable of supplying sufficient water pressure to operate the hydrants. The following are the minimum standards for hydrant installation: 1. Fire Hydrants shall be located no more than 1,000 feet apart and at a maximum of 500 feet from any lot or unit; 2. Each fire hydrant shall have a minimum main supply line as required by the provider to adequately provide the appropriate amount of pressure to the hydrant; 3. Fire hydrants shall be maintained by the entity supplying water thereto; and 4. Standard hydrant design (Nation Standards Thread, 4 2 1/2-inch steamer, (2) 2 1/2 inch discharge connections, etc.) and proper maintenance shall be utilized.

**Status:** INFORMATION**Notes:** Additional hydrants may be required for the FDC's on sprinkler systems to meet NFPA sprinkler code.**Dry Hydrant**

In developments with natural or manmade water sources such as ponds and/or bodies of water a dry hydrant may be required to assist in fire protection for fire services.

**Status:** INFORMATION**Notes:** Dry hydrant at the end of C-street in the pond will assistance in fire protection for the development.**Gates**

Gates for any private roads shall be installed to a siren activated opener.

**Status:** N/A**Notes:****Building Heights**

Building heights shall be limited to 35 ft. unless the fire districts has the proper equipment to access anything over 35 ft.

**Status:** INFORMATION**Notes:** 105' Aerial Fire apparatus from Pender EMS & Fire responses first to this site.**Set Backs**

Setback preferred to be 5 ft from the property line and if 3 ft or closer see NC Building Code Requires

**Status:** N/A**Notes:****Note****Status:** NOT OBSERVED**Notes:** Addressing of the apartments complex is unknown but meeting with Jan Dawson (Addressing Coordination) will complete this.

Add an additional ingress and egress to support the 260 apartment units. The best location would be in the south east corner of the property.

**Additional Time Spent on Inspection:****Category****Start Date / Time****End Date / Time****Notes:** No Additional time recorded**Total Additional Time: 0 minutes****Inspection Time: 45 minutes****Total Time: 45 minutes****Summary:****Overall Result:** Passed with Comments**Inspector Notes:**

**Inspector:**

Name: Batson, Tommy  
Rank: Fire Marshal  
Mobile Phone(s): 910-470-4721  
Email(s): tbatson@pendercountync.gov

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



## Technical Review Committee Review and Response

Date: 06/27/2016

Case Name: Sparrows Bend/Nest

Name: Josh Norwood

Agency: GIS & Addressing

Phone: 910-259-0129

Email: jnorwood@pendercountync.gov

### Requirements:

Please submit a list of road names that you would like to reserve. You will also need to submit alternate names as well. Duplicate or phonetically similar street names are not permitted. Please contact Jan Dawson, E911 Addressing Coordinator, to submit these street names as well as any other questions you may have. Her number is 910-259-1442.

### Recommendations:

### Comments:

Please refer to the Pender County UDO and review our addressing and display regulations as well as our street sign requirements. They can be found in Article 11 of the UDO. These regulations shall be followed as they are not just suggestions. Once all requirements are met we can then approve the necessary documents.

### Information Requested:

Need to know where the main entrance is going to be. You have access on HWY 17 and Hoover Rd.

Please Follow Up Prior to Meeting: Yes/No



## **Technical Review Committee Review and Response**

Date: 06 22 16

Name: Tommy Garriss

Agency: Building inspection

Phone: 259-1275

Email: \_\_\_\_\_

Requirements:

Recommendations:

Comments:

I have no comments on the items listed for the July 6 TRC meeting

Information Requested:

Please Follow Up Prior to Meeting: Yes/No



## Technical Review Committee Review and Response

Date: 7/6/16

Name: Dee Turner

Agency: Pender County Parks and Recreation

Phone: 910-259-1330

Email: dturner@pendercountync.gov

Project: Sparrows Nest

### Requirements:

Meets the open space requirements

### Recommendations:

Install a playground unit for ages 2-12

### Comments:

### Information Requested:

Please Follow Up Prior to Meeting: Yes/No

No



## **Technical Review Committee Review and Response**

Date: TRC 07/06/16

Name: Margaret/Bryan

Phone: 259-1521

Agency: PCU

Email: mgray@pendercountync.gov

### **Case 305 – 2016 Major Site Plan – Conditional Zoning Map Amendment Sparrows Bend**

- Final utility plans are not required at this stage of design but please be advised that a watermain interconnection between Hoover Rd. and the existing 8" water main located at the rear of Bailey Shoppes will be required.
- Formal Public Water Supply submittal documents must be submitted to PCU for review/approval.
- PCU standard specifications and details can be found on the PCU web page.



## Technical Review Committee Review and Response

Date: July 1, 2016

Name: Bill McDow Agency: WMPO

Phone: (910) 341-7819 Email: Bill.mcdow@wilmingtonnc.gov

### Requirements: **Sparrows Bend**

1. The Sparrows Bend Subdivision has started a TIA for this development project.
2. A project scope for this project listed 130 Single Family Houses and 264 Apartment, which is different from the 135 SF homes shown in this submission. Please contact Amy Kimes, PE at (910) 473-5130 [amy.kimes@wilmingtonnc.gov](mailto:amy.kimes@wilmingtonnc.gov) to discuss these changes and provide an updated Trip Generation for the project.
3. The proposed site plan does not show approved street names for this development.
4. Increase the pavement cross section of the proposed streets. The proposed Road A appears to be operating as a Collector Street for the Site and the Pender County Collector Street Plan. Greater thickness of asphalt and base stone is required for collector streets.
5. Provide a Cul-De-Sac cross section for the end of proposed Road C Cul-de Sac.
6. Add typical roadway geometry dimensions to the plans, such as Horizontal Centerline Radius, Street Corner Radius, etc.
7. Provide sidewalk for the missing section of Road B, from the intersection of Road D to Road A.
8. Provide Sidewalk along Road A from Road D to the entrance to the subdivision.
9. Provide a public street into the apartments for Phase 4. The current design has a single driveway entrance and an internal parking lot network. There is over 1330' from the Road A intersection to the last two apartment buildings in the phase.
10. Provide the sidewalk and pedestrian access to the active recreation areas.
11. Provide pedestrian amenities in the subdivision and wheel chair ramps at each street intersection, where sidewalk is shown.
12. Show internal sidewalk network for the Apartments, along with Handicap spaces, handicap ramps, wheel chair ramps, and Tactile Mats and ADA accommodations.
13. Does the site have a Pool and Pool House?
14. Please show the Parking configuration for the proposed Amenity Building in Phase 1 and the Amenity building in Phase 4.
15. Show parking for the apartments and garages.

### Recommendations:

1. Please increase intersection spacing between subdivision streets, numerous streets have centerline spacing of less than 300' between streets.

2. Provide Sidewalk along property frontage on Hoover Road. Coordinate sidewalk with Pender County Planning Pedestrian plans.
3. Show the location of Fire Hydrants and Street Lights for each phase.
4. Show the location of any proposed Lift Stations.
5. Show the location of required Regulatory signs and pavement markings, (Stop Signs, Yield Signs, Stop Bars, Cross Walks, Handicap Parking Signs, etc).
6. Show the landscape plan and street light plans for the site.

Comments:

Information Requested: No

Please Follow Up Prior to Meeting: Yes/ **No**



## **Technical Review Committee Review and Response**

Date: 7/6/2016

Name: Megan O'Hare

Phone: 910 259 2110

Agency: Floodplain Administrator

Email: mohare@pendercountync.gov

### **Sparrows Nest**

#### Comments:

The subject property is not located within a regulatory Special Flood Hazard Area, according to the FIRM 3720329300J effective February 16, 2007. The Preliminary DFIRMS show the subject property to contain a portion of AO, with a depth of 2ft. All development within the Special Flood Hazard Areas requires compliance with the Flood Damage Prevention Ordinance