

**TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:**

On Tuesday August 2, 2016 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**

Driveway Permit for roadway improvements. Plans have been submitted for the Roadway Improvements that were recommended. We are reviewing them for comments now. Phase III plan has been submitted, and approved. The only road in Phase III that has plan approval is Aurora Place. **NC Office of State Archaeology** *No Response.* **NC Wildlife Resources Commission** *No Response.* **Pender County Addressing Coordinator** *With the addition of new roads, please make sure whomever is in charge of road naming is submitting those new proposed names to Jan Dawson, E911 Addressing Coordinator. They have to be approved before they can be used. Jan Dawson can be reached at (910)259-1442.*

**Pender County Building Inspections/Permitting**

*No comments at this time.*

**Pender County Emergency Management**

*No Response.*

**Pender County Environmental Health**

*All lots using septic require an IP/CA*

**Pender County Fire Marshal****Street frontage**

Every lot shall about 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.

**Dead Ends**

Any dead ends 150 ft or more shall have an approved Fire Department turnaround **Cul-De-Sacs** Shall have a min. of 40ft radius (DOT Approved)

**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.

**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

**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 ½-inch steamer, (2) 2 ½ inch discharge connections, etc.) and proper maintenance shall be utilized.

**Building Heights**

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

**Set Backs**

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

**Pender County Flood Plain Management**

*No response*

**Pender County Parks and Recreation**

Parks and Recreation does not have any issues with Wyndwater's latest phase that was discussed at the August 2, 2016 TRC meeting. I like the walking trail connecting the two cul da sacs.

**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.*

**Pender County Fire Marshal**

*No response*

**Pender County Flood Plain Management**

*No response*

**Pender County Parks and Recreation**

*No response*

**Pender County Public Library**

*No response*

**Pender County Public Utilities**

*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** 1. Maple Hill Scotchman is outside the WMPO boundary area, therefore, I will not be providing formal comments on the site. I did notice that the backing area from the final parking space adjacent to the dumpster enclosure appears to be inadequate. Typically, I request a 10'X15' backing stub, which corresponds to what the City uses for its TRC.  
2. Shelter Creek LLC, Mining Operation is also outside the WMPO boundary area, however, I would like to know the destination of some of those trucks once they leave HWY 53 and HWY 50. If it is on other roads, it may cause them to develop maintenance problems earlier than programmed. The mine appeared to be expanding from 65 acres to over 240 acres, so some increase in traffic and trips may occur. The other two items, Hampstead Self Storage and Wyndwater will have standard comments.